



Where Community Connects

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Askia Abdullah, Chair

Stanley Dumas, Vice Chair

Harold Thibodeaux

David Planchon

Anthony Mitten

Jayden Williams

ADMINISTRATION

Ryan Anderson

Interim Community Development
Director/Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Planner I

Valerie Ross, Attorney

**Planning Commission
Meeting
Agenda
September 28, 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, 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

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, August 24, 2023 at 6:30 p.m.

BOARD MEMBERS:

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

ADMINISTRATION:

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

I. CALL TO ORDER – Made by Chairman Abdullah.

II. INVOCATION – Led by Harold Thibodeaux.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL: (Taken by Linda Logan) Present: Absent:

~ Askia Abdullah	<u> X </u>	<u> </u>
~ Stanley Dumas	<u> </u>	<u> X </u>
~ Harold Thibodeaux	<u> X </u>	<u> </u>
~ David Planchon	<u> X </u>	<u> </u>
~ Anthony Mitten	<u> X </u>	<u> </u>
~ Jayden Williams	<u> X </u>	<u> </u>

A quorum of PC Board members was achieved.

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 Agenda was unanimously adopted.

VI. APPROVAL OF MINUTES – July 27, 2023 Summary Minutes.

David Planchon made a motion to approve the Minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the Minutes were unanimously adopted.

VII. WELCOME TO NEW PLANNING COMMISSION MEMBER, JAYDEN WILLIAMS

Chairman Abdullah welcomed Jayden Williams as the newest Planning Commission member. Jayden Williams stated that he was glad to be here.

VIII. **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.

Staff Presentation. The Staff presentation was made by Gordon Linton.

Board Questions and Comments. Harold Thibodeaux asked whether there could be any protection of the subject property from the adjacent railroad. Ryan Anderson replied that this would be addressed within the rezoning case.

Applicant's Presentation. This was given by Tiffany Hogan, Forward Planning Manager with D.R. Horton. She said that she had met with Councilmember Barber and that she had held a community meeting with the citizens of the surrounding neighborhood. As a result, the following changes were made to the site plan: 1) a reduction in the number of townhome units to be built, which resulted in a reduction in the density and an increase in the amount of open space to be provided (now exceeding 15 percent); 2) the provision of 25-foot buffers surrounding the site, plus a 10-foot railroad buffer; and 3) the provision of deceleration lanes off Valley Hill Road and Davis Road. Ms. Hogan stated that the proposed development would meet the goals of the Comprehensive Plan. She briefly showed sample elevations and amenities. She mentioned that the City's Main Street Program offers discounts to firefighters and others who wish to purchase homes in the City, and that D. R.

Horton has a homeowners' program which prepares potential homeowners for homeownership. Finally, she stated that a traffic study is being prepared but that it was not yet complete.

Board Questions and Answers. Harold Thibodeaux was concerned about traffic to be generated by the proposed development. He asked Ms. Hogan whether weekend traffic counts could be done. Askia Abdullah expressed his concerns about the impacts of the proposed townhome development on the school district, and he asked what the impacts on schools would be. David Planchon asked about the anticipated price range of the townhomes; about the access points; about a homeowners' association; and about the continuation of the Norfolk Southern Railroad through this area. Askia Abdullah stated that he was concerned about the risks of having renters as occupants of the proposed development. David Planchon asked the traffic engineer to talk about traffic on Valley Hill Road. Tiffany Hogan replied that it would be 18 to 24 months before development activity would begin, and that it would take 2-1/2 years for full buildout to occur. The townhome prices would be in the low \$300s. The end units might possibly have four bedrooms. David Planchon asked whether there would be an HOA, and Ms. Hogan said that yes, it would be mandatory. He also asked whether she was aware of a "black zone" for the railroad. She replied that D.R. Horton's engineering firm was experienced with railroad trips, sounds, etc., and that new homeowners would be required to sign a clause in their purchase agreement to certify that they were aware of the presence of the railroad. Mr. Abdullah asked Ms. Hogan how D. R. Horton would address potential renters. She replied that H.R. Horton's sales agents are trained to sell to owner-occupants, and that sales agents would be trained to bring first-time homeowners. She further stated that she had discussed the possibility of establishing a rental cap with Councilwoman Barber. Alex Simmons, a traffic engineer with Keck & Wood, provided some information on the forthcoming traffic impact study.

Public Hearing. Gwen Mack of 3732 Grove Hill Drive stated that she lives in the Valley Hill Subdivision. She referred to the recently-approved townhomes off the western portion of Valley Hill Road, and said that she was opposed to the annexation of this area into the City in 2022. She wanted to live in a quiet area, and she is opposed to more construction and more traffic, stating that this is Stockbridge, not Atlanta. She was concerned about traffic, construction noise, and crime being produced by the proposed development. He was concerned about the infrastructure on Davis Road. Jerome W. Mitchell of 181 Davis Road stated that he lives next door to the subject property, and that he doesn't want all of the traffic from the proposed development, either. Sandra Goings of 210 Oak Circle North asked whether the removal of trees for the proposed construction would make the railroad noise louder. Tiffany Hogan replied that a buffer would be installed adjacent to the railroad tracks.

Board Action. Harold Thibodeaux motioned to deny this case, and David Planchon seconded the motion. A vote was taken, and the case was unanimously denied.

IX. 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.

Staff Presentation. This was made by Linda Logan. She stressed that with a denial of the proposed rezoning of the subject property, further light industrial development could occur. She read the list of permitted uses in the LI (Light Industrial) District from the Stockbridge Unified Development Code (UDC).

Applicant's Presentation. Alex Simmons, the applicant's traffic engineer, stated that the existing traffic signal at East Atlanta Road is operating well, but that changes could be made to accommodate the additional traffic from the proposed development. But more industrial uses on the subject property could bring heavy trucks to the neighborhood.

Board Comments and Questions. David Planchon stated that the subject property is located in close proximity to the Norfolk Southern Railroad, and that truck traffic from any light industrial uses on the property would be "going the other way." Alex Simmons replied that the proposed development would generate 90 trips in the morning peak hour and slightly more in the afternoon peak hour. Further, the volume of traffic would be split by the two accesses (off Valley Hill Road and off Davis Road).

Public Hearing. Jerome Mitchell of 181 Davis Road stated his opposition to the proposed development.

Board Questions and Comments. David Planchon stated that the Board members should keep in mind that with a denial of this case, although light industrial uses could be built on the subject property, other uses might later come along which might be more desirable.

Board Action. David Planchon made a motion to deny this case, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed by a vote of 4 to 1, with Jayden Williams abstaining from voting.

X. 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.

Staff Presentation. This was made by Linda Logan.

Public Hearing. Jerome Mitchell of 181 Davis Road expressed his concern about townhome driveways being used for off-street parking, wondering what would happen if a homeowner had three cars.

Board Action. David Planchon made a motion to deny this case, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed by a vote of 4 to 1, with Jayden Williams abstaining from voting.

XII. PROJECT UPDATES

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

No project updates were made.

XIII. STAFF COMMENTS

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

No staff comments were made.

XIV. BOARD COMMENTS

No Board comments were made.

XV. ADJOURNMENT

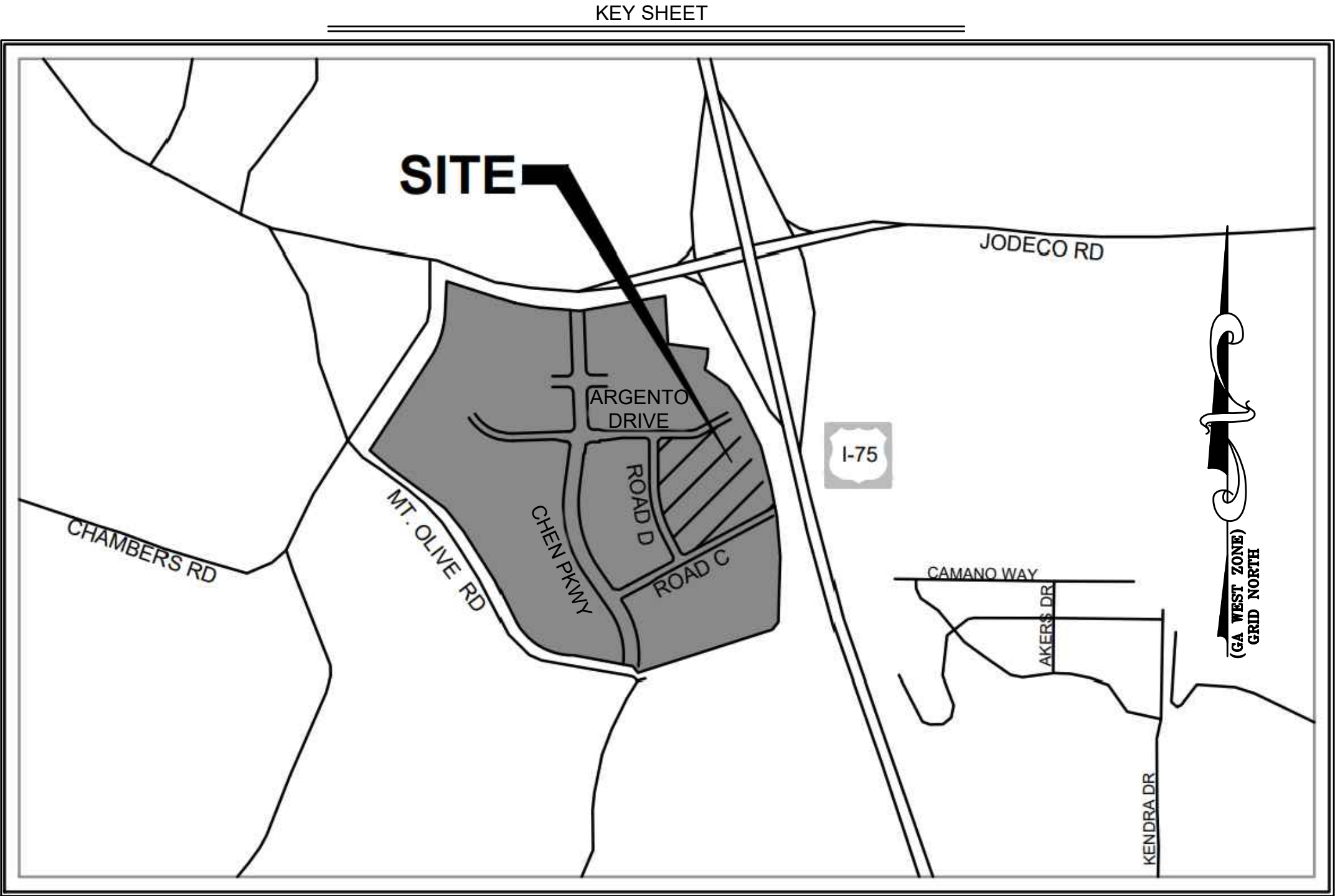
Jayden Williams made a motion to adjourn the meeting, and the motion was seconded by Harold Thibodeaux. The meeting was adjourned.

OWNER/DEVELOPER :
AVA JODECO LLC
3343 PEACHTREE ROAD NE
SUITE 1600
ATLANTA, GA 30326
404-432-7366

24 HOUR CONTACT :
JACK MCCARTHY
PHONE: (404) 906-8741

ENGINEER/SURVEYOR :
FALCON DESIGN CONSULTANTS 235 CORPORATE
CENTER DRIVE, SUITE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

FINAL PLAT FOR:
JODECO TOWNHOMES
BRIDGES AT JODECO POD "B"
LAND LOT 78, 6th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA
PARCEL ID - 053-01018000



THIS SINGLE FAMILY RESIDENTIAL AREA IS A PART
OF A LARGER DEVELOPMENT WHICH CONTAINS
TOWNHOMES AND COMMERCIAL AREAS. THESE
AREAS ARE DEPICTED ON THE KEY SHEET.

DEVELOPMENT DATA:

- DEVELOPER: AVA JODECO LLC
3343 PEACHTREE ROAD NE
SUITE 1600
ATLANTA, GA 30326
404-432-7366
- SURVEYOR: FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DR., STE 200
STOCKBRIDGE, GA 30281
- TOWNHOME CONFIGURATION:
 - SOURCE OF DATA: TOPOGRAPHIC & BOUNDARY SURVEY
PERFORMED BY FALCON DESIGN CONSULTANTS, INC.
 - LOCATION: CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA
 - SITE AREA: 16.58 ACRES
 - TOTAL TOWNHOME LOTS: 140 LOTS
 - CURRENT ZONING: PTD AS PER ZONING OR 19-491.
TYPE OF SUBDIVISION: TOWNHOME RESIDENTIAL
 - MINIMUM LOT WIDTH: N/A
MINIMUM UNIT WIDTH: N/A
MINIMUM HOUSE SIZE: 1000 S.F.
BUILDING SETBACKS: FRONT - 10'
REAR - 15'
MINIMUM BUILDING SEPARATION: 20'
 - UTILITIES:
 - WATER AND SANITARY SEWER SERVICES PROVIDED BY HENRY COUNTY WATER AUTHORITY (HCWA)
 - ELECTRIC: GEORGIA POWER COMPANY
 - ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF STOCKBRIDGE STANDARDS.
 - STREET LIGHTS WILL BE PLACED PER CITY OF STOCKBRIDGE AND GEORGIA POWER STANDARDS AND APPROVAL.
 - THIS DEVELOPMENT MEETS REQUIREMENTS OF THE PTD DISTRICT, PER THE SPECIFICATIONS OF OR19-491.

OPEN SPACE MANAGEMENT PLAN:

THE OPEN SPACE AREAS, INCLUDING ALL NATURAL AND BUILT FEATURES, SHALL BE
MANAGED AND MAINTAINED BY THE MANDATORY HOMEOWNERS ASSOCIATION TO THE
EXTENT THAT PRESERVES THE HEALTH AND SAFETY OF ALL INDIVIDUALS THAT UTILIZE
THESE AMENITIES.

CITY NOTES:

- 20 FOOT STORM SEWER EASEMENTS EXIST ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON THE
LOT LINES, FOR FUTURE DRAINAGE.
- ALL STORM DRAINS EASEMENTS SHALL BE EXTENDED TO REAR SETBACK LINE
- DRAINAGE EASEMENTS SHOWN FOR EXISTING PIPES ARE CENTERED ABOUT THE EXISTING PIPE AND THE WIDTH SHOWN IS
THE TOTAL WIDTH.

HENRY COUNTY WATER AUTHORITY NOTES:

- WATER AND SANITARY SEWER SERVICES PROVIDED BY HENRY COUNTY WATER AUTHORITY.
- A 20' SANITARY SEWER EASEMENT EXISTS ALONG EACH REAR PROPERTY LINE AND A 10' SANITARY SEWER EASEMENT ON
ALL SIDE LINES.
- GRANTOR FURTHER GRANTS TO AUTHORITY, ITS AGENTS AND EMPLOYEES, THE RIGHT OF EGRESS AND INGRESS OVER
AND ACROSS SAID EASEMENTS TO INSTALL, REPAIR, REPLACE, MAINTAIN AND OPERATE SAID WATER OR SEWER LINES. EACH
EASEMENT CONVEYED HEREBY SHALL BE A FREE, PERMANENT AND UNINTERRUPTED USE, LIBERTY AND PRIVILEGE IN, ON,
UNDER AND THROUGH THE PROPERTY UPON WHICH SAID EASEMENTS ARE LOCATED.

STATE WATERS BUFFER NOTE:

THERE IS AN ESTABLISHED 25 FOOT BUFFER AND 50 FOOT BUFFER ADOPTED BY CITY OF STOCKBRIDGE ALONG THE BANKS OF
ALL STATE WATERS. AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL
STREAM FLOW OR WAVE ACTION, NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER
SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE
CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED
OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND
AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. PROVIDED,
HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR
UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY
TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A
NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

FLOOD NOTE:

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CITY OF STOCKBRIDGE, GEORGIA, MAP NUMBER:
13151C0151D & 13151C0152D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN
A FLOOD HAZARD.

THIS PLAT IS SUBJECT TO THE COVENANTS SET
FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED
HERETO DATED XX-XX-XXXX, WHICH HEREBY
BECOME A PART OF THIS PLAT, AND WHICH WERE
RECORDED AT DEED BOOK XXX, PAGE XXX.

OWNER'S ACKNOWLEDGEMENT:

STATE OF GEORGIA, HENRY COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN
PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE
FROM AN ACTUAL SURVEY AND DEDICATES TO THE THE USE OF THE PUBLIC FOREVER ALL PARKS,
WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S)
THEREIN EXPRESSED.

OWNER/AGENT: _____ DATE: _____

CITY OF STOCKBRIDGE APPROVAL:

CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR
ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF
CULVERTS BEYOND THE POINT SHOWN ON THIS PLAT AND AS REQUIRED BY THE MUNICIPAL CODE OF CITY
OF STOCKBRIDGE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE PLANNING COMMISSION CHAIRMAN

DATE: _____

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: _____
CITY OF STOCKBRIDGE ENGINEERING DEPARTMENT

DATE: _____

SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN
PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,
SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS
SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY
PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE,
THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE
MINIMUM TECHNICAL STANDARDS FOR 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.

KEVIN M. BROWN GA. R.L.S. NO.2960
8/24/2023
DATE

CIVIL
ENGINEERING
CONSTRUCTION
MANAGEMENT

LAND
SURVEYING
LANDSCAPE
ARCHITECT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
40 GREGORY WAY, STE. A
STOCKBRIDGE, GEORGIA 30281
PH (770) 389-8666 - FAX (770) 389-8655

NEWNAN OFFICE
40 GREGORY WAY, STE. A
NEWNAN, GEORGIA 30565
PH (770) 704-0068

CUMMING OFFICE
500 PEEBLES FERRY RD., STE. C
CUMMING, GEORGIA 30048
PH (678) 857-0390

www.fdc-llc.com

FINAL PLAT
FOR
JODECO TOWNHOMES
BRIDGES AT JODECO POD "B"
LOCATED IN:
LAND LOT 78, 6th DISTRICT
CITY OF STOCKBRIDGE, HENRY CO, GEORGIA

REVISIONS				THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND NO RELIANCE SHOULD BE PLACED THEREON BY THE SURVEYOR NAMING SAID PERSON.
1.	2.	3.	4.	

DATE:	9-11-23
SCALE:	N/A
FILE NUMBER:	346.001
DRAWN BY:	KNELMS
REVIEWED BY:	KBROWN

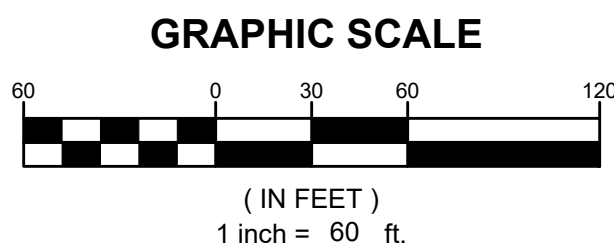
GEORGIA
REGISTERED
PROFESSIONAL
SURVEYOR
No. 2960
Kevin M. Brown
9/11/2023

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 of 5

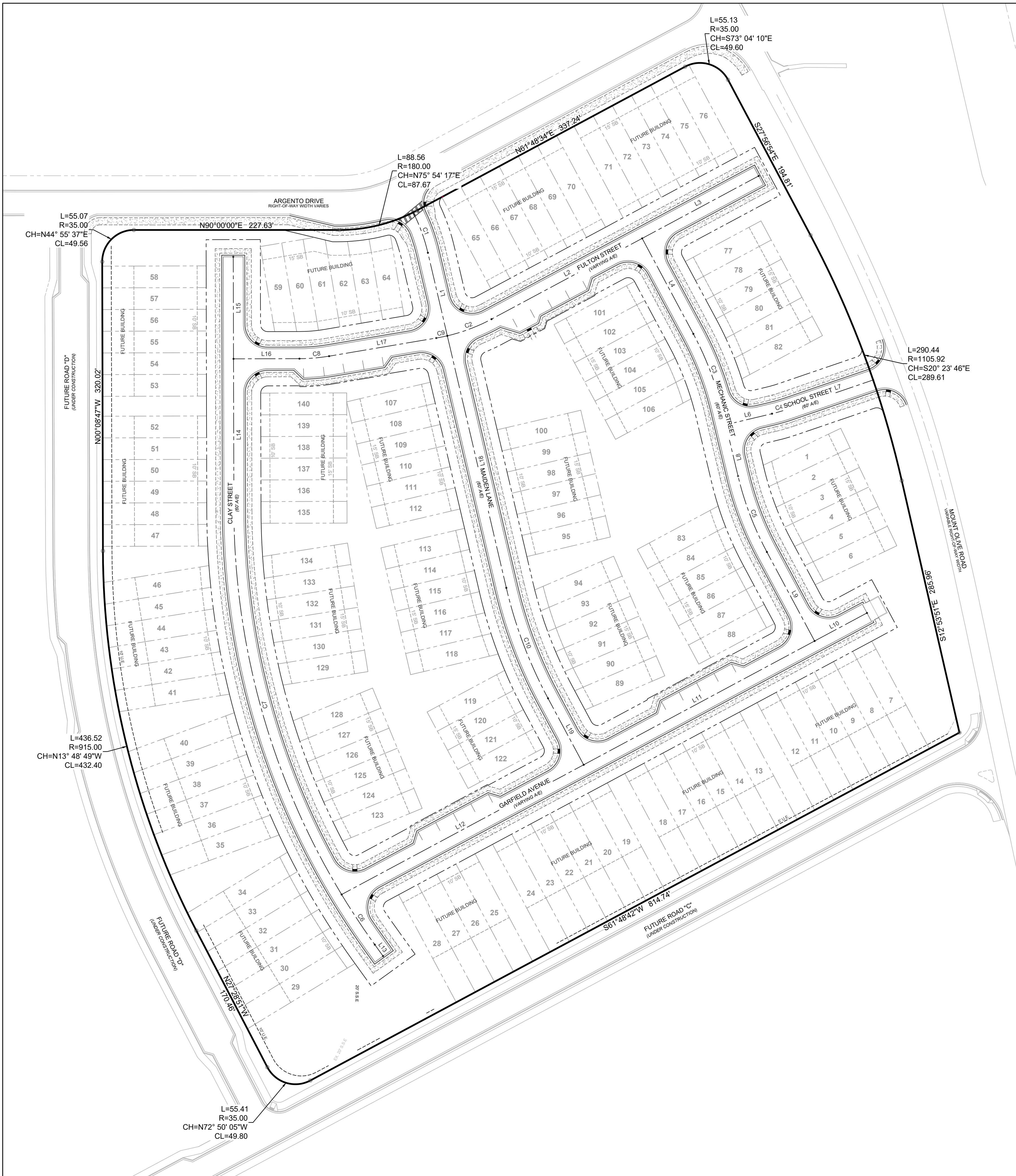
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



CENTERLINE LINE AND CURVE TABLES

Line Table		
Line #	Length	Direction
L1	94.36	S13° 10' 32"E
L2	189.10	N61° 48' 34"E
L3	146.20	N61° 48' 34"E
L4	119.83	S28° 11' 26"E
L5	16.99	S13° 26' 03"E
L6	52.60	N76° 33' 57"E
L7	98.98	N71° 07' 37"E
L8	58.35	S13° 26' 03"E
L9	111.75	S28° 11' 18"E
L10	65.72	N61° 48' 42"E
L11	289.90	N61° 48' 42"E
L12	303.79	N61° 48' 42"E
L13	15.66	S35° 47' 54"E
L14	167.58	S00° 08' 47"E
L15	112.90	S00° 08' 47"E
L16	72.97	N89° 51' 13"E
L17	120.17	N80° 24' 33"E
L18	286.35	S13° 10' 32"E
L19	83.45	S28° 11' 18"E

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C1	47.68'	200.00'	S20° 00' 17"E	47.56'
C2	52.41'	200.00'	N69° 19' 01"E	52.26'
C3	90.14'	350.00'	S20° 48' 45"E	89.89'
C4	18.99'	200.00'	N73° 50' 47"E	18.98'
C5	90.13'	350.00'	S20° 48' 41"E	89.88'
C6	66.48'	825.00'	S33° 29' 23"E	66.47'
C7	446.87'	825.00'	S15° 39' 49"E	441.42'
C8	32.97'	200.00'	N85° 07' 53"E	32.93'
C9	12.51'	200.00'	N78° 37' 01"E	12.51'
C10	131.01'	500.00'	S20° 40' 55"E	130.64'



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OVERALL SITE PLAN
FOR
JODECO TOWNHOMES
BRIDGES AT JODECO POD "B"
LOCATED IN:
LAND LOT 78, 6th DISTRICT
CITY OF STOCKBRIDGE, HENRY CO, GEORGIA

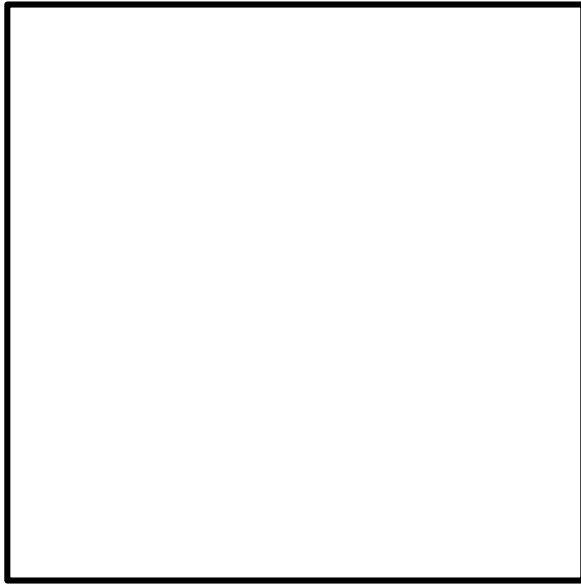
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REVIEWED BY:	KBROWN

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KEYLIN M. BROWN
9/11/2023

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DESIGN GUIDELINES (JODECO SOUTH, CITY ORDINANCE #OR19-491)

4.3 Single-Family Development (Attached)

b. Single-Family Development (Attached) - Townhouse:

Townhouses shall either be designed as a unified building or as a series of individualized units. Townhouses are suitable to be placed in both residential or non-residential areas and may either be on a common Lot or individually lotted.

The development standards for the single-family detached dwelling units are as follows:

Maximum net density	Nine (9) townhouse dwelling units per acre, (unless included in a mixed-use)
Maximum number of lots	N/A; specified in the approved DRI
Minimum lot size	N/A
Minimum lot width	N/A
Maximum unit width	Twenty-four (24) feet
Minimum front yard	0
Minimum front setback	12 feet from back-of-curb; or at the minimum lot width
Minimum side yard	0 feet;
Minimum distance between buildings	Twenty (20) feet
Minimum rear yard	N/A
Maximum height	None
Minimum floor area (heated space)	One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.
Maximum units per building	Six (6) units
Private Streets	Allowed
Curb and gutter	Required, except for alleys
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Residential parking garage	Required; two car garages (None; if located in a Mixed-use Building)

Adopted: 10/14/2019

Page 16 of 49

Parking (Guest)	Required; one (1) additional off-street parking space for each three (3) buildings. Guest parking must be in addition to driveway parking.
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Recreation/Open space	None required as the residential development shall have access to the public open space and amenities within the overall development.
Concurrent construction requirement	N/A; specified in the approved DRI
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	Multi-use paths are required in all developments developed under the standards of this district. Such paths shall be twelve-feet (42) eight-feet (8') in width and shall be constructed to connect residential lots to residential and non-residential developments.
Central garbage facility	Required; The development shall provide centralized garbage facilities for garbage and refuse collection for a certain number of units or percentage of units located within building throughout the development.
School children waiting area	A covered structure to house school aged children waiting for transportation to school is required at or near the main entrance in all developments developed under the standards of this district.

1. Description

Townhomes are buildings containing three or more dwelling units. Current development trends see buildings constructed with six to nine units per building.

2. Architectural Image and Character

Townhome units may vary in size and scale, but all should strive to maintain a residential character through appropriate massing, materials and detailing. This Guideline does not advocate for or prohibit any particular architectural style, provided that the minimum requirements of this section are met.

Townhome units should be designed and constructed with facades that are compatible with the custom single-family homes:

- One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.
- The front facade of each dwelling unit shall be comprised of not less than eighty (80) percent of either brick, stone, or stucco, or a combination of brick and stone, and the remaining twenty (20) percent may be comprised of stucco, shake,

- and/or cement fiberboard siding. In determining the percentage of materials on the front facade, neither doors, windows, garage doors, gables nor eaves shall be included in such calculation.
- The side and rear facades of each dwelling unit may be comprised of any combination of primary materials including brick and/or stone and secondary materials including stucco, shake and/or cement fiberboard (CF not to exceed 30% of the entire house) siding; provided, however, the proposed materials must be harmonious with the front facade materials for such dwelling unit.
- Review and Approval Process. Site and Architectural Review will be done by the Community Development Department as part of the permitting process for the related site plan, subdivision plat, or other applicable development application. Such review shall be done prior to issuance of any permits.
- In no case shall vinyl, metal, or aluminum siding of any kind be used on the front, side or rear elevations of a dwelling unit, including the gables and eaves.

3. Building Massing and Roof Form

Townhome units and buildings shall not exceed two-and-one-half stories in height when viewed from the

Page 17 of 49

Adopted: 10/14/2019

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DESIGN GUIDELINES
FOR
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BRIDGES AT JODECO POD "B"
LOCATED IN:
LAND LOT 78, 6th DISTRICT
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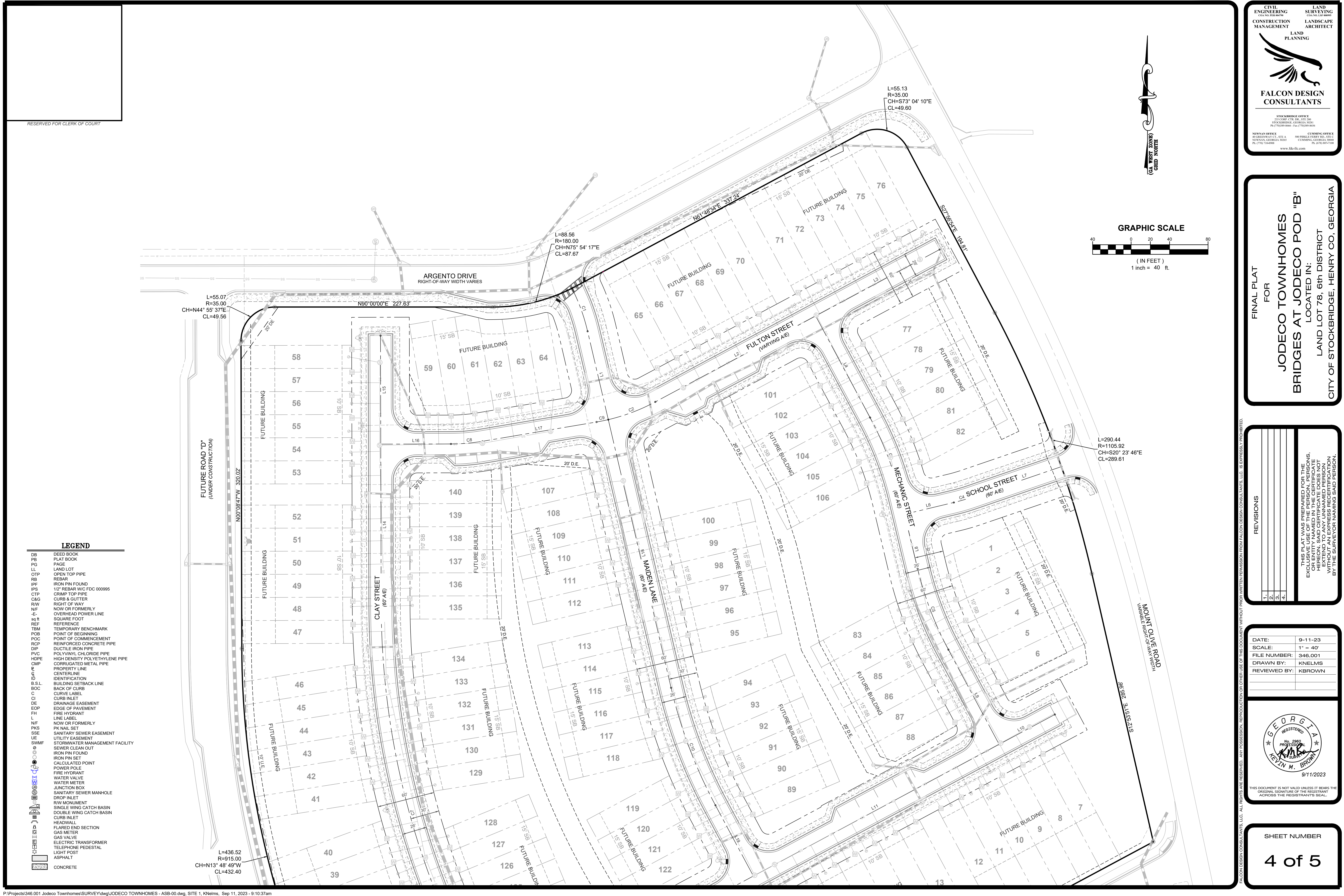
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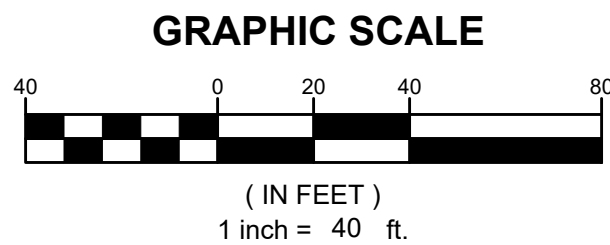
SHEET NUMBER

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LEGEND	
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
OTP	OPEN TOP PIPE
RB	REBAR
IPF	IRON PIN FOUND
IPS	1/2" REBAR W/C FDC 000095
CTP	CRIMP TOP PIPE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
E	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
PL	PROPERTY LINE
CL	CENTERLINE
ID	IDENTIFICATION
B.S.L	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FD	FIRE HYDRANT
L	LINE LABEL
N/F	NOW OR FORMERLY
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
	SEWER CLEAN OUT
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	FLARED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	ASPHALT
	CONCRETE



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FINAL PLAT
FOR
JODECO TOWNHOMES
BRIDGES AT JODECO POD "B"
LOCATED IN:
LAND LOT 78, 6th DISTRICT
CITY OF STOCKBRIDGE, HENRY CO, GEORGIA

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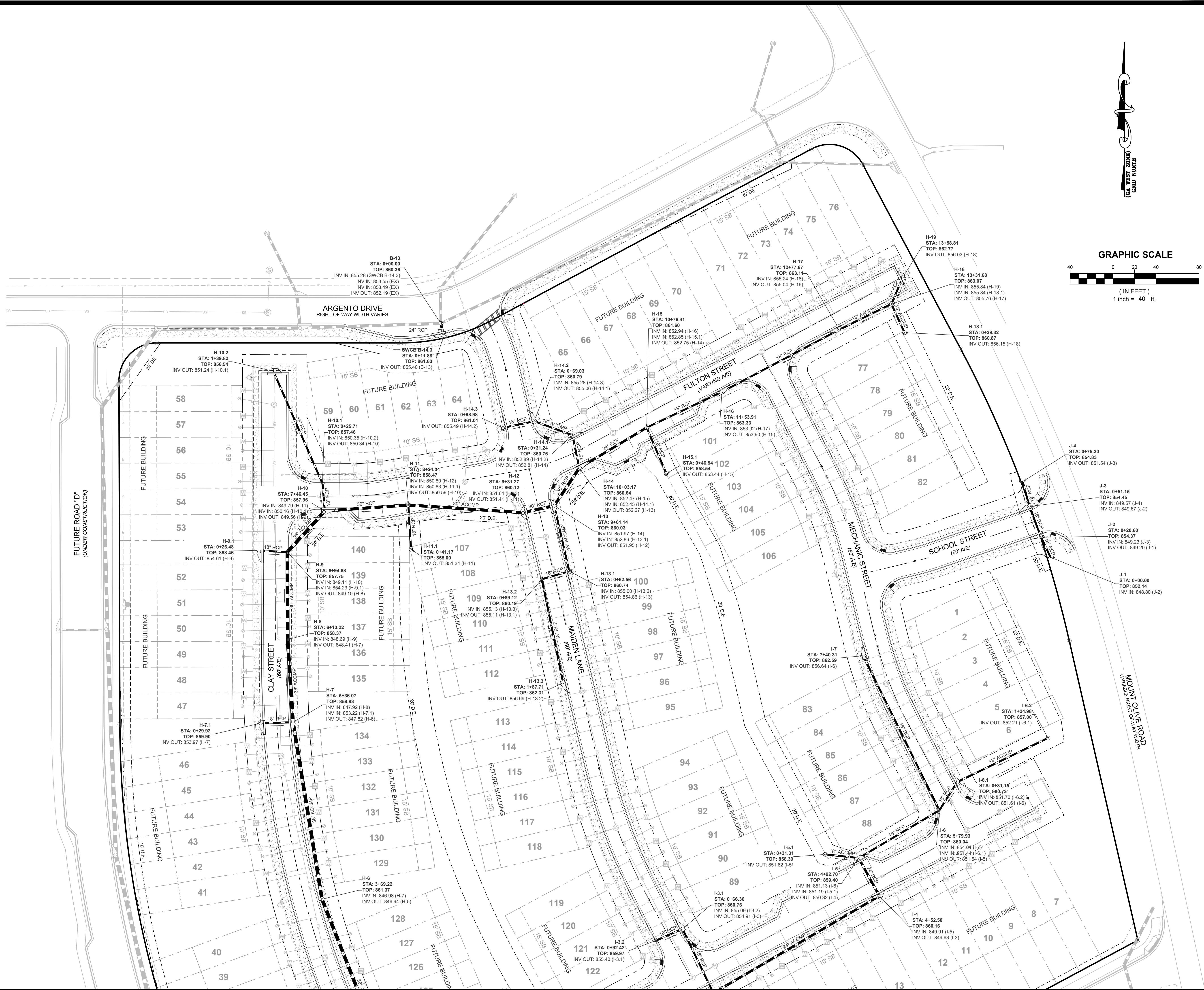
MATERIAL TOTALS

18" ACCMP - 343 LF
18" RCP - 777 LF
24" ACCMP - 546 LF
24" RCP - 479 LF
30" ACCMP - 107 LF
30" RCP - 150 LF
36" ACCMP - 638 LF
36" RCP 108 LF

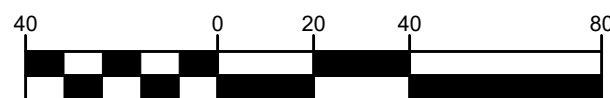
SWCB - 23
DWCB - 7
HW - 2
W - 6
JB - 5
CI 7

LEGEND

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PP	POWER POLE
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WV	WATER VALVE
WM	WATER METER
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GM	GAS METER
GV	GAS VALVE
ET	ELECTRIC TRANSFORMER
LP	TELEPHONE PEDESTAL
LP	LIGHT POST
AS	ASPHALT
CON	CONCRETE



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

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STORMWATER AS-BUILTS
FOR
JODECO TOWNHOMES
BRIDGES AT JODECO POD "B"
LOCATED IN:
LAND LOT 78, 6th DISTRICT
CITY OF STOCKBRIDGE, HENRY CO, GEORGIA

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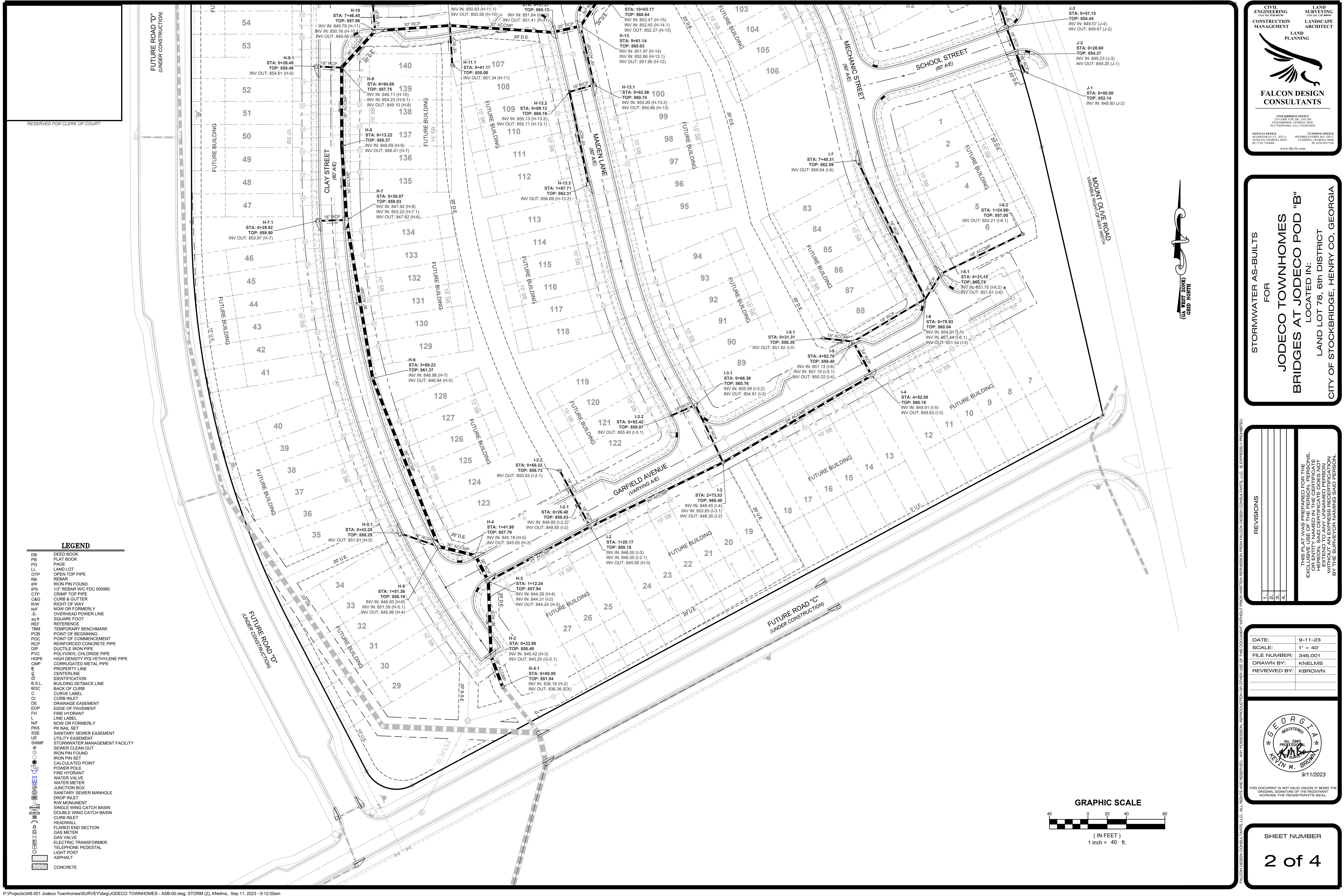
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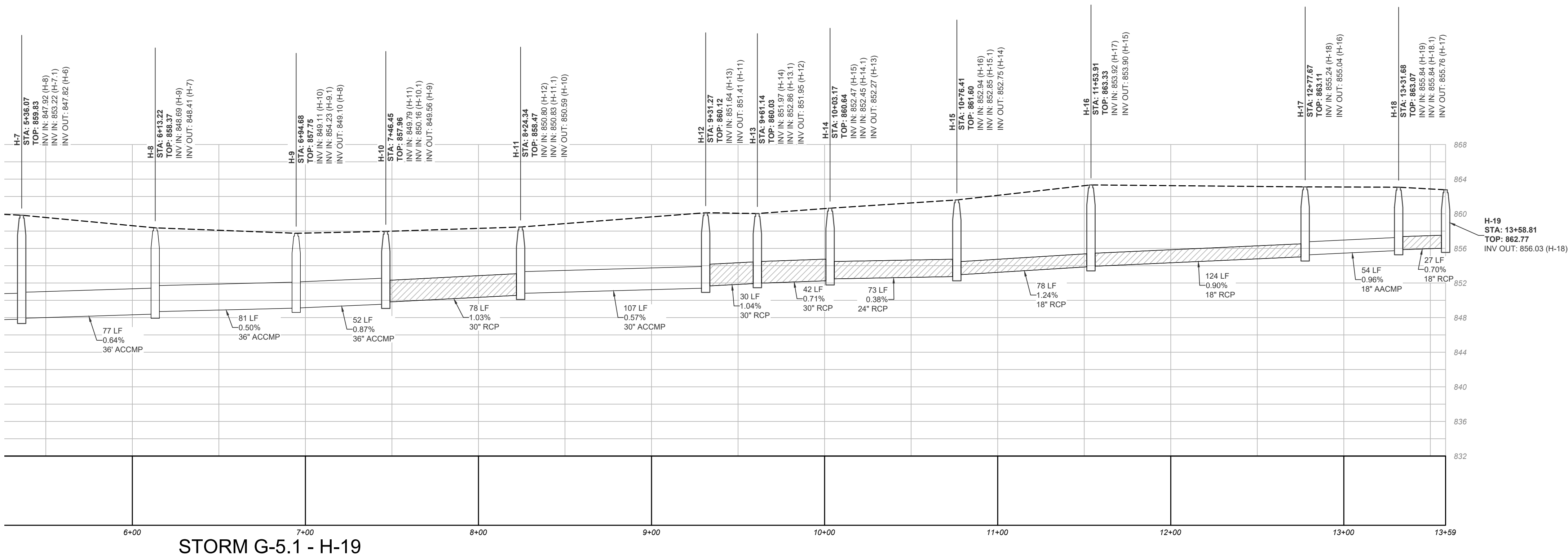
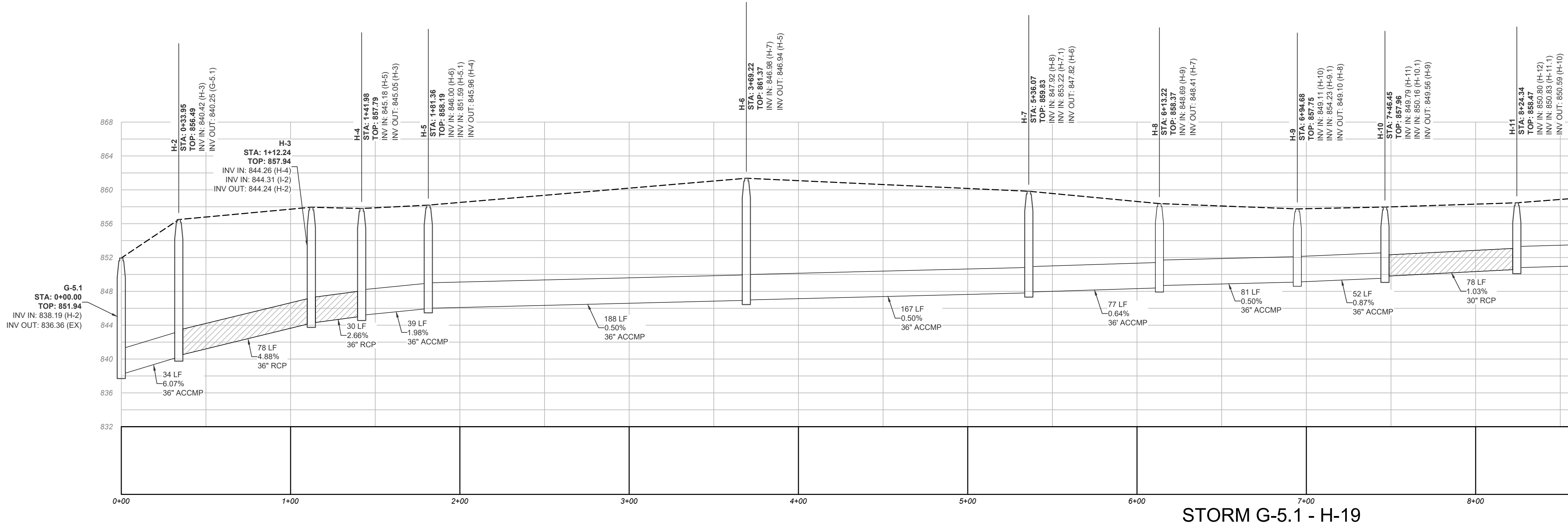
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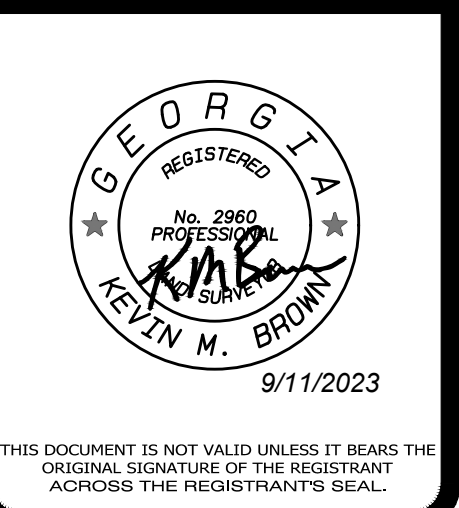


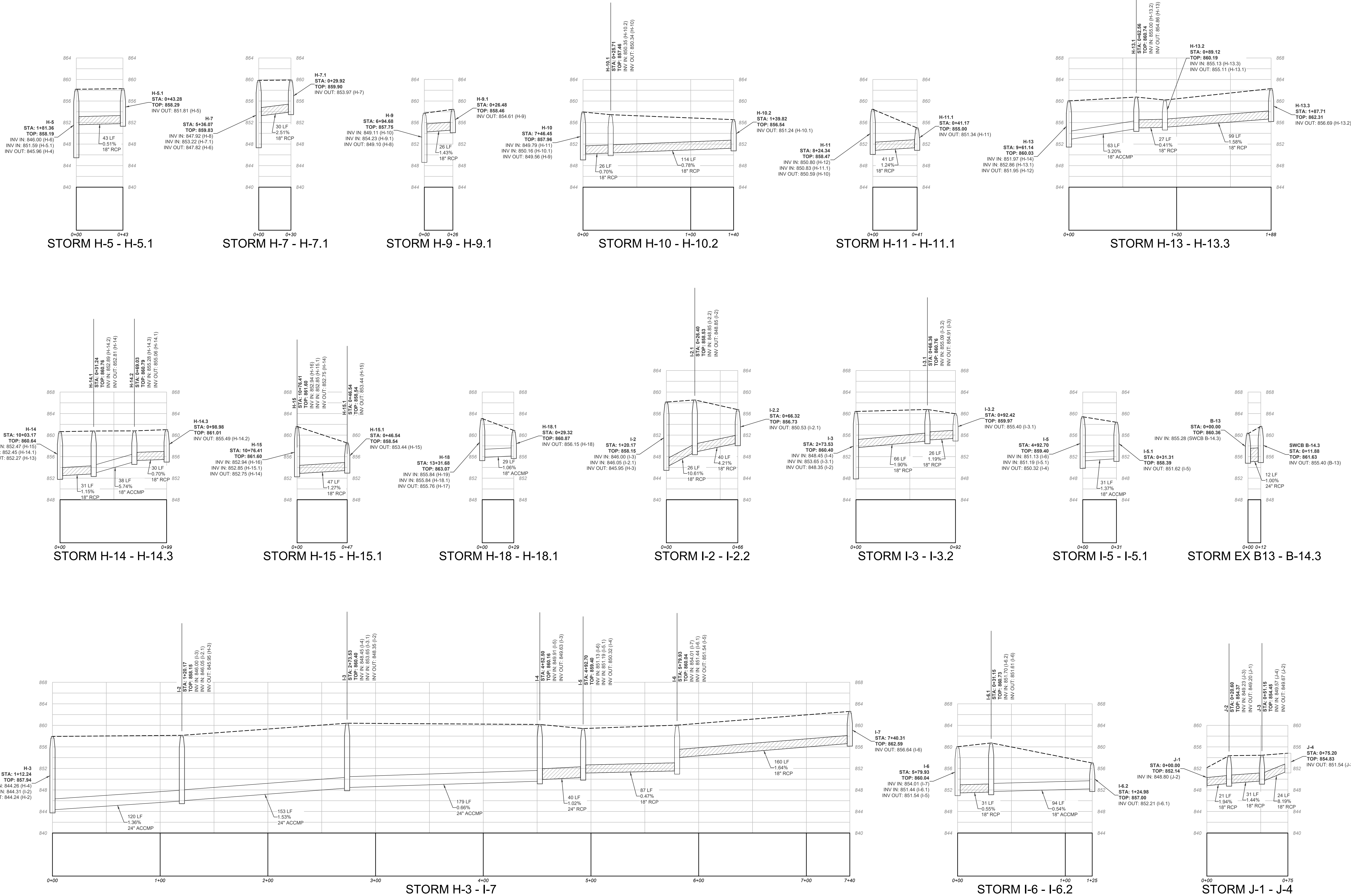
HORZ. 1" = 40'
VERT. 1" = 8'

STORMWATER AS-BUILT PROFILES
FOR
**JODECO TOWNHOMES
BRIDGES AT JODECO POD "B"**
LOCATED IN:
LAND LOT 78, 6th DISTRICT
CITY OF STOCKBRIDGE, HENRY CO, GEORGIA

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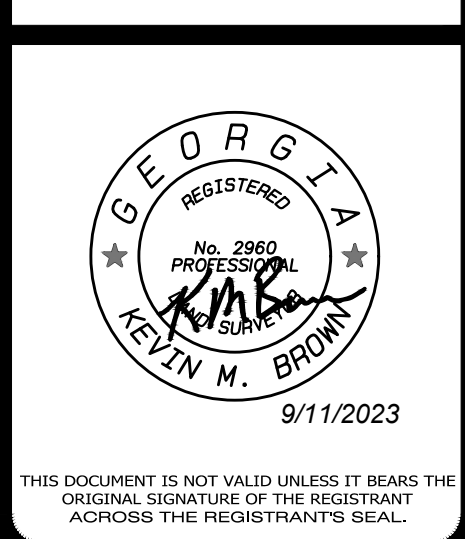


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APARTMENTS- 660 TOTAL
Sterling Apartments- 306 total
Townhomes- 140 total
Thompson Thrift- 214 total

Commercial SF= 639,256 sf total
Sparrow Partners Senior Living- 240,000 sf
Costco- 151,000 sf
Sprouts- 23,256 sf
Pads/Shop Space/Commercial Center- ~125,000 sf
Future Commercial/Institutional Uses- 100,000 sf
Hotel Room Keys- 200 keys



07 SEPTEMBER 2023



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: September 28, 2023

Subject: #ZM-2023-01 For 2245 Jodeco Road

I. Purpose

Consider a request to for a change in zoning for a modification to amend the Bridges of Jodeco Conceptual Plan to allow to allow senior family residential in Pod B, identified by Parcel #053-01018000. The applicant is Michelle Y. Saade of Southern Consulting Services, Inc.

II. Background

Proposed Development	Multi-family residential development in Pod A; Senior family residential development in Pod B
Site Address	2245 Jodeco Road
Parcel Identification	053-01018000
Parcel Acreage	14.630 +/- acres
Applicant	Michelle Y. Saade
Owner	Jodeco 158, LLC.
Current Zoning	PTD (Planned Town Development District)
Current Use	Vacant

III. Finding of Facts—Add 4-5 bullet points about the case.

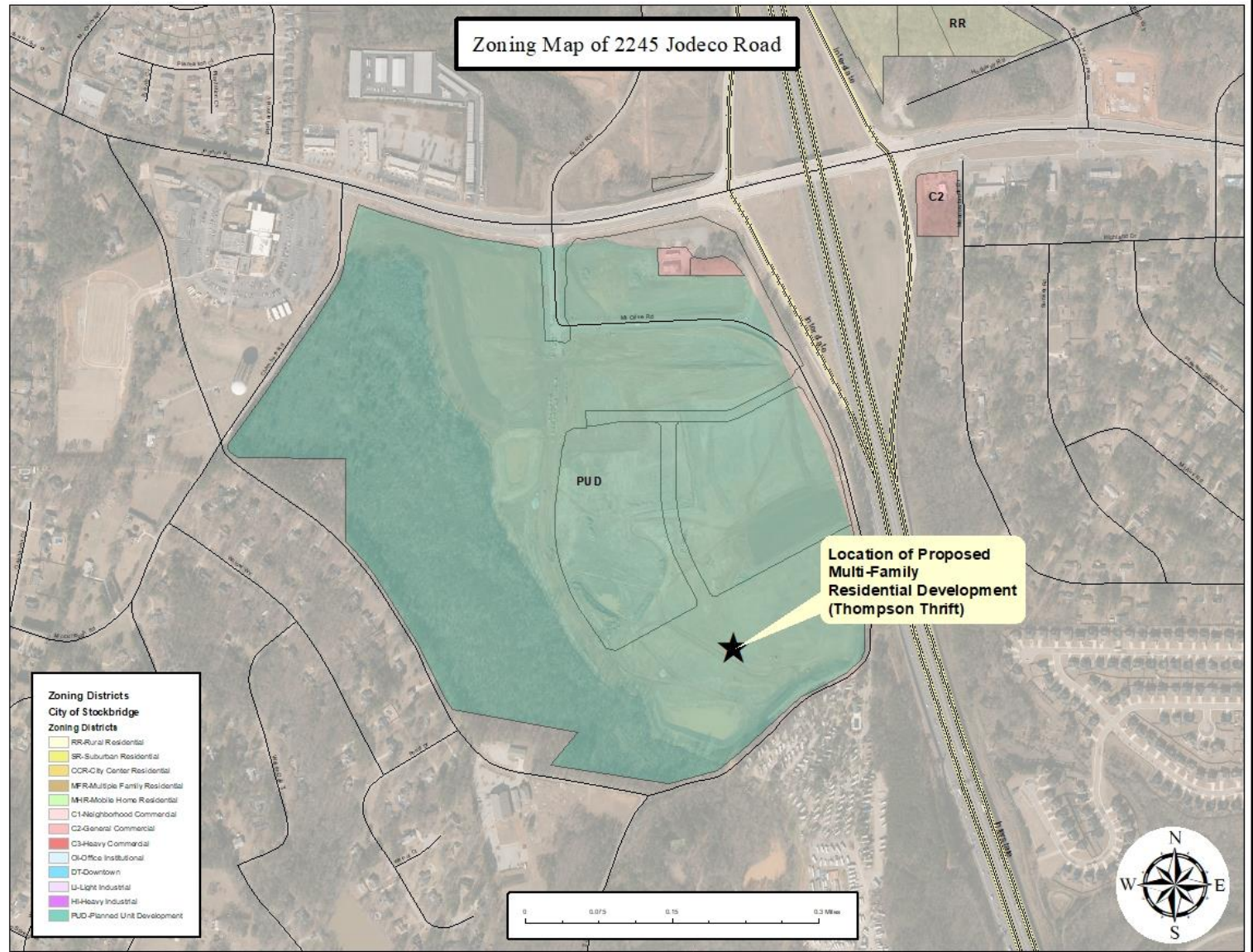
1. The subject property is currently zoned PTD (Planned Town Development District).
2. The subject property is located within the boundaries of the Parkway Mixed Use Overlay District.
3. The subject property is governed by the design guidelines of Jodeco South Concept Plan guidelines.

IV. Maps and Illustrations

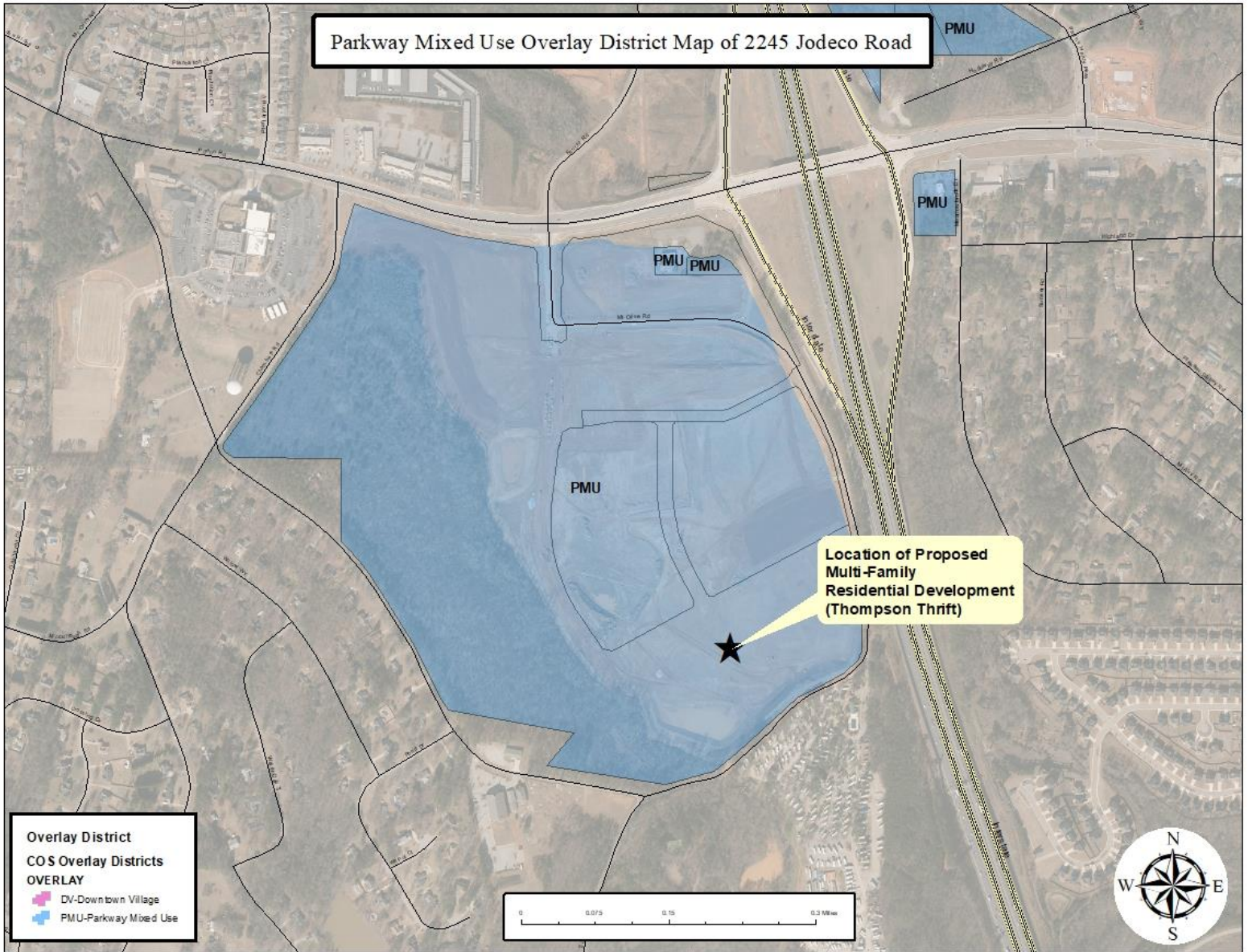


Aerial Photo of 2245 Jodeco Road

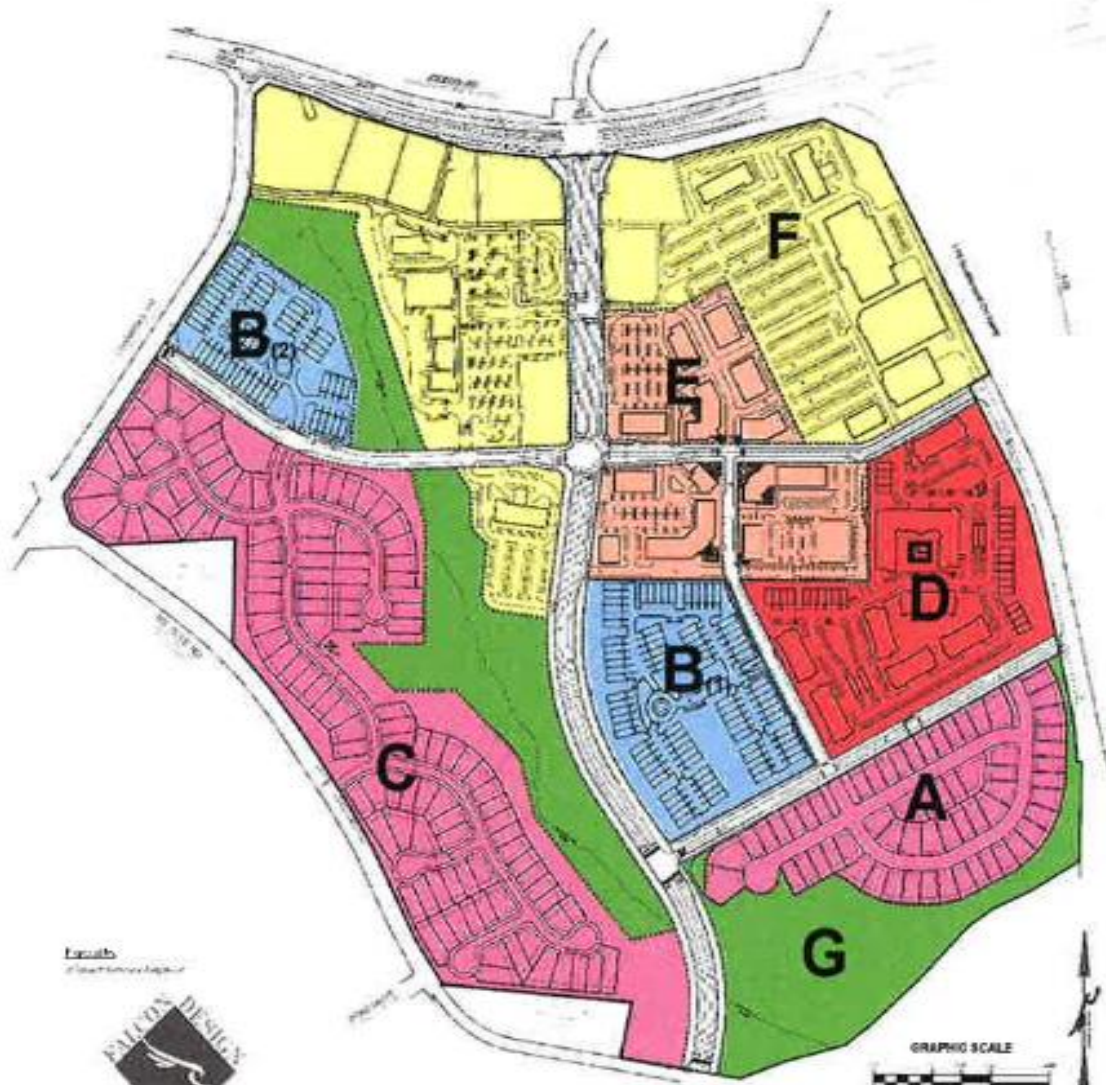
Zoning Map of 2245 Jodeco Road



Parkway Mixed Use Overlay District Map of 2245 Jodeco Road



Concept Plan for:
Everly
 Planned Town Development
 City of Stockbridge, Georgia
 Prepared by:
 Estate of Guy L. Chen &
 The Marital Trust / Trustee Yee Chen
 City of Stockbridge, Georgia



Site Plan of Bridges of Jodeco Design South Guidelines

V. Analysis

Project Description

The applicant requests a change in zoning for a modification to amend the Bridges of Jodeco Conceptual Site Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B. The applicant proposes to build an apartment with 219 units. In addition, the site plan shows the development will include 40 parking garages, an amenity area, a clubhouse, and a dog park.

The Bridges of Jodeco site plan consisted of approximately 724,400 square feet of commercial space which included the following: three retail superstores, specialty retail, restaurants, gas stations, a bank, grocery store, and a daycare facility. The original site plan of the mixed-use development included two hotel rooms (110 rooms and 120 rooms), 615 multi-family residential units (300 standalone structures and 300 above commercials), and 14.5 acres of open space.

The revised site plan the applicant has provided shows the 12 story hotel and the outparcels, which are approximately 125,000 square feet. The outparcels include a 35,000 square foot office space and other recreational uses. The site plan shows the approved 306 multi-family units and the approved 135 townhomes. The applicant proposes to build a multi-family residential development with 219 multi-family units. The addition of the proposed 219 multi-family units will bring the total to 660 units.

The proposed changes to the Bridges of Jodeco are still below the approved DRI for both the total square footage and number of units for the development. Thus, the proposed zoning modification will not have a negative impact.

Staff Analysis

1. Reasonableness of Applicant's Request.

The applicant's request to amend the Bridges of Jodeco Conceptual Plan is reasonable and practical. The original site plan included approximately 724,400 square feet of commercial space which included the following: three retail superstores, specialty retail, restaurants, gas stations, a bank, grocery store, and a daycare facility. The original site plan of the mixed-use development included two hotel rooms (110 rooms and 120 rooms), 615 multi-family residential units (300 standalone structures and 300 above commercials), and 14.5 acres of open space.

However, the updated site plan the applicant has provided shows the approved 12 story hotel and the outparcels, which are approximately 125,000 square feet. The outparcels include a 35,000 square foot office space and other recreational uses. The site plan shows the approved 306 multi-family units and the approved 135 townhomes.

The proposed changes will not affect the overall number square footage and number of units for

the development. Therefore, it is reasonable to grant the request.

2. Suitability for the Proposed Development

The granting of the applicant's request to change the location of the multi-family residential development in Pod A and to allow senior family residential in Pod B to, as are shown by the submitted conceptual plan, is suitable and feasible. It is better to have an increase in density to support the overall project and enhance economic development activities.

3. Effects on Surrounding Properties and Infrastructure

The granting of the applicant's request to change the location of the multi-family residential development in Pod A and to allow senior family residential in Pod B will not have a negative impact on the community. The project is compatible with the overall community and surrounding areas. The proposed changes will serve as a catalyst to attract additional high end retail and commercial establishments to the area.

VI. STAFF RECOMMENDATION

This Staff Report has demonstrated that the applicant's proposed location would be acceptable. The Staff recommends **APPROVAL** of this zoning modification request.



APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #: _____
(To be assigned by the City of Stockbridge)

- ☐ A. **ADMINISTRATIVE MODIFICATION:** A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.
- ☒ B. **ZONING MODIFICATION:** A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of Stockbridge Councilmembers.

If "A" was denied, list previous case number: #M _____

SECTION II

Ryan Anderson

- 1) The planner assigned to work on the Modification: _____
- 2) Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)
single family to multi family (reference "A" on concept) & single family to Senior (reference "B" on concept)

- 3) Petition number of the Zoning or Use Permit to which this application applies _____
Current zoning district _____
- 4) Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

- 5) An official survey of the property.
- 6) Copies of pertinent rezoning cases and zoning conditions, with case numbers.
- 7) Copies of any approved development agreements or shared parking agreements.
- 8) Copies of any approved subdivision plats or recombination plats.
- 9) Copies of any approved variances, conditional uses, or administrative waivers, with case numbers.
- 10) Copy of a recently-completed zoning compliance letter.

Project

Bridges of Jodeco

SUBDIVISION NAME: _____ UNIT/PHASE: _____

LOT NUMBER: _____ BLOCK DESIGNATION: _____ LAND LOT(S): 77, 78 & 83

DISTRICT/SECTION: _____ / _____ RECORDED IN PLAT BOOK: _____ PAGE: _____

ROAD NAME: Chen Parkway & Argento Drive

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Jodeco 158, LLC

TYPE OR PRINT OWNER'S NAME

120 S. Zack Hinton Parkway

ADDRESS McDonough, GA 30253

CITY & STATE ZIP CODE

OWNER OF PROPERTY (SIGNATURE)

404-925-3917

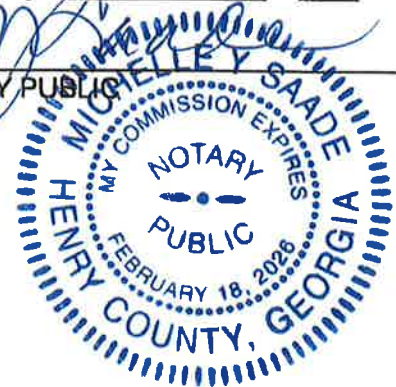
PHONE NUMBER jgrant@southernconsultingllc.com

EMAIL ADDRESS

Sworn to and subscribed before me this
7th day of September 20 23

NOTARY PUBLIC

(Jeff R. Grant, Manager)



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

N/A

APPLICANT (SIGNATURE)

TYPE/PRINT NAME OF APPLICANT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

SECTION V: Attorney or Agent, if different from the applicant and/or owner
N/A

SIGNATURE OF ATTORNEY/AGENT _____

CHECK ONE: ☐ ATTORNEY ☐ AGENT

ADDRESS _____

CITY & STATE _____

ZIP CODE _____

PHONE NUMBER _____

FOR OFFICIAL USE:

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

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

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

CONCEPTUAL MASTER PLAN

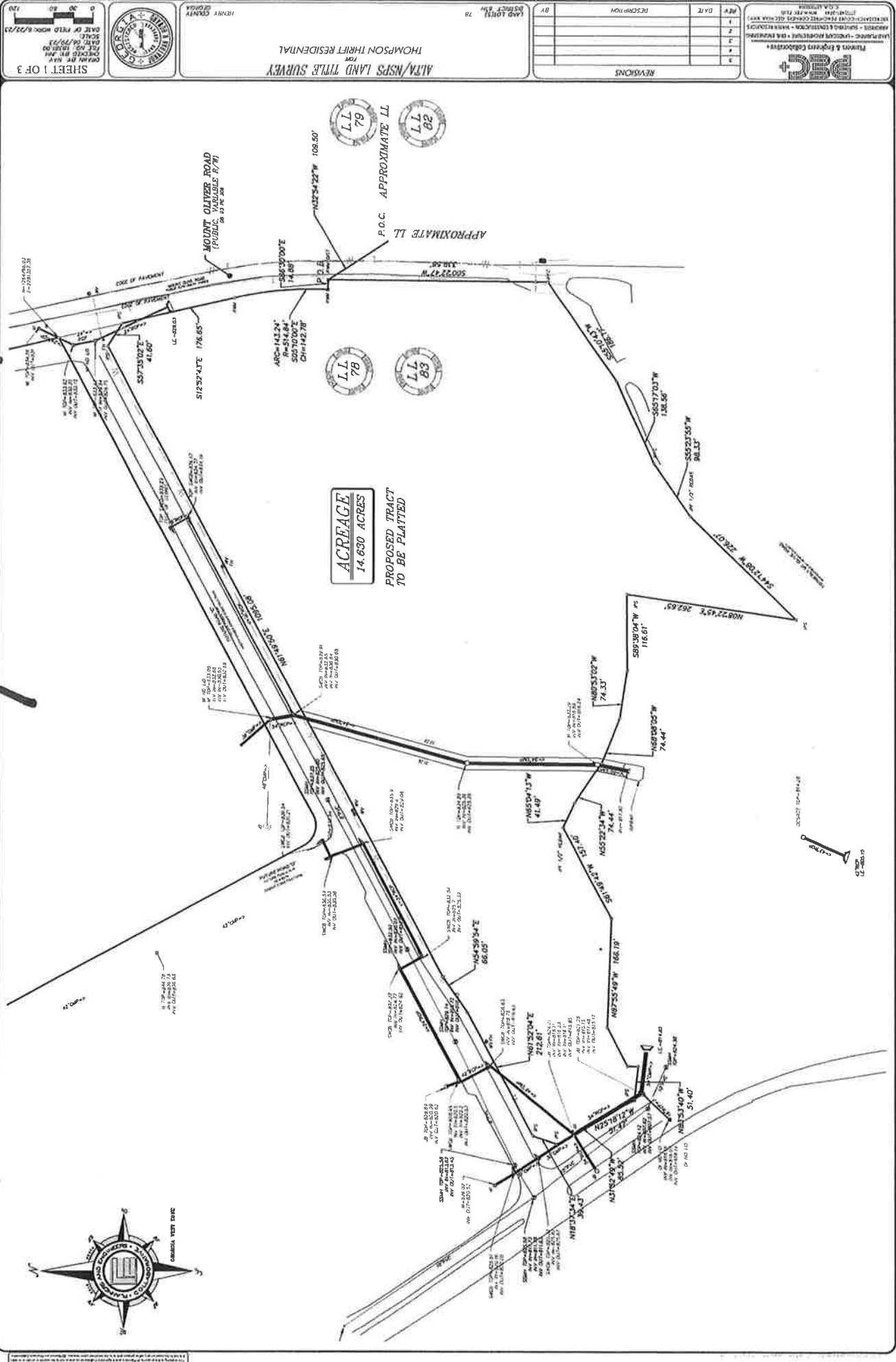


14 AUGUST 2023

CP 16
JODECO ROAD
MCDONOUGH | GEORGIA

NELSON

A THOMPSON THRIFT / SINGLE FAMILY TO MULTI FAMILY



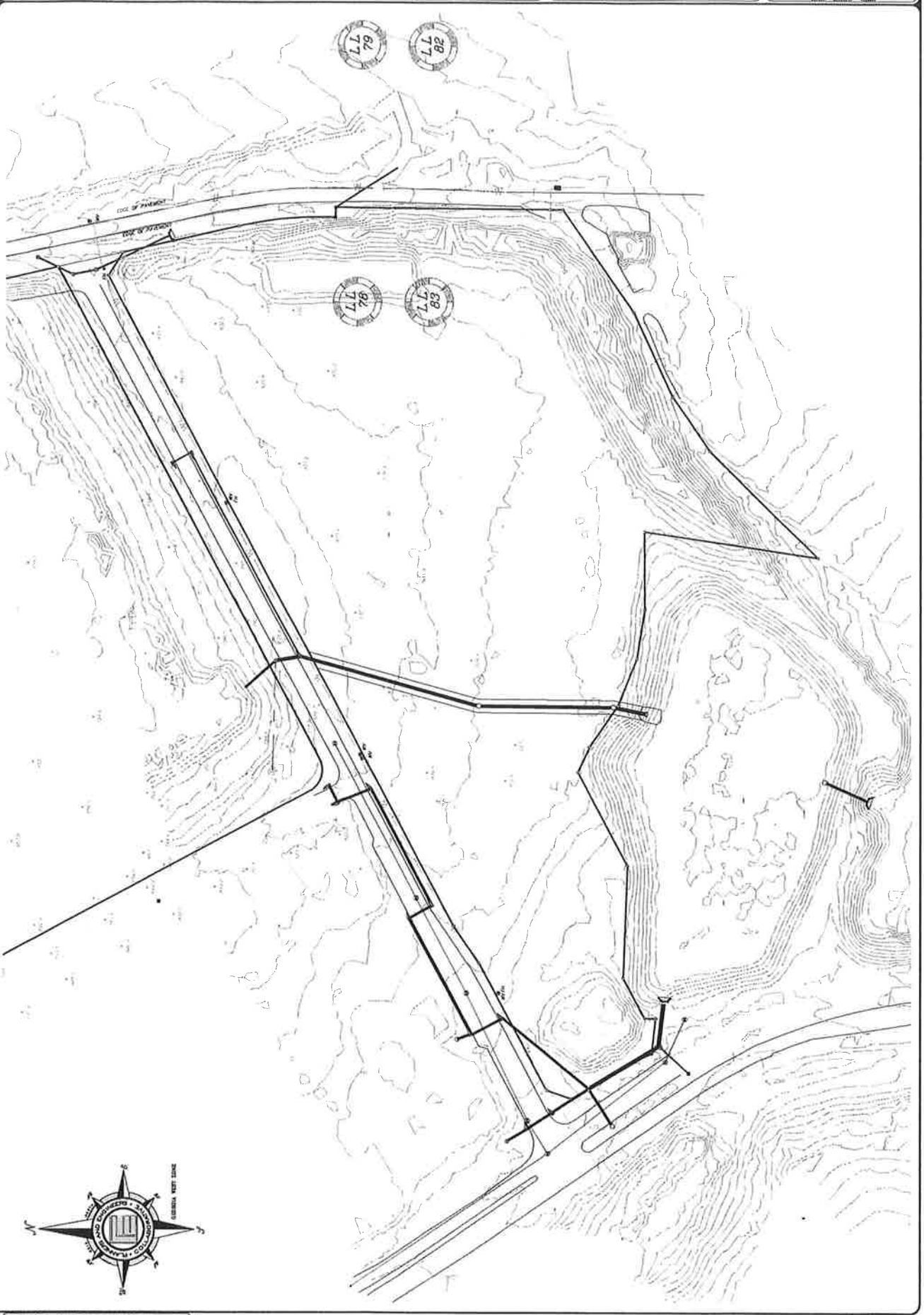
DATE OF FIELD WORK (6/11/23)
 SCALE
 CHECKED BY: JAW
 DATE: 06/15/23
 SHEET 2 OF 3



ALTA/MSPS LAND TITLE SURVEY
 FOR
 THOMPSON TRIFERT RESIDENTIAL
 HENRY COUNTY

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PEC
 PERRY & ENGINEERS CONSULTANTS
 1000 S. GARDEN AVENUE, SUITE 100
 OMAHA, NE 68102
 (402) 441-1111
 www.pec-engineers.com



NOT TO SCALE

[illegible]

The field dots upon which this map or plot is based have a closure precision of one foot in 4,500,000 feet per angle point and was adjusted using the compass adjustment rule.

This map or plot has been calculated for sphere and is found to be accurate to within one foot in 976,257 feet.

EQUIPMENT USED:

ANGLAR TOPCON TOTAL STATION
LINEAR TOPCON TOTAL STATION

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at
Bridges of Jodeco [address], with Parcel Number 053-01018000,
which is the subject of this application.

Name of Property Owner: Jodeco 158, LLC
Property Owner's Address: 120 S. Zack Hinton Parkway, McDonough, GA 30253
Telephone: 404-925-3917 E-mail: jgrant@southernconsultingllc.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], GA [State].

Signature: [Signature] Date: 9-7-23

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): _____

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: _____

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

[Signature]
Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

9-7-23

Date

[Signature]

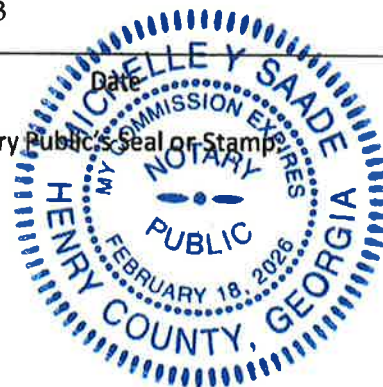
Signature of Notary Public

Michelle Y. Saade

Printed Name of Notary Public

9-7-23

Notary Public's Seal or Stamp



Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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
		n/a

We certify that the foregoing information is true and correct, this 17TH day of SEPTEMBER, 2023

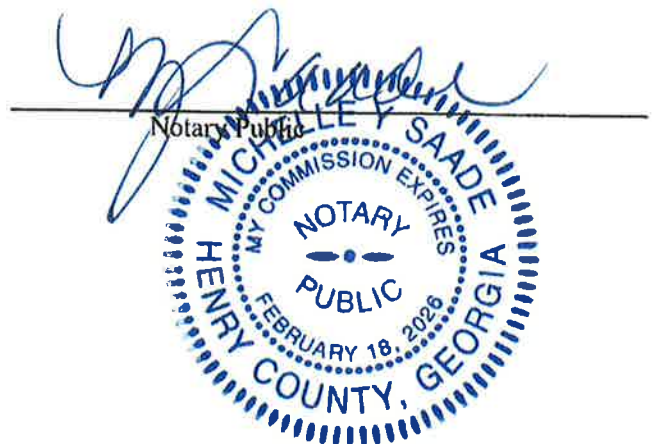
JEFF R. GRANT
Applicant's Name - Printed

Jeff R Grant
Signature of Applicant/Property Owner/Agent

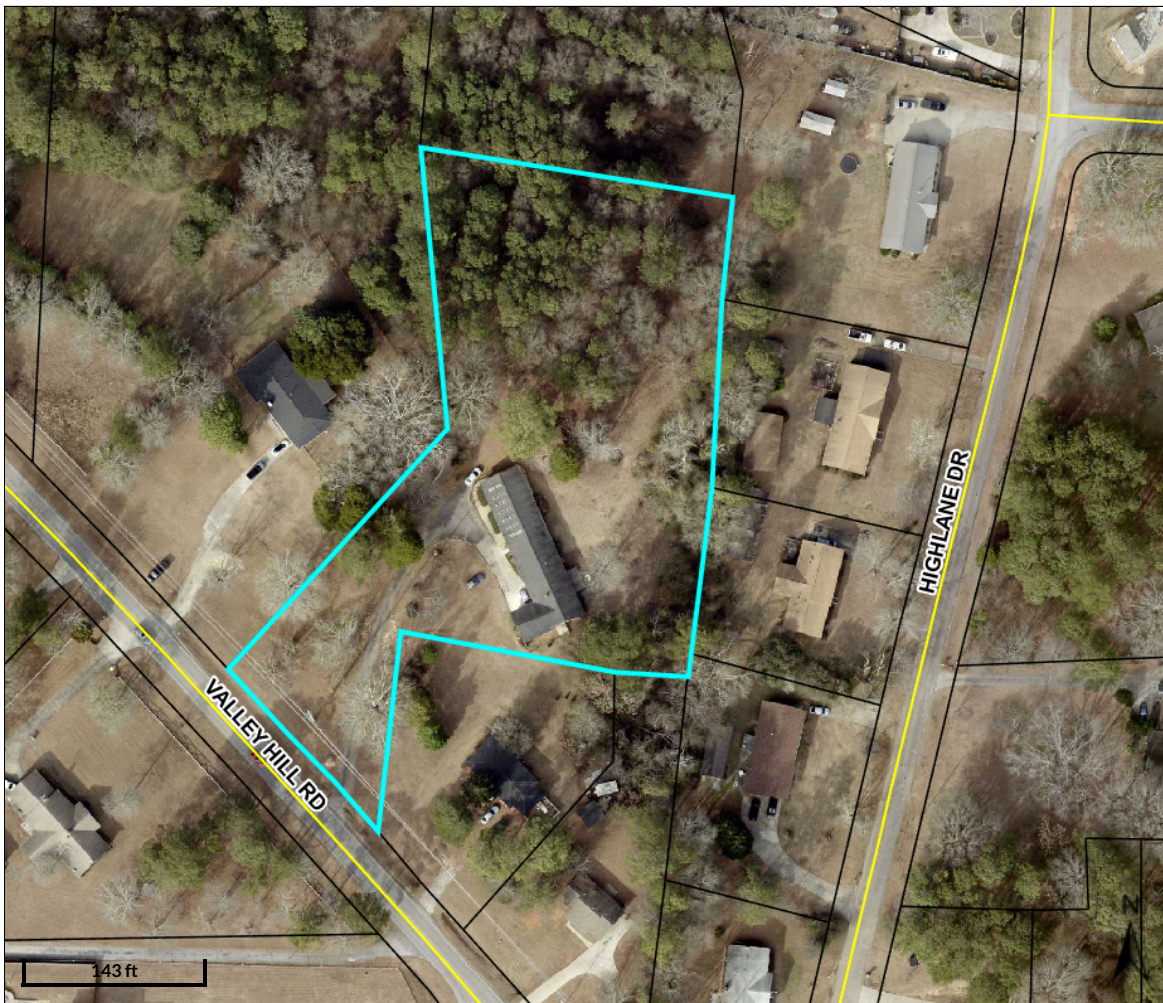
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

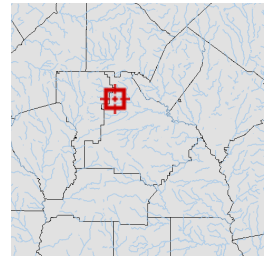
Sworn to and subscribed before me this 17TH day of SEPTEMBER, 2023.



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



Overview



Legend

- Parcels
- Roads

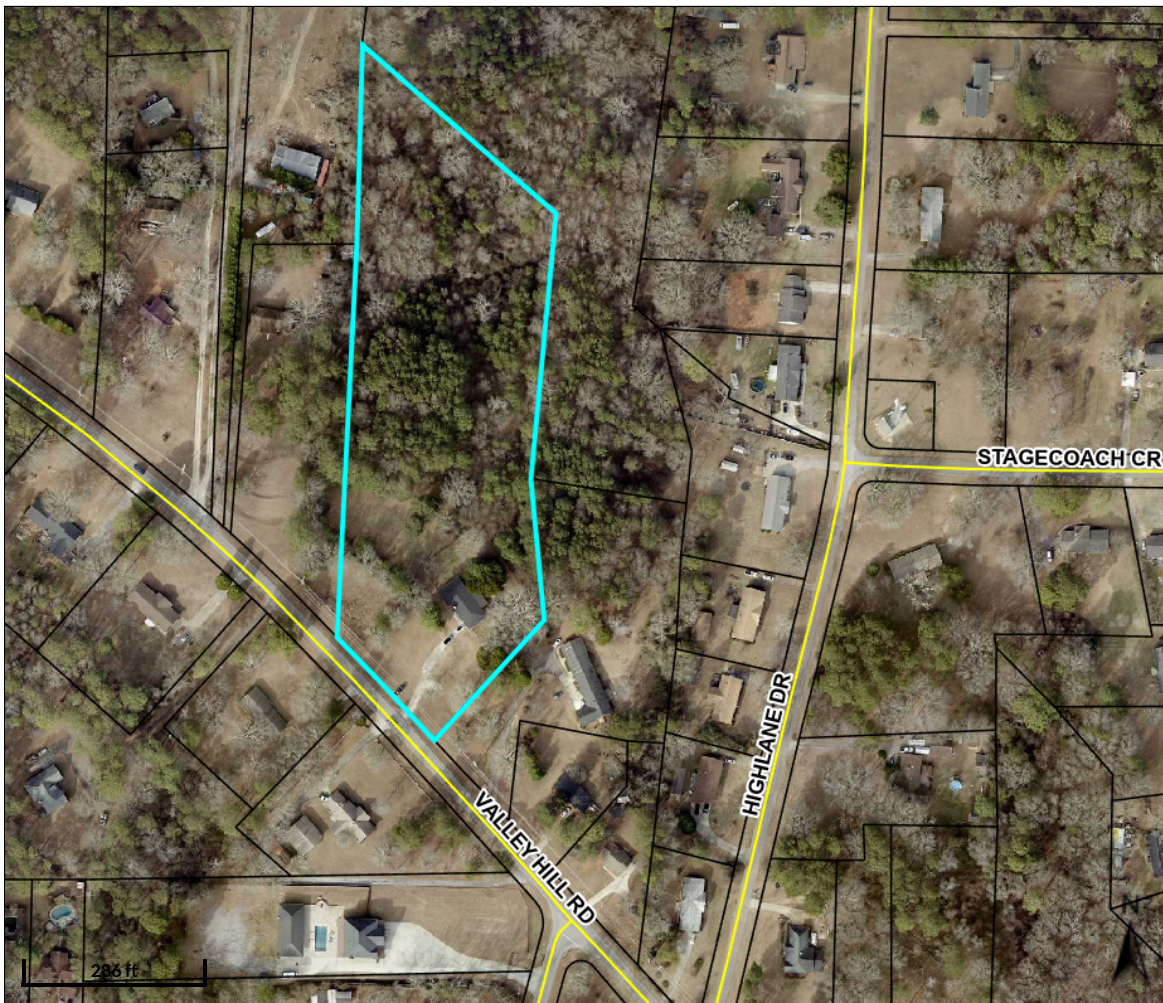
Parcel ID	S09-06010000	Class	R	Owner	GRANADOS CLAUDIA	Land Value:	\$	Last 2 Sales			
Property	258 VALLEY HILL	Acreage	2.43	Address	PEREZ	Building	\$	Date	Price	Reason	Qual
Address	RD				258 VALLEY HILL RD	Value:		6/30/2022	\$299,900	n/a	Q
District	City/Stockbridge				STOCKBRIDGE GA	Misc Value:	\$	2/3/2003	\$82,900	OTHER	U
					30281	Total Value:	\$0				

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.

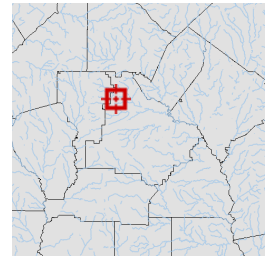
Date created: 6/16/2023

Last Data Uploaded: 6/15/2023 8:54:48 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

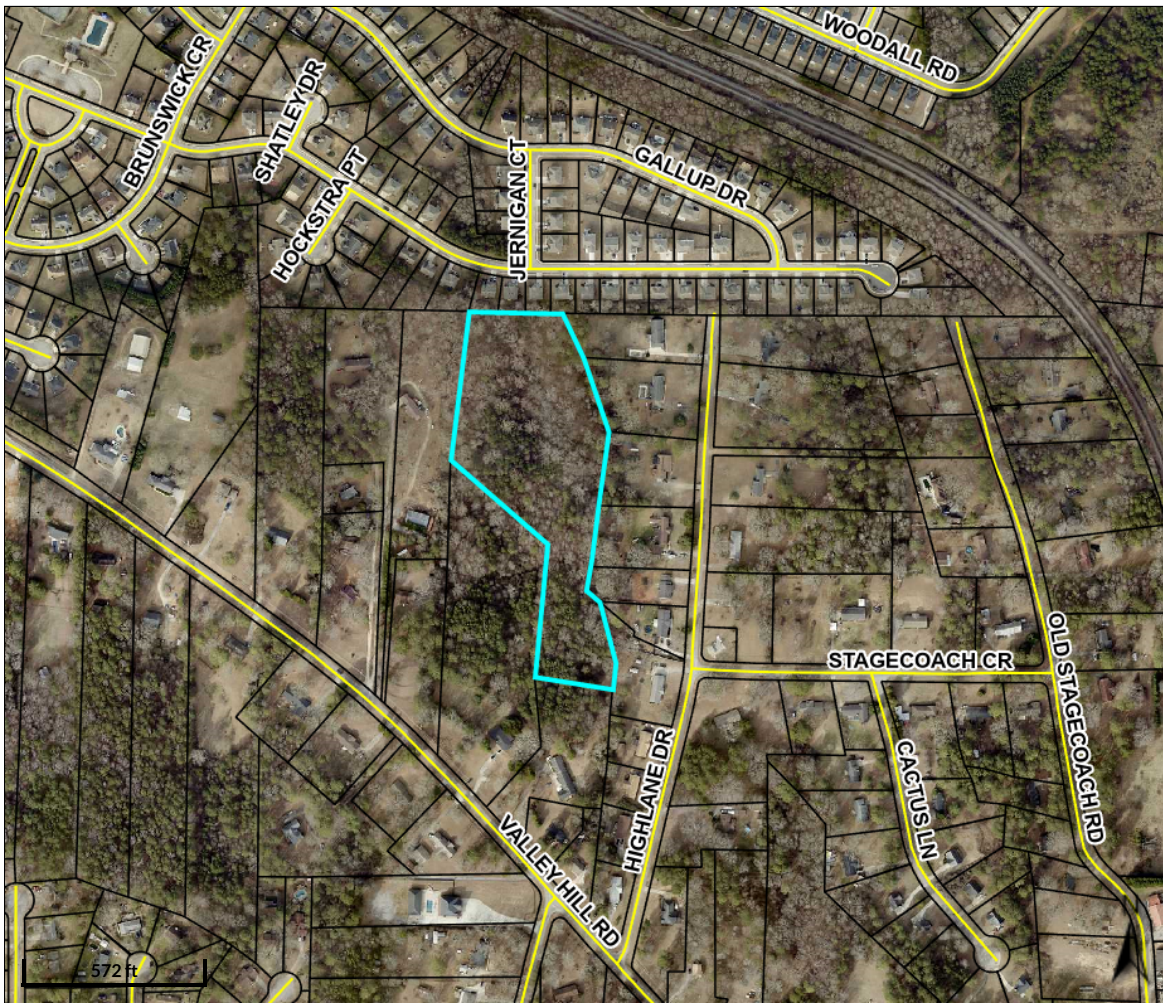
Parcel ID	S08-01010000	Class	R	Owner	ENCINALES ALEJANDRO G &	Land Value:	\$				
Property Address	264 VALLEY HILL RD	Acreage	6.525	Address	TORRES DIANA P V	Building Value:	\$				
District	City/Stockbridge				264 VALLEY HILL RD	Misc Value:	\$				
					STOCKBRIDGE GA 30281	Total Value:	\$0				
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/18/2021	\$375,000	MULTI PARCEL	Q
								1/2/2008	\$221,600	CORPORATE U	

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

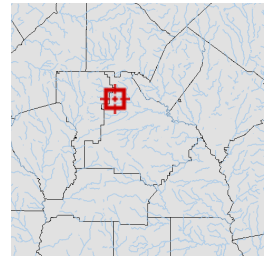
Date created: 6/16/2023

Last Data Uploaded: 6/15/2023 8:54:48 PM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	S08-01020000	Class	R	Owner	ENCINALES ALEJANDRO G & TORRES DIANA P V	Land Value:	\$107800				
Property Address	264 VALLEY HILL RD					Building Value:	\$0				
District	City/Stockbridge	Acreage	8.29	Address	STOCKBRIDGE GA 30281	Misc Value:	\$0				
						Total Value:	\$107800				
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/18/2021	\$375,000	MULTI PARCEL	Q
								1/1/2010	\$0	CORPORATE U	

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: September 28, 2023

Subject: #RZ-2023-02 For 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000

I. PURPOSE

Consider a request to rezone three parcels from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to SR (Suburban Residential) to allow for the development of a subdivision with 16 single family detached lots. The subdivision will feature amenities such as a pool, clubhouse, pickleball court, walking trail, and a dog park.

II. Background

Proposed Development	Subdivision with 16 single family detached lots and amenities
Site Address	258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000
Parcel Identification	258 Valley Hill Road - S09-06010000 264 Valley Hill Road - S08-01010000 #S08-01020000 (large parcel on Valley Hill Road)
Parcel Acreage	17.06 acres
Applicant	Yvette Morrison
Owner	Claudia Perez Granados – 258 Valley Hill Road Alejandro Granados Encinales and Diana P.V. Torres – 264 Valley Hill Road; #S08-01020000

Current Zoning	258 Valley Hill Road; #S08-01020000 (large parcel on Valley Hill Road) - RR (Rural Residential District) 264 Valley Hill Road - C-1 (Neighborhood Commercial District)
Current Use	Two single family residences and mostly wooded

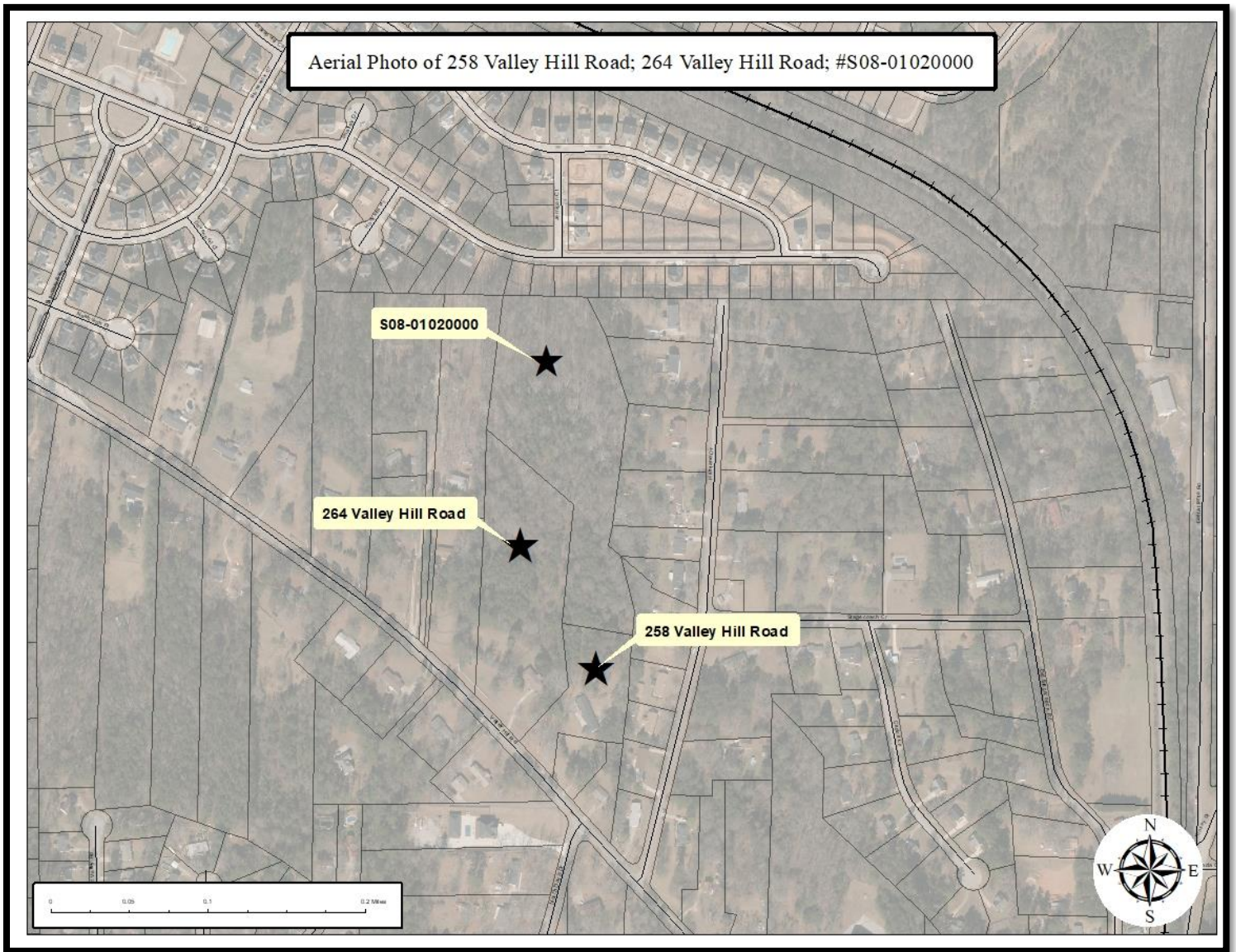
SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Pine Grove (Subdivision)	PUD (Planned Unit Development)
Property to the South	Single Family Residences	RR (Rural Residential District) SR (Suburban Residential District)
Property to the East	Single Family Residences	SR (Suburban Residential District)
Property to the West	Single Family Residences	RR (Rural Residential District)

III. Finding of Facts

1. The property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022, citywide election.
2. The vicinity of the area is mostly residential. There are three subdivisions located in the area. They are Sentry Oaks, Cactus Ridge, and Pine Grove.
3. The surrounding zonings of the subject property are RR (Rural Residential District), CCR (City Center Residential District), SR (Suburban Residential District), and PUD (Planned Unit Development)
4. The current Future Land Use Map designates the subject property as Low Density Residential.
5. The subject property has frontage on Valley Hill Road which is classified as a road collector.
6. The applicant also applied for Recombination Plat via RC-2023-01 to combine all three parcels if approved by Mayor and Council.
7. The Henry County Tax Assessors record indicates that 264 Valley Hill Road is being used as a “smaller acre improvement”.

IV. Maps and Illustrations



4

PINE GROVE SUBDIVISION (PHASE II)

APPROX. LOCATION OF LAND LOT LINE(S)

APPROX. LOCATION OF LAND LOT LINE(S)

FLOOD NOTE:

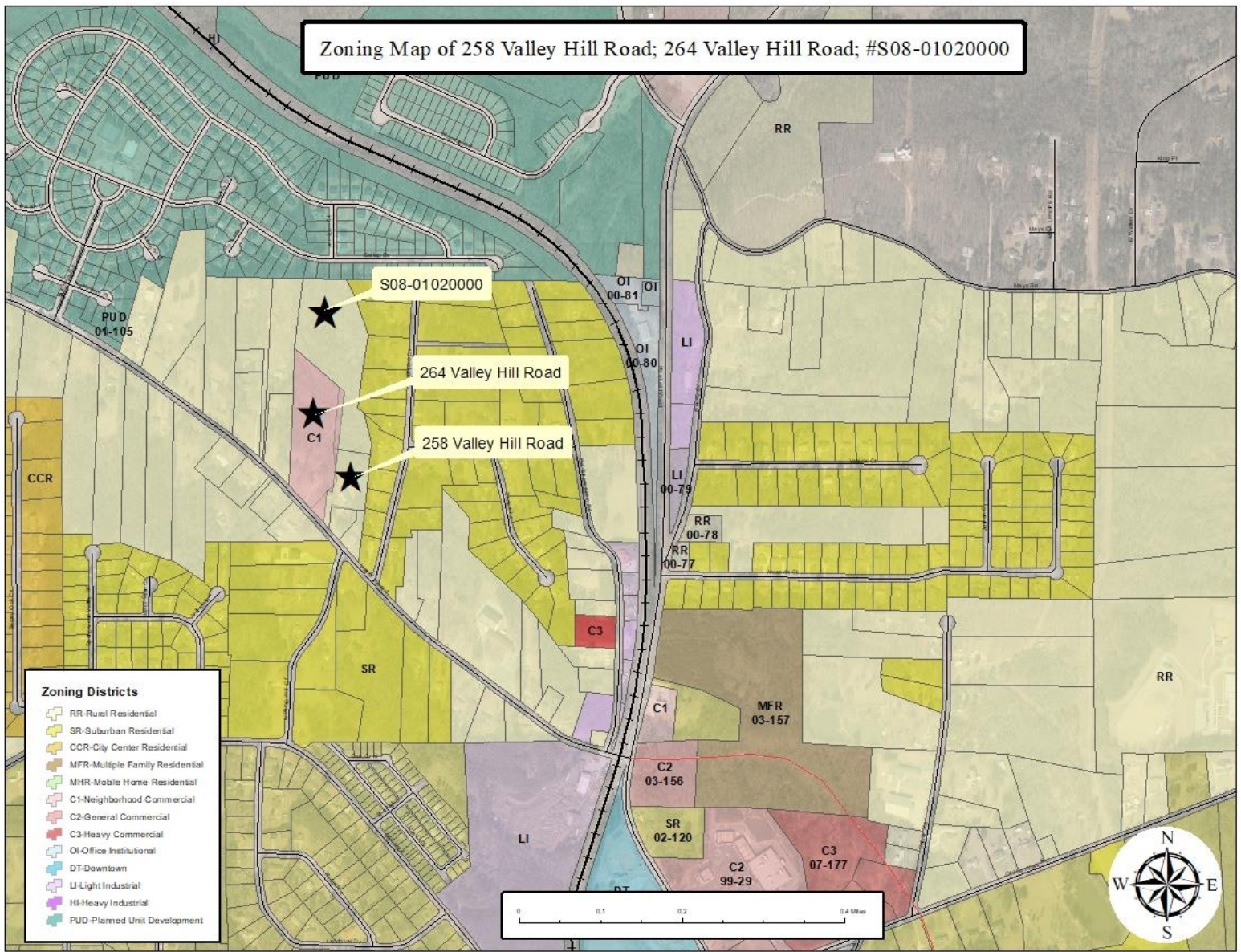
FUTURE FLOOD DISCUSSION:

SURVEY NOTES:

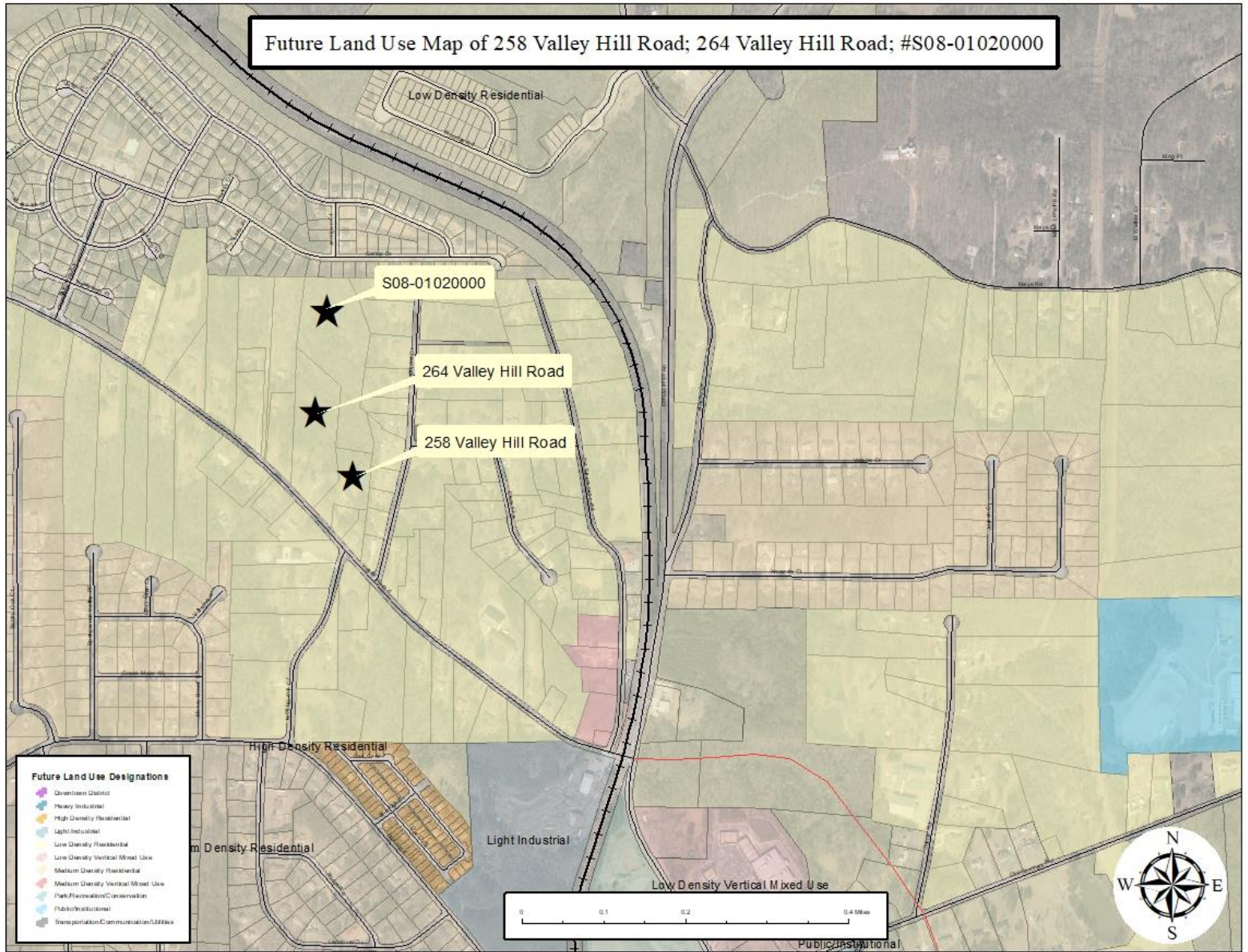
CURBENT ZONING

Curve	Radius	Length	Chord	Chord Bearing
C1	77.50	77.50	0.00	0.00° 00' 00"
C2	77.50	77.50	0.00	0.00° 00' 00"
C3	77.50	77.50	0.00	0.00° 00' 00"
C4	77.50	77.50	0.00	0.00° 00' 00"
C5	77.50	77.50	0.00	0.00° 00' 00"
C6	77.50	77.50	0.00	0.00° 00' 00"
C7	77.50	77.50	0.00	0.00° 00' 00"
C8	77.50	77.50	0.00	0.00° 00' 00"
C9	77.50	77.50	0.00	0.00° 00' 00"
C10	77.50	77.50	0.00	0.00° 00' 00"
C11	77.50	77.50	0.00	0.00° 00' 00"
C12	77.50	77.50	0.00	0.00° 00' 00"
C13	77.50	77.50	0.00	0.00° 00' 00"
C14	77.50	77.50	0.00	0.00° 00' 00"
C15	77.50	77.50	0.00	0.00° 00' 00"
C16	77.50	77.50	0.00	0.00° 00' 00"
C17	77.50	77.50	0.00	0.00° 00' 00"
C18	77.50	77.50	0.00	0.00° 00' 00"
C19	77.50	77.50	0.00	0.00° 00' 00"
C20	77.50	77.50	0.00	0.00° 00' 00"
C21	77.50	77.50	0.00	0.00° 00' 00"
C22	77.50	77.50	0.00	0.00° 00' 00"
C23	77.50	77.50	0.00	0.00° 00' 00"
C24	77.50	77.50	0.00	0.00° 00' 00"
C25	77.50	77.50	0.00	0.00° 00' 00"
C26	77.50	77.50	0.00	0.00° 00' 00"
C27	77.50	77.50	0.00	0.00° 00' 00"
C28	77.50	77.50	0.00	0.00° 00' 00"
C29	77.50	77.50	0.00	0.00° 00' 00"
C30	77.50	77.50	0.00	0.00° 00' 00"
C31	77.50	77.50	0.00	0.00° 00' 00"
C32	77.50	77.50	0.00	0.00° 00' 00"
C33	77.50	77.50	0.00	0.00° 00' 00"
C34	77.50	77.50	0.00	0.00° 00' 00"
C35	77.50	77.50	0.00	0.00° 00' 00"
C36	77.50	77.50	0.00	0.00° 00' 00"
C37	77.50	77.50	0.00	0.00° 00' 00"
C38	77.50	77.50	0.00	0.00° 00' 00"
C39	77.50	77.50	0.00	0.00° 00' 00"
C40	77.50	77.50	0.00	0.00° 00' 00"
C41	77.50	77.50	0.00	0.00° 00' 00"
C42	77.50	77.50	0.00	0.00° 00' 00"
C43	77.50	77.50	0.00	0.00° 00' 00"
C44	77.50	77.50	0.00	0.00° 00' 00"
C45	77.50	77.50	0.00	0.00° 00' 00"
C46	77.50	77.50	0.00	0.00° 00' 00"
C47	77.50	77.50	0.00	0.00° 00' 00"
C48	77.50	77.50	0.00	0.00° 00' 00"
C49	77.50	77.50	0.00	0.00° 00' 00"
C50	77.50	77.50	0.00	0.00° 00' 00"
C51	77.50	77.50	0.00	0.00° 00' 00"
C52	77.50	77.50	0.00	0.00° 00' 00"
C53	77.50	77.50	0.00	0.00° 00' 00"
C54	77.50	77.50	0.00	0.00° 00' 00"
C55	77.50	77.50	0.00	0.00° 00' 00"
C56	77.50	77.50	0.00	0.00° 00' 00"
C57	77.50	77.50	0.00	0.00° 00' 00"

Zoning Map of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



Future Land Use Map of 258 Valley Hill Road; 264 Valley Hill Road; #S08-01020000



V. Analysis

Project Description

The applicant proposes to develop a subdivision with 16 single family detached lots with amenities on the property located at 258 and 264 Valley Hill Road. The subject property contains about 17.06 acres of land, and it is comprised of three parcels. 258 and 264 Valley Hill Road has single family residential homes while the larger parcel is mostly wooded.

Although the current 'RR' zoning district for 258 Valley Hill Road and the larger parcel does allow single family detached lots, the applicant would not be able to build the number of lots on the subject property due to the requirement of the lot area which is one to three acres. The current zoning of C-1 (Neighborhood Commercial) on 264 Valley Hill Road does not allow residential uses. Therefore, the applicant is requesting the rezoning of the three parcels from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to SR (Suburban Residential). To allow for the subdivision to be built, the existing three parcels will need to be combined. Thus, the applicant has requested the recombination plat through the submittal of RC-2023-01.

Section 2.4.2 of the Stockbridge Unified Development Code states that the purpose of the 'SR' zoning district is to "provide for single-family dwellings of a low to moderate density character on individual lots." Table 1 below shows the SR requirements. The SR zoning district requires the minimum lot size of 12,000 square feet, the minimum lot width of 75 feet, and the minimum house size of 1,500 square feet. In addition, the yard setback requirements of the SR zoning district are as follows: 50 feet in the front, 10 feet at the side, and 40 feet in the rear.

SR Zoning District Requirements.	
Minimum Lot Size	12,000 square feet
Minimum Lot Width	75 feet
Minimum Lot Frontage	100 percent of the lot width
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	40 feet
Maximum Lot Coverage	30 percent
Minimum Heated Floor Area (House Size)	1,500 square feet

Staff Analysis

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

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

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The Stockbridge Future Land Use Map of the City's Adopted Comprehensive Plan (2019-2038) shows that the subject property's future land use designation is "Low Density Residential," which allows a density of 1.25 to 2 units per acre. The density of the proposed subdivision is 1 unit per acre, which is consistent with the required density.

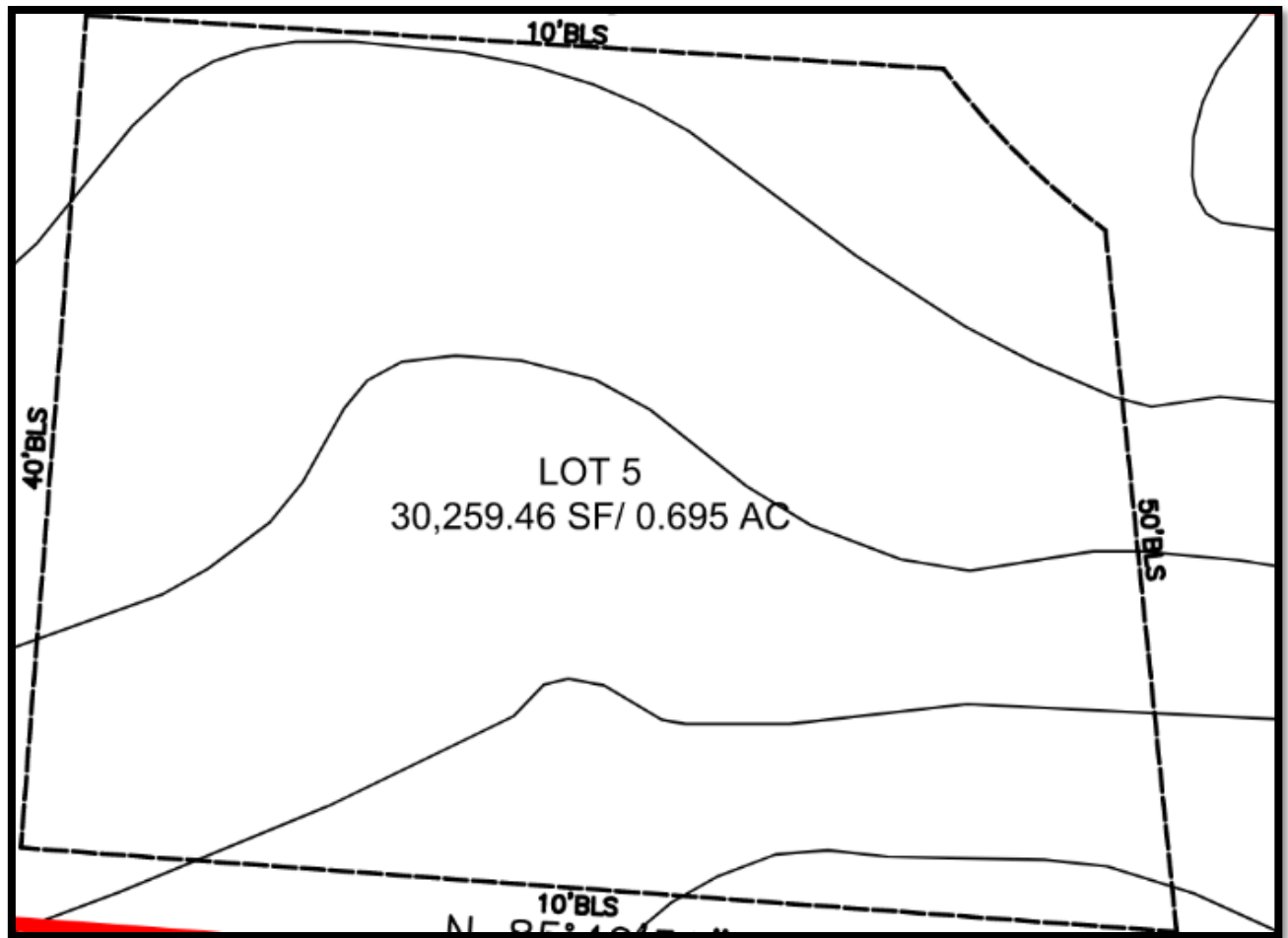
Page 44 of the Stockbridge Comprehensive Plan states that the intent of the Low Density Residential future land use designation is "intended for typical, large lot residential subdivision developments." In addition, the Low Density Residential future land use designation provides a list of permitted zoning districts that are allowed which includes the SR zoning district.

The proposed subdivision 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)	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.

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 Zoning Code.

The proposed amendment rezoning to rezone the subject property from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to SR (Suburban Residential) is acceptable since the intent of the 'SR' is to "provide for single-family dwellings of a low to moderate density character on individual lots."



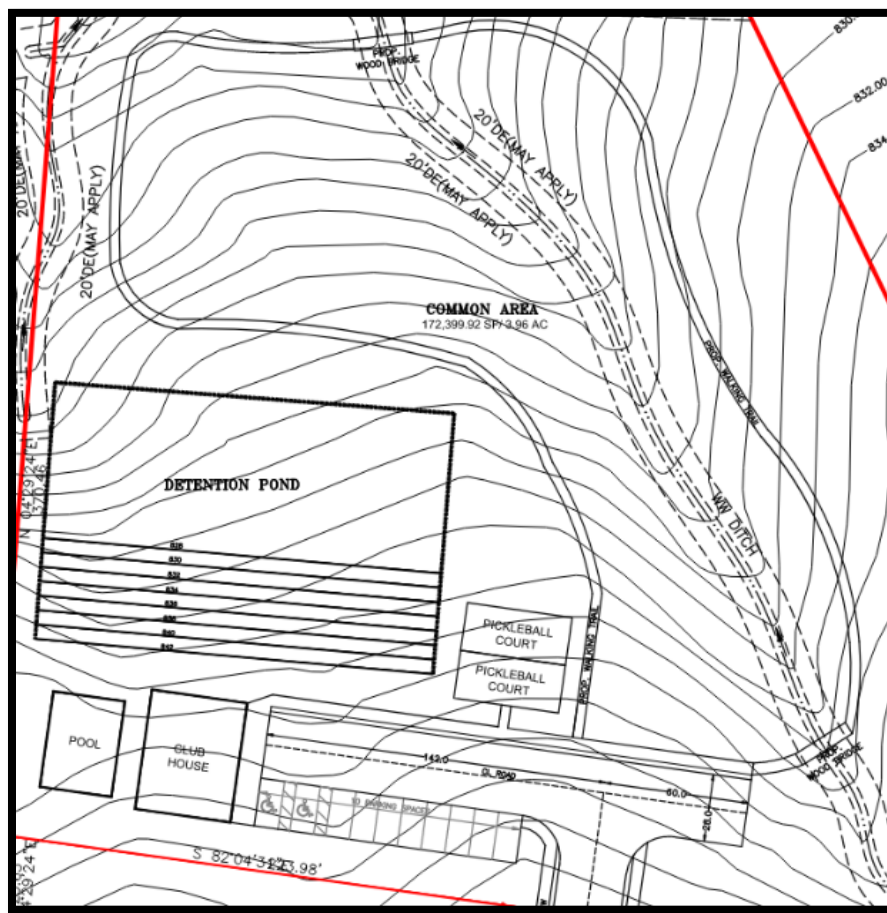
Proposed Lot on Applicant's
Proposed Plat

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 would allow the property to be developed in the type of use that is more compatible than the other type of permitted uses that are allowed under the subject property's C-1 and RR zoning classifications due to the presence of other subdivisions that are located within the vicinity of the property, which are Springwood Valley (SR-Suburban Residential) and Kinsey Crossing (SR-Suburban Residential). In addition, there are other single-family residences that are zoned SR (Suburban Residential).

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 revised plat the applicant provided shows that the proposed subdivision would be compatible with the physical features of the subject property. The revised plat shows the detention pond would be located north of the subdivision. The proposed subdivision will include a pool, clubhouse, two pickleball courts with 10 parking spaces, a common area (3.96 acres), a walking trail, and a dog park as shown in the image below.



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

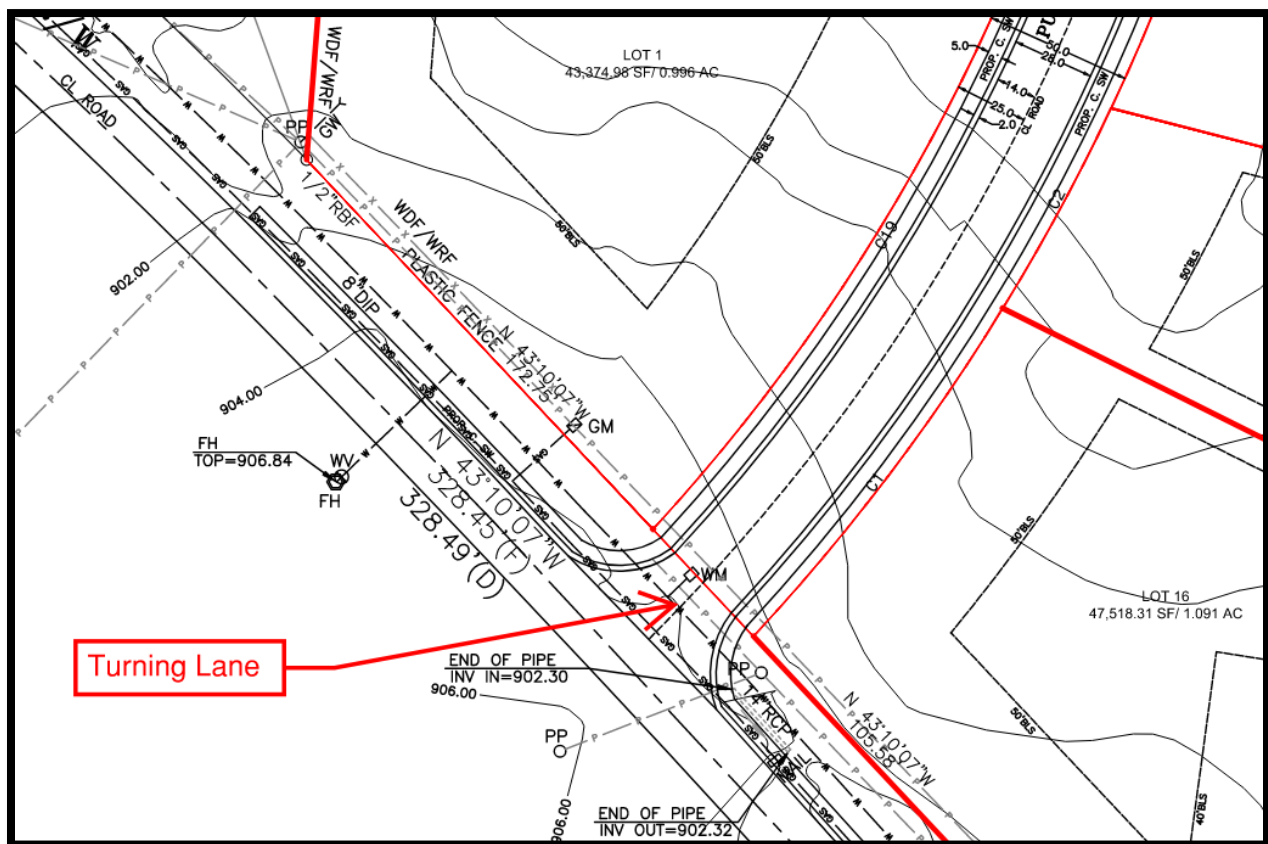
The proposed subdivision would be compatible with the other subdivisions that are in the vicinity of the subject property.

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

The proposed subdivision will be serviced by water and sewer provided by the Henry County Water and Sewage Authority.

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

The applicant did not submit a traffic study, and as a result, staff is unable to comment on the overall impact the proposed subdivision will have on the existing road (Valley Hill Road). In order to prevent traffic backup on Valley Hill Road and to facilitate turning movement, the developer has provided turning lanes as shown in the proposed plat.



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.

The approval of the requested rezoning would allow the subject property to be developed similar to the subdivisions that are located in the vicinity of the area.

The applicant has submitted a recombination plat application to combine the three parcels into one parcel. In addition, the applicant has submitted a subdivision plat application. If the requested rezoning is approved by Mayor and Council, the subdivision plat will need to be approved by the Planning Commission.

The recombination of the requested parcels may not occur first since the parcels have zoning classifications.

An application for the land disturbance permit application for the proposed subdivision as well as building permit applications are required by the City.

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

The applicant has requested that 264 Valley Hill Road (S08-01010000) be rezoned. Although the parcel is currently zoned 'C-1' (Neighborhood Commercial), it is less likely that it will be developed for commercial uses due to the location of the parcel in a residential area.

The applicant has requested that the other parcels be rezoned to SR (Suburban Residential). Since there are other surrounding SR zoning districts in the vicinity of the area, the most appropriate use for the subject property is single family residential.

VI. STAFF RECOMMENDATION

Staff recommends approval with conditions for the proposed rezoning from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to SR (Suburban Residential). The recommended zoning conditions are listed below:

1. The subdivision will be developed in accordance with the City of Stockbridge Unified Development Code and the site development standards and requirements in the 'SR' zoning districts.
2. All homes shall be developed in accordance with Section 4.4.2 of the Stockbridge Unified Development Code.
3. The rezoning shall not be finalized until the applicant officially combines the three parcels comprising the subject property via a recorded plat. The recombination of the three parcels may not occur first since the parcels have different zoning classifications.
4. No land disturbance or building permits shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat to the Community Development Department.

The utilities shown herein are based upon an above-ground survey. The actual utility locations should be field verified by contractor before any construction begins.

— 222 —

...

Stockbridge, GA 30281

Reference: Deed Book 2594, page 235;
Deed Book 3363, page 19

 **SITE DESIGN
SERVICES, INC.**
Land Surveying • Civil Engineering

14 Sunnybrook Drive
Suite A
McDonough, GA 30252
p. 770-898-0096
f. 770-898-0098
www.civilsurvey.com

DRAWN BY: KM	APPROVED BY: B. Eckert	CHECKED BY: C. Iner
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GRAPHIC SCALE IN FEET

100 50 0 100 200 300

GEORGIA
No. 1702
LAND SURVEYOR
ROLAND MCCANN

DATE:	21 Oct., 2005
SCALE:	1" = 100'
LAND LOT:	92
DISTRICT:	12th
SECTION:	N/A
CITY: (unincorporated)	
COUNTY:	Henry
STATE:	Georgia
JOB NUMBER:	2002.294
SHEET NUMBER:	1

[illegible]

City of Stockbridge Planning and Zoning Division

Rezoning Application

Name of Applicant: Claudia Perez Granados Phone: 404-510-3122 Date: 7-11-2023
Address Applicant: 264-258 Valley Hill Rd Fax: N/A Cell #: 404-510-3122
City: Stockbridge State: Ga Zip: 30281 E-mail: alejo_granados@hotmail.com
Name of Agent: Yvette Morrison Phone: 704-915-8875 Date: 7-11-2023
Address Agent: 8558 Spivey Village Ct Fax: N/A Cell #: 704-915-8875
City: Jonesboro State: Ga Zip: 30236 E-mail: ymorrisonym@gmail.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: Parcel S08-01010000 (258 Valley Hill Rd) RR to SR
Parcel S09-0610000 (264 Valley Hill Rd) C1 to SR
Parcel 01020000 (Third Parcel) RR to SR

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. AG Acknowledgement
G.G.

Address of Property: 264 -258 Valley Hill Rd & Third parcel

Nearest intersection to the property: North Davis Drive

Size of Tract: 17.277 acre(s) Land Lot Number(s): 92 District(s): 12
Property Tax Parcel Number(s): S08-01010000/S08-01020000 (owner) Alejandro Granados
S09-06010000 (owner) Claudia Granados (Required)

Jacqueline Funicello
Witness Signature

Jacqueline Funicello
Printed Name of Witness

Notary

NOTARY STAMP:



Claudia Perez Granados
Signature of Applicant
Alejandro Granados Encinales
Printed Name of Applicant

Yvette Morrison
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: _____

Subject Property:
258 Valley Hill Rd Stockbridge
S-09-06010000
264 Valley Hill Rd Stockbridge
S-08-01010000
S-08-01020000



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Rezoning for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner Claudia Perez Granados
Address of Property Owner 258 Valley Hill Road Stockbridge, GA 30281
Telephone and E-Mail of Property Owner 404-510-3122
Name/Company Name of Authorized Applicant Jacqueline Funicello
Address of Authorized Applicant 2297 Lake Harbin Rd Morrow, GA 30260
Telephone and E-Mail of Authorized Applicant 678-860-1473 jacquelinefunicello@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature *Claudia*

Date 6/29/2023

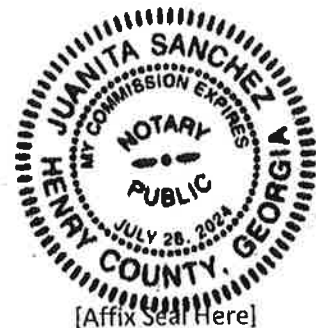
Personally appeared before me:

Claudia Perez Granados

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Notary Public's Signature

Juanita Sanchez June 29, 2023
Notary Public's Printed Name and Date



Subject Property:
264 Valley Hill Rd Stockbridge
S-08-01010000
S-08-01020000
258 Valley Hill Rd Stockbridge
S-09-06010000



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Recombination for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner Alejandro Granados Encinales
Address of Property Owner 264 Valley Hill Road Stockbridge, GA 30281
Telephone and E-Mail of Property Owner 404-510-3122
Name/Company Name of Authorized Applicant Jacqueline Funicello
Address of Authorized Applicant 2297 Lake Harbin Rd Morrow, GA 30260
Telephone and E-Mail of Authorized Applicant 678-860-1473 jacquelinefunicello@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature

Date 6/29/2023

Personally appeared before me:

Alejandro Granados Encinales

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Notary Public's Signature

Juanita Sanchez June 29, 2023
Notary Public's Printed Name and Date





CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Rezoning /Recombination for this property [Please fill in one of the following: Rezoning,

Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.).

Name/Company Name of Property Owner Claudia Perez Granados
Alejandro Granados Encinales
Address of Property Owner Third Parcel S08-01020000
Telephone and E-Mail of Property Owner 404-510-3122
Name/Company Name of Authorized Applicant Yvette Morrison
Address of Authorized Applicant 8558 Spivey Village Ct Jonesboro Ga, 30236
Telephone and E-Mail of Authorized Applicant 704-915-8875 ymorrisonym@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature [Signature] Date 7/17/2023

Personally appeared before me:

Claudia Perez Granados & Alejandro Granados Encinales

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Notary Public's Signature

Juanita Sanchez
Notary Public's Printed Name and Date



Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ___ No 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 29th day of June, 2023.

Claudia Perez Granados
Alejandro Granados Encinales

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

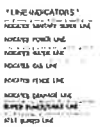
Signature of Applicant's Attorney, if applicable

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.





Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 7-11-2023

Name of Applicant: Alejandro Granados Encinales Phone: 404-510-3122 Mobile: 404-510-3122
Claudia Perez Granados
 Address of Applicant: 264-258 Valley Hill Rd & third parcel Fax: N/A
Stockbridge
 City: Stockbridge State: Ga Zip: 30281 E-mail: alejo_granados@hotmail.com
 Name of Agent: Yvette Morrison Phone: 704-915-8875 Mobile: 704-915-8875
 Address of Agent: 8558 Spivey Village ct Fax:
 City: Jonesboro State: Ga Zip: 30236 E-mail: ymorrisonym@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☒ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from _____ to _____
 (Present Zoning) (Requested Zoning)
 For the Purpose of New Construction Residential Homes
 Address of Property: 264-258 Valley Hill Rd Nearest Intersection to the property: N. Davis Drive
 (Street Address, if Applicable, Nearest Intersection, Etc.)
 Size of Tract: 17.062 acre(s), Land Lot Number(s): 92, District(s): 12

Development Estimated Average Daily Sewer Flow (GPD): _____
S08-01010000-S08-01020000-S09-06010000
 Property Tax Parcel Number: _____ Proposed number of lots: 16

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Jacqueline Funicello
 Witness
Jacqueline Funicello
 Printed Name of Witness

Alejandro Granados Encinales
Claudia Perez Granados
 Signature of Owner(s)/Agent(s)
 Printed Name of Owners

[Signature]
 Notary



Yvette Morrison
 Signature of Agent



City of Stockbridge
Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Alejandro Granados Encinales Phone: 404-510-3122 Mobile: 404-510-3122
Applicant Address: Claudia Perez Granados City, State: Stockbridge Ga, Zip: 30281
Name of Agent: Yvette Morrison Phone: 704-915-8875 Mobile: 707-915-8875
Agent Address: 8558 Spivey Village Ct City, State: Jonesboro ga, Zip: 30236

Request (Check one): RR
Rezoning (Current Zoning C1 Requested Zoning SR) Conditional Use _____ Variance _____ Zoning Modification _____
For the Purpose of To build 16 single family residential homes

Property Address: 264-258 Valley Hill Rd Nearest Intersection to property: North Davis Rd
Size of Tract: 17.277 acres Land Lot(s) 92 District(s): 16
Property Tax Parcel Number(s): SOB-01010000 SOB-01020000 SOB-06100000 Proposed Number of Lots: 16

Signature of Owner: [Signature] Printed Name of Owner: Alejandro Granados Encinales
Claudia Perez Granados

Signature of Agent: Yvette Morrison Printed Name of Agent: Yvette Morrison

(To be Completed by Henry County Environmental Health)

Check all that apply

- ☐ There are suitable soils for the installation of a septic system on the subject property.
☐ There are not suitable soils for the installation of a septic system on the subject property.
☐ There is an existing septic system on the subject property.
☐ The existing septic system will support the proposed development and/or use.
☐ The existing septic system will not support the proposed development and/or use.

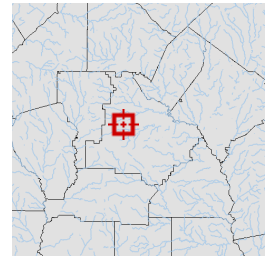
Comments: _____

Name of Person Completing: _____ Title: _____
Signature: _____ Date: _____
E-mail Address: _____ Phone Number: _____

For questions, please contact the City of Stockbridge Planning and Zoning Office at (770) 389-7900.



Overview



Legend

- Parcels
- Roads

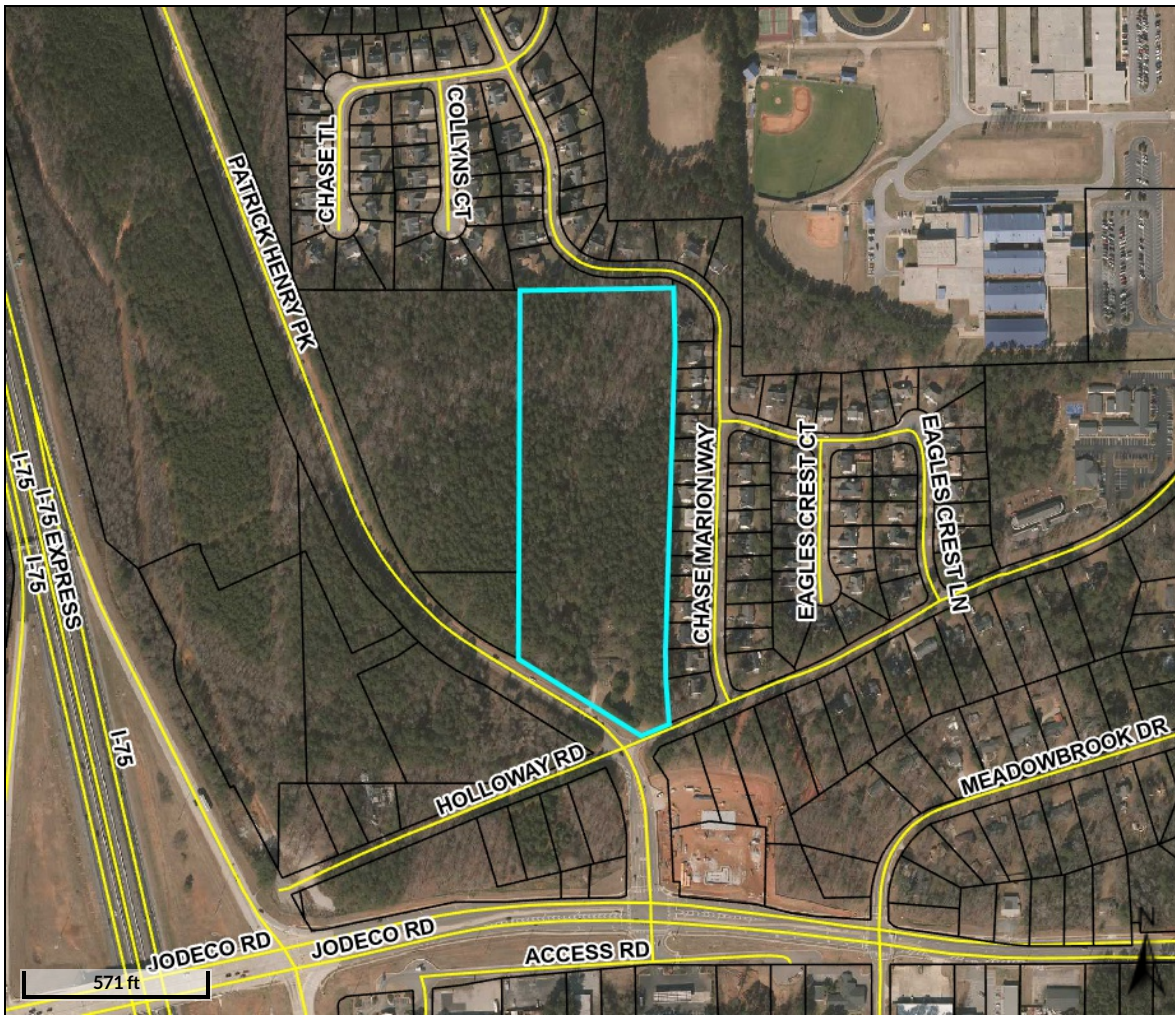
Parcel ID	052-01023000	Class	R	Owner	MCCRANIE	Land	\$38800								
Property	77 HOLLOWAY	Acreage	1.15	Address	CHARLES R SR	Value:									
Address	RD					Building	\$0	Last 2 Sales							
District	County/UnIncorp					Value:		Date	Price	Reason	Qual				
						Misc	\$0	11/18/2022	\$0	FAMILY/GIFT	U				
						Value:		11/17/2022	\$0	FAMILY/GIFT	U				
						Total	\$38800								
						Value:									

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

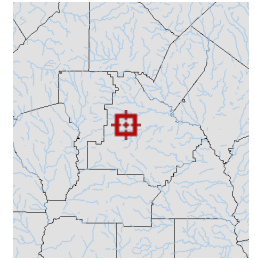
Date created: 9/20/2023

Last Data Uploaded: 9/20/2023 1:32:13 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	Class	R	Owner	HOLLOWAY JAMES	Land					
Property	87 HOLLOWAY	Acreage	13.01	Address	H SR	Value:	\$156,100				
Address	RD					Building	\$103,500	Last 2 Sales			
District	County/UnIncorp					Value:		Date	Price	Reason	Qual
						Misc	\$0	11/21/2002	\$0	n/a	U
						Value:		1/1/1968	\$0	n/a	U
						Total	\$259,600				
						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: 4/21/2023

Last Data Uploaded: 4/21/2023 1:20:19 AM

Developed by  **Schneider**
GEOSPATIAL



LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.18ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 units/ac
NET DENSITY: 9.6 units/ac
PARKING SPACES: 228
GARAGE SPACES: 30
TOTAL SPACES: 258
LOT COVERAGE: 5.16ac (48%)

NO UTILITIES REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND
FINAL DESIGN/UNIT COUNT MAY VARY

VARIANCES WILL BE REQUIRED TO DEVELOP
ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS
REDUCTION REQUIRED FROM 20' TO 10'



77 & 87 Holloway Road

Stockbridge, Georgia



TO: Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: September 28, 2023

Subject: #AX-2023-03 For 77 and 87 Holloway Road

I. PURPOSE

Consider 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 property contains two parcels with 14.162 +/- total acres. The applicant is NexMetro Acquisitions, LLC and is represented by Battle Law, P.C.

II. Background

Proposed Development	Mixed residential development with 136 units
Site Address	77 and 87 Holloway Road
Parcel Identification	77 Holloway Road (Parcel #052-01023000); 87 Holloway Road (Parcel #052-01024000)
Parcel Acreage	14.162 acres
Applicant	NexMetro Acquisitions
Agent	Battle Law, P.C.
Owner	Charles R. McCranie (77 Holloway Road); James H. Holloway Sr. (87 Holloway Road)
County Land Use Designation	Mixed Use (Henry County)
County Land Use Zoning	RA (Residential-Agricultural)

Current Use	Vacant with single family residence on 87 Holloway Road
-------------	---

SURROUNDING AREAS

Location	Adjacent Property Zoning
Properties to the North	RM (Multifamily Residential District); RA (Residential-Agricultural District)
Properties to the South	RR-Rural Residential (Stockbridge); C-3 (Heavy Commercial District)
Properties to the East	RM (Multifamily Residential District)
Properties to the West	RR-Rural Residential (Stockbridge); OI (Office Institutional)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land	Medium Density Vertical Mixed Use (Stockbridge)
	Vacant Land	Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
	Eagles Landing Middle School	Park/Recreation/Conservation
Property to the West	Vacant Land	Medium Density Vertical Mixed Use (Stockbridge)
	Encompass Health Rehabilitation Hospital of Henry	High-Density Residential (Henry County)

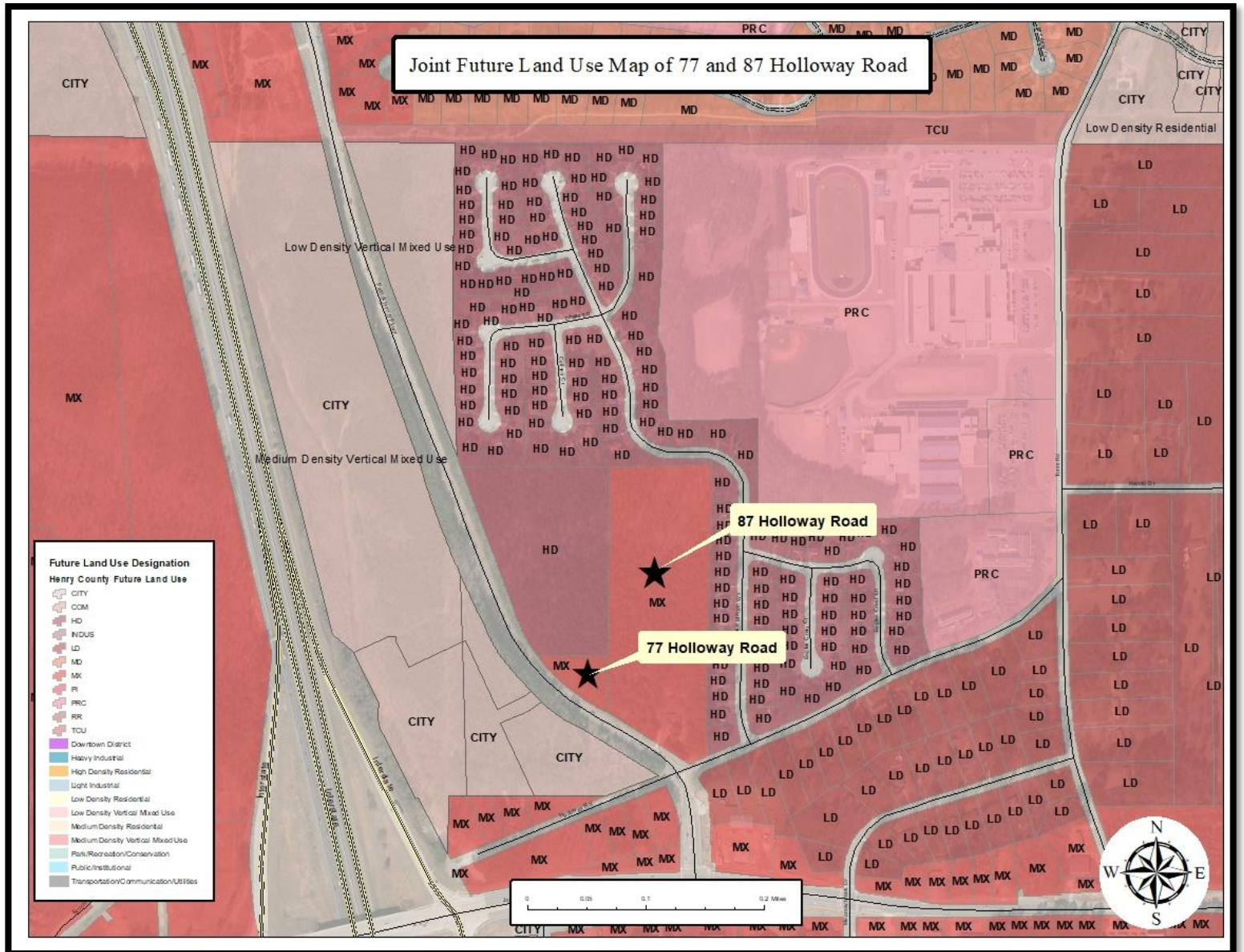
III. Findings of Fact:

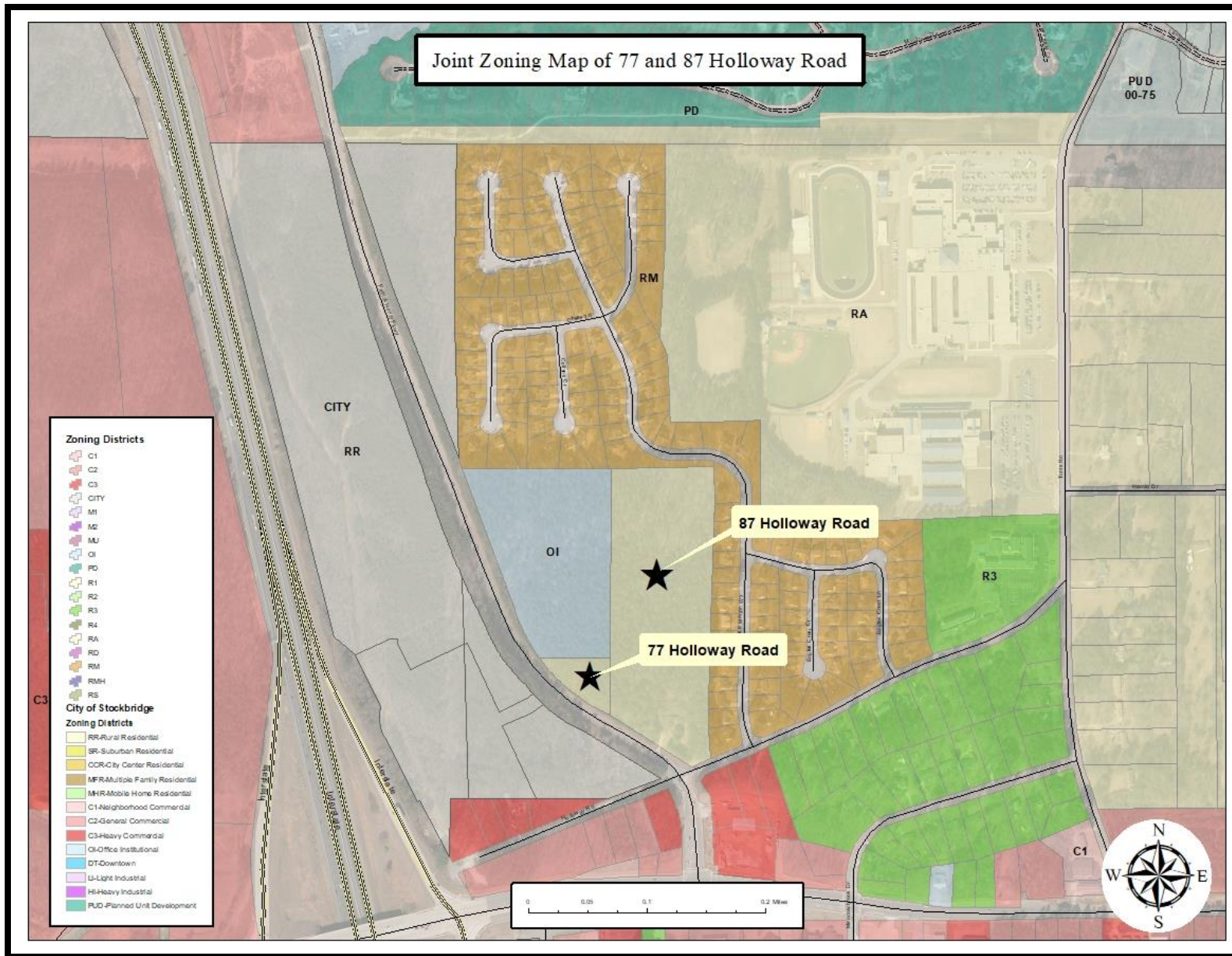
1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential.
2. The applicant has also applied for a Rezoning application (RZ-2023-04) to assign the zoning district of 'PUD' (Planned Unit Development).
3. The Henry County Tax Assessors record indicates that the larger parcel, 87 Holloway Road, is being used for a "smaller acre improvement."
4. The Henry County Tax Assessors record indicates that the smaller parcel, 77 Holloway Road, is being used for a "transition area."
5. The subject properties are currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance and is currently designated as MX (Mixed-Use) by the Henry County Future Land Use Map.

IV. Maps and Illustrations

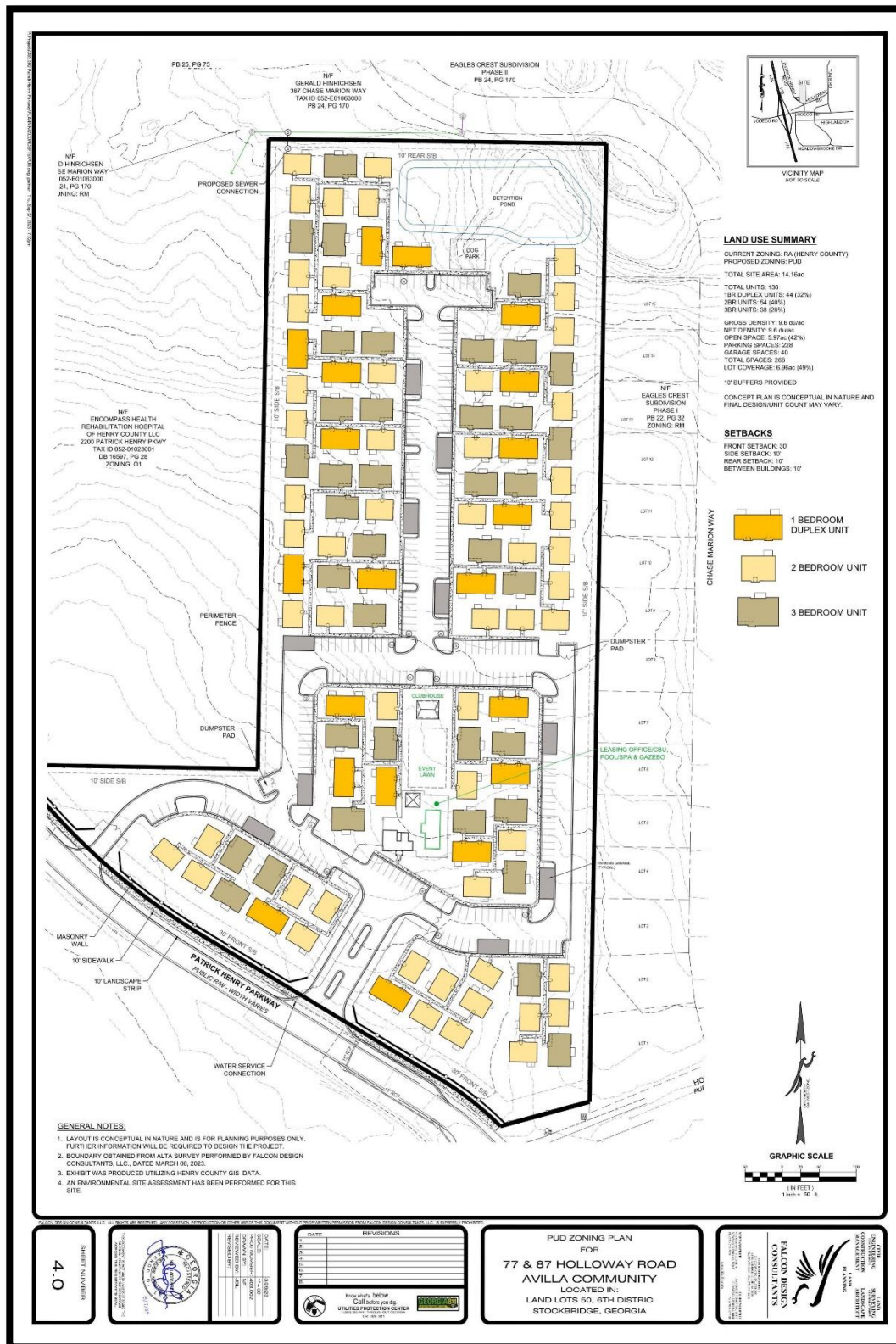
Aerial Photo of 77 and 87 Holloway Road







Conceptual Site Plan of 77 and 87 Holloway Road



V. Analysis

Description

The applicant, NexMetro Acquisitions, LLC. requests the annexation of two properties at 77 and 87 Holloway Road, in unincorporated Henry County.

A developer proposes to build a mixed residential development with 136 units, including 92 single-family detached rental units and 44 duplex rental units. In addition, the development will include a dog park, pool, spa, and a gazebo.

Staff Analysis

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code Section (**Sec. 9.8**).

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

1. **Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

Yes, the subject is contiguous with the following parcels that are located within the City limits of Stockbridge: #052-01022000 (25 Holloway Road), #052-01031000, and #052-01023002.

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

The 100% method would be used for the proposed annexation.

3. **Is any part of the subject property being proposed for annexation is within the boundary of another municipal corporation or county?**

Yes, the subject property is located within the boundary of Henry County.

4. **Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

Yes, the subject property is receiving municipal services from Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, and the Georgia Power Company.

5. Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?

Yes, the applicant proposes to build a mixed residential community with 136 units including 92 single-family detached rental units and 44 duplex rental units.

6. Is the proposed annexation consistent with the Comprehensive Plan?

No, the subject property has a Henry County Future Land Use designation of MX (Mixed-Use). The applicant has submitted a Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential.

7. Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?

No, the applicant has submitted a rezoning application (RZ-2023-04) to assign the zoning district of 'PUD' (Planned Unit Development).

8. Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed subdivision will not have any negative impact on the existing subdivision.

9. 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 site plan the applicant has provided shows that the proposed mixed residential development would be compatible with the physical features of the subject property.

10. The impact upon adjacent property owners should the request be granted.

To the north and east of the subject property lies the Eagles Crest subdivision. Although the proposed residential units are adjacent to the residents of the Eagles Crest subdivision, the site plan shows that the developer is planning to install a fence around the perimeter of the property.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority, dated February 28, 2023, stated that the water service along with the sewage treatment, and sewer line capacity are available for the subject properties.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The proposed subdivision will not have any negative impact on adjacent thoroughfares nor pedestrian and vehicular circulation and traffic volumes.

VI. Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2023-03 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-03) to assign the future land use designation of High Density Residential and the requested rezoning of RZ-2023-04 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX-2023-03 Date: April 24, 2023

Received by: *Debra M. Logan*

TYPE OF ANNEXATION

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

Property Address: 77 and 87 Holloway Road (052-010-23000, and 052-01024000)

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

LAND USE AND ZONING

County: Henry County

County Zoning Classification: RA

Present Land Use: Mixed Use

Requested Zoning Classification: MFR

PROPERTY OWNER

Name: James H. Holloway, Sr. and Charles Richard McCranie, Sr. (Subject parcels are owned separately. see separate owner authorization and campaign disclosure forms below)

Mailing Address: _____

Telephone: (_____) _____

Email: _____

Signature: _____

Date: _____



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

APPLICANT

Name: NexMetro Acquisitions, LLC. c/o Battle Law, P.C.

Mailing Address: 3562 Habersham at Northlake, Tucker, GA. 30038

Telephone: (404) 601-7616

Email: mlb@battlelawpc.com

Signature: MLB

Date: 04/18/2023

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature:

Linda M. Roper

Date:

April 24, 2023



Battle Law

3/30/2023

VIA: EMAIL

ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX-2023-03 Date: April 21, 2023

Received by: Linda M. Ryan

TYPE OF ANNEXATION

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

Property Address: 77 Holloway Road

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

LAND USE AND ZONING

County: Henry County

County Zoning Classification: RA

Present Land Use: MIX

Requested Zoning Classification: MFR

PROPERTY OWNER

Name: Charles Richard McCranie Sr

Mailing Address: 801 Parkway Drive, Smyrna Ga 30080

Telephone: (678) 799-0481

Email: charlesmccranie88@gmail.com

cecilia.smithwick32@gmail.com

Signature: Cecilia D. McCranie

Date: 3/8/2023

Cecilia D. McCranie as Attorney in Fact for Charles
R. McCranie Sr under p/o/a date 10/29/2020 a copy
of which is attached hereto.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Annexation for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner Charles Richard McCranie Sr
Address of Property Owner 801 Parkway Drive, Smyrna Ga 30080
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Cecilia D. McCranie
Cecilia D. McCranie, as Attorney in Fact for Charles
Richard McCranie Sr. under p/o/a dated 10/29/20

Date 3/8/2023

Personally appeared before me:

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

[Signature]
Notary Public's Signature

Michael Dawkins 3-8-23
Notary Public's Printed Name and Date



[Affix Seal Here]

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 8th day of March, 2023

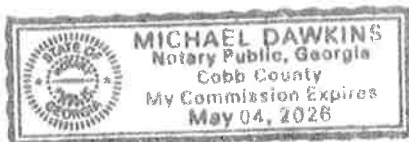
Charles Richard McCranie Sr
Applicant's Name - Printed

Cecilia D. McCranie
Signature of Applicant/Property Owner/Agent
Cecilia D. McCranie POA

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023



[Signature]
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 27th day of March, 2023

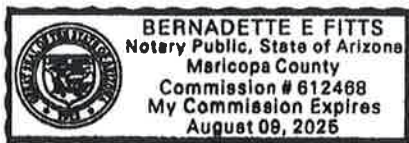
NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By: [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 27th day of March, 2023



Bernadette E. Fitts
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 27th day of March, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

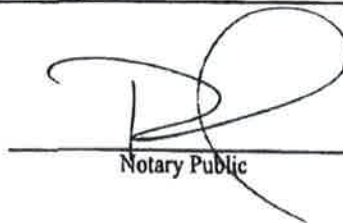
Michele L. Battle



Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023


Notary Public

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



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX-2023-003 Date: April 24, 2023

Received by: Linda M. Logan

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 87 Holloway Road, ~~XXXXXXXXXX~~

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

LAND USE AND ZONING

County: Henry County

County Zoning Classification: RA

Present Land Use: MIX

Requested Zoning Classification: MFR

PROPERTY OWNER

Name: James H. Holloway, Sr.

Mailing Address: c/o Lynn Pack, 603 North Salem Dr, McDonough GA 30253

Telephone: (770) 883-4742

Email: lynnpack@bellsouth.net

Signature: Lynn Holloway Pack

Date: 3/8/2023

Lynn Holloway Pack, as Executor under the Last Will and Testament
of James Harold Holloway St., deceased



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an _____ Annexation _____ for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner James Holloway Sr
Address of Property Owner 603 North Salem Drive, McDonough GA 30253
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Lynn Holloway Pack Date 3/8/2023
Lynn Holloway Pack, s Executor under the Last Will and
Testament of James Harold Holloway Sr., deceased

Personally appeared before me:

Lynn Holloway Pack

, who swears that the information which is contained in
this Owner's Authorization is true and correct to the best
of his/her knowledge and belief.

Angele F Dolbier
Notary Public's Signature

Angele F Dolbier 3-8-2023
Notary Public's Printed Name and Date



Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 8th day of March, 2023

James H. Holloway, Sr.

Applicant's Name - Printed

Lynn Holloway Pack

Signature of Applicant/Property Owner/Agent

Lynn Holloway Pack, as Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

X
Applicant's Attorney, if applicable - Printed

X
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023



Angele F. Doleber
Notary Public

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



Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development: **Residential Development**

Property Information: **Holloway Road Parcel NO's: 052-01024000 & 052-01023000
LL 50; District 6; 14.16+/- acres**

Proposed Zoning: **MFR (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

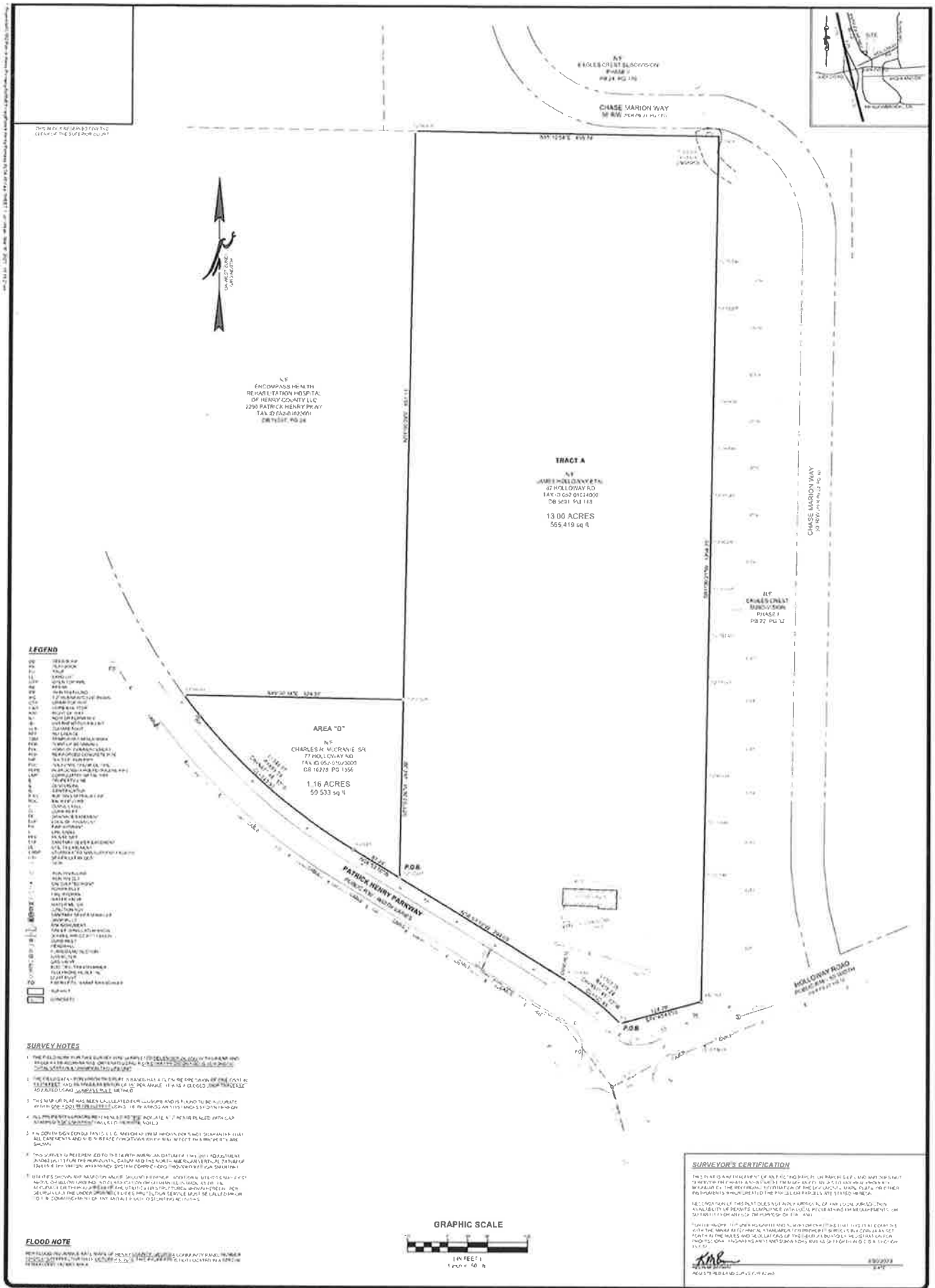
Sewage **treatment** and sewer line **capacity** are currently available for the property. *However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.*

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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



LEGEND

- 1. Easement
- 2. Right of Way
- 3. Survey Line
- 4. Boundary Line
- 5. Easement Line
- 6. Right of Way Line
- 7. Survey Line
- 8. Boundary Line
- 9. Easement Line
- 10. Right of Way Line
- 11. Survey Line
- 12. Boundary Line
- 13. Easement Line
- 14. Right of Way Line
- 15. Survey Line
- 16. Boundary Line
- 17. Easement Line
- 18. Right of Way Line
- 19. Survey Line
- 20. Boundary Line
- 21. Easement Line
- 22. Right of Way Line
- 23. Survey Line
- 24. Boundary Line
- 25. Easement Line
- 26. Right of Way Line
- 27. Survey Line
- 28. Boundary Line
- 29. Easement Line
- 30. Right of Way Line
- 31. Survey Line
- 32. Boundary Line
- 33. Easement Line
- 34. Right of Way Line
- 35. Survey Line
- 36. Boundary Line
- 37. Easement Line
- 38. Right of Way Line
- 39. Survey Line
- 40. Boundary Line
- 41. Easement Line
- 42. Right of Way Line
- 43. Survey Line
- 44. Boundary Line
- 45. Easement Line
- 46. Right of Way Line
- 47. Survey Line
- 48. Boundary Line
- 49. Easement Line
- 50. Right of Way Line
- 51. Survey Line
- 52. Boundary Line
- 53. Easement Line
- 54. Right of Way Line
- 55. Survey Line
- 56. Boundary Line
- 57. Easement Line
- 58. Right of Way Line
- 59. Survey Line
- 60. Boundary Line
- 61. Easement Line
- 62. Right of Way Line
- 63. Survey Line
- 64. Boundary Line
- 65. Easement Line
- 66. Right of Way Line
- 67. Survey Line
- 68. Boundary Line
- 69. Easement Line
- 70. Right of Way Line
- 71. Survey Line
- 72. Boundary Line
- 73. Easement Line
- 74. Right of Way Line
- 75. Survey Line
- 76. Boundary Line
- 77. Easement Line
- 78. Right of Way Line
- 79. Survey Line
- 80. Boundary Line
- 81. Easement Line
- 82. Right of Way Line
- 83. Survey Line
- 84. Boundary Line
- 85. Easement Line
- 86. Right of Way Line
- 87. Survey Line
- 88. Boundary Line
- 89. Easement Line
- 90. Right of Way Line
- 91. Survey Line
- 92. Boundary Line
- 93. Easement Line
- 94. Right of Way Line
- 95. Survey Line
- 96. Boundary Line
- 97. Easement Line
- 98. Right of Way Line
- 99. Survey Line
- 100. Boundary Line

SURVEY NOTES

1. THE FOLLOWING IS A SUMMARY OF THE SURVEY DATA AND THE RESULTS OF THE SURVEY. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF MAY, 2010, AT THE LOCATION OF THE SURVEY.
2. THE SURVEY WAS CONDUCTED BY THE SURVEYOR, WHO IS A LICENSED SURVEYOR IN THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF GEORGIA. THE SURVEYOR HAS BEEN LICENSED SINCE 1998.

FLOOD NOTE

THE FOLLOWING IS A SUMMARY OF THE FLOOD DATA AND THE RESULTS OF THE FLOOD SURVEY. THE FLOOD SURVEY WAS CONDUCTED ON THE 15TH DAY OF MAY, 2010, AT THE LOCATION OF THE SURVEY.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct statement of the facts and circumstances as the same appear to me, and that the same are in accordance with the laws and regulations of the State of Georgia.

1 of 2

ALTA/NSP LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

NO.	DESCRIPTION	DATE
1	AS SHOWN ON PREVIOUS EDITION	2-28-20
2	REVISION TO CORRECT ERROR	3-12-20
3	REVISION TO CORRECT ERROR	3-12-20
4	REVISION TO CORRECT ERROR	3-12-20

FALCON DESIGN CONSULTANTS

RECORD DESCRIPTION

the 1970s and 1980s, and in the 1990s, the use of the term "Asian" has been replaced by "Asian American" and "Asian Pacific American" (APA). In the 1990s, the term "Asian American" was used to refer to the Asian American community in the United States, and the term "Asian Pacific American" was used to refer to the Asian Pacific American community in the United States. The term "Asian American" was used to refer to the Asian American community in the United States, and the term "Asian Pacific American" was used to refer to the Asian Pacific American community in the United States.

SURVEY DESCRIPTION

Abstract The aim of this study was to determine the effect of a 12-week training programme on the aerobic and anaerobic performance of young elite athletes. The subjects were 12 male elite athletes (19.2 ± 0.5 years, 1.78 ± 0.05 m, 68.2 ± 2.5 kg) who were selected from the national youth football team. They were divided into two groups: a control group (CG) and an experimental group (EG). The EG performed a 12-week training programme consisting of aerobic and anaerobic exercises. The CG performed no training. The aerobic performance was measured by the 1500-m run time, and the anaerobic performance was measured by the 30-s sprint time. The results showed that the EG had a significant improvement in both aerobic and anaerobic performance compared with the CG. The 1500-m run time decreased from 4.25 ± 0.05 min to 4.05 ± 0.05 min, and the 30-s sprint time decreased from 18.5 ± 0.5 s to 17.5 ± 0.5 s. The CG had no significant change in both aerobic and anaerobic performance. The results suggest that a 12-week training programme can improve the aerobic and anaerobic performance of young elite athletes.

TRACT A NOTES

INDUCTION OF HEPATIC GLUCURONYL TRANSFERASE ACTIVITY BY 17 β -ESTRADIOL IN THE RAT. *Journal of Pharmacology and Therapeutics*, 1980, 219, 1-10. (Muller, R. B., and Schuster, D. L.)

17 β -ESTRADIOL (E₂) INCREASED THE ACTIVITY OF HEPATIC GLUCURONYL TRANSFERASE (GLT) IN THE RAT. THE EFFECT OF E₂ ON GLT ACTIVITY WAS STUDIED IN THE LIVER OF MALE AND FEMALE RATS. E₂ INCREASED GLT ACTIVITY IN A DOSE-DEPENDENT MANNER. THE EFFECT OF E₂ ON GLT ACTIVITY WAS STUDIED IN THE LIVER OF MALE AND FEMALE RATS. E₂ INCREASED GLT ACTIVITY IN A DOSE-DEPENDENT MANNER. THE EFFECT OF E₂ ON GLT ACTIVITY WAS STUDIED IN THE LIVER OF MALE AND FEMALE RATS. E₂ INCREASED GLT ACTIVITY IN A DOSE-DEPENDENT MANNER.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 225716A
EFFECTIVE DATE: November 7, 2022 at 12:00 AM

[illegible]

SURVEY NOTES

1. The first 1000 cases were reviewed and the following information was obtained: (a) age, sex, race, and date of onset; (b) duration of illness; (c) symptoms and signs; (d) laboratory studies; (e) treatment; and (f) outcome. The following information was obtained from the 1000 cases: (a) age, sex, race, and date of onset; (b) duration of illness; (c) symptoms and signs; (d) laboratory studies; (e) treatment; and (f) outcome. The following information was obtained from the 1000 cases: (a) age, sex, race, and date of onset; (b) duration of illness; (c) symptoms and signs; (d) laboratory studies; (e) treatment; and (f) outcome.

FLOOD NOTE

THE UNIVERSITY OF CHICAGO LIBRARY
540 EAST 58TH STREET
CHICAGO, ILL. 60637
TEL: (773) 936-3100
FAX: (773) 936-3101
WWW.CHICAGO.LIBRARY.ORG

RECORD DESCRIPTION

¹ This work was supported by the National Science Foundation Grant DMR-90-16789.

SURVEY DESCRIPTION

1. *Journal of the American Medical Association*, 2000; 283: 2633-2637.

AREA "D" NOTES

[illegible]FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Contract/Order No.: 227700CA
EFFECTIVE DATE: January 31, 2023 at 12:00 AM

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

TABLE 4. OPTIONAL ITEMS

^a $\Delta G_{\text{bind}}^{\circ}$ was calculated from the binding constants (K_b) determined by fitting the experimental data to the equation $y = \frac{x}{K_b + x}$, where x is the concentration of ligand and y is the fraction of protein bound.

SUMMARY OF COMMUNICATION

NEULIFE TAO ACQUISITIONS LLC, an Arizona limited liability company, 10000 N. 10th Avenue, Suite 100, Phoenix, Arizona 85020

SURVEYOR'S CERTIFICATION

THE FOLLOWING WAS COMPLETED ON 02/28/2007
 DATE OF LAST REVIEW: 02/28/2007
 NAME: *MAE*
 CLINICAL DIVISION: *CLINICAL DIVISION*
 5302/0073
 (initial)

2 of 2



REVISIONS		
1.	REMOVED ATTACHED DOCUMENTS	7-13-81
2.	ADDED REVISION OF THE CASE REPORT	9-01-79
3.	CHANGED TITLE FROM ASSAULT TO	9-06-81
4.	CONNECTED TITLE WITH	9-30-79

THIS PAGE WAS REFORMATTED THE
 ENTIRE PAGE WITH THE NEWLY REFORMED
 ON EXISTING PAGES TO THE CURRENT
 DATE. ALL CHANGES WERE MADE IN
 ORDER TO BE APPROPRIATELY
 REFORMED THE EXISTING PAGE TO THE
 NEW DATE. CHANGES WERE MADE IN THE

ALTA/NSPS LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA



EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia; formerly being areas A and B of the Willic May Holloway Estate; being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

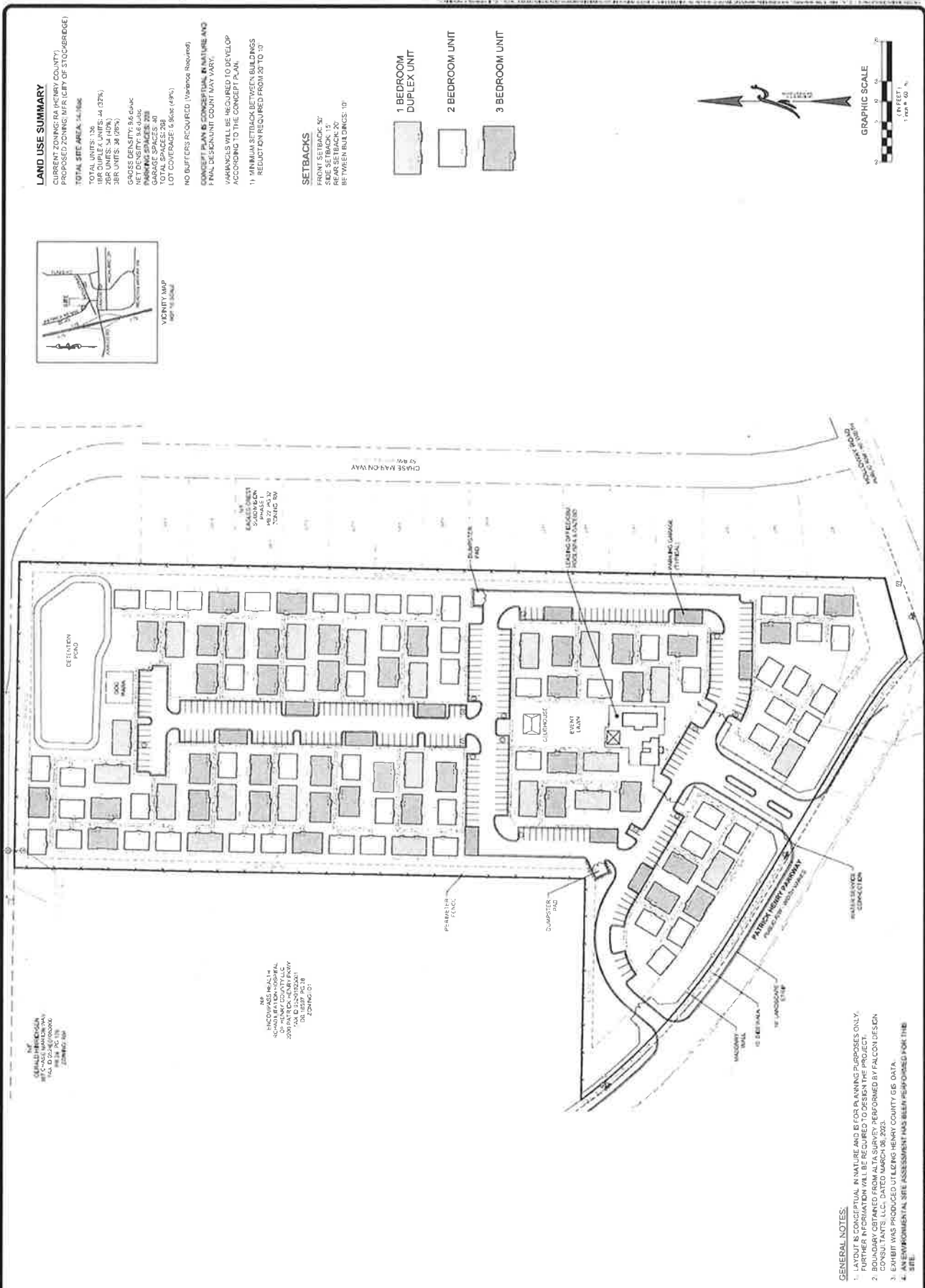
The above tract being 13.012 acres.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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LAND USE SUMMARY

CURRENT ZONING: HA (HEAVY COMMERCIAL)
PROPOSED ZONING: WFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.13ac

TOTAL UNITS: 138

3BR UNITS: 44 (32%)

2BR UNITS: 54 (39%)

1BR UNITS: 39 (29%)

NET DENSITY: 9.8 units/ac

PARKING SPACES: 225

TOTAL SPACES: 269

LOT COVERAGE: 6.86ac (48%)

NO BUFFERS REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND

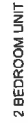
PANEL DESIGN COUNT MAY VARY

VARIANCES WILL BE REQUIRED TO DEVELOP

ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS

REDUCTION REQUIRED FROM 20' TO 10'



77 & 87 Holloway Road

Stockbridge, Georgia



Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Zoning Ordinance
For
An Annexation of Property in Henry County to the City of Stockbridge
of

NEXMETRO ACQUISITIONS, LLC
c/o Battle Law, P.C.

for

+/-14.16 Acres of Land
Being 77 and 87 Holloway Road
City of Stockbridge, Georgia and
Parcel Nos. 052-01023000 and 052-01024000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

NexMetro Acquisitions, LLC (the "Applicant") is seeking to develop on +/- 14.16 acres of land being Tax Parcel No. 052-01023000 and 052-01024000 having frontage on 77 and 87 Holloway Road (the "Subject Property") with a unique, luxury, single-family rental product (apartments). The Applicant is seeking an Annexation of the Subject Property from Henry County to the City of Stockbridge.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Unified Development Code and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the



Battle Law

Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Annexation of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Annexation in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Annexation in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



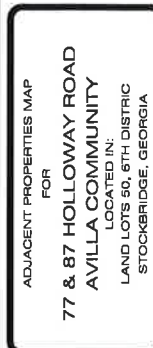
Michele L. Battle, Esq.
Attorney for the Applicant



500' VICINITY LINE

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC, DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

Preprint 18-02 Palmistry Fellowship ADVANCING SPIRITUALITY



DATE		REVISIONS	
1			
2			
3			
4			
5			
6			
7			
8			
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10			



APPROVED BELOW
CHIEF ENGINEER
SEAFARERS INTERNATIONAL CENTER
 11000 16th Ave. S.W. • Seattle, WA 98148 • 206-462-1000

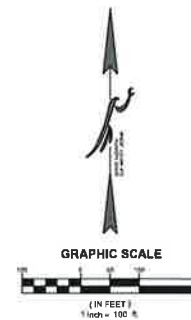
DATE:	3/29/93
SCALE:	1" = 60'
PROJ. NUMBER:	433 002
DRAWN BY:	NP
REVIEWED BY:	JCL
REVISED BY:	



THIS RECEIPT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
AND ONE OF THE FOLLOWING INDICATORS:

SHEET NUMBER

2.0





Battle Law

3/30/2023

VIA: EMAIL

ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the “Applicant”) for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the “Subject Property”), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

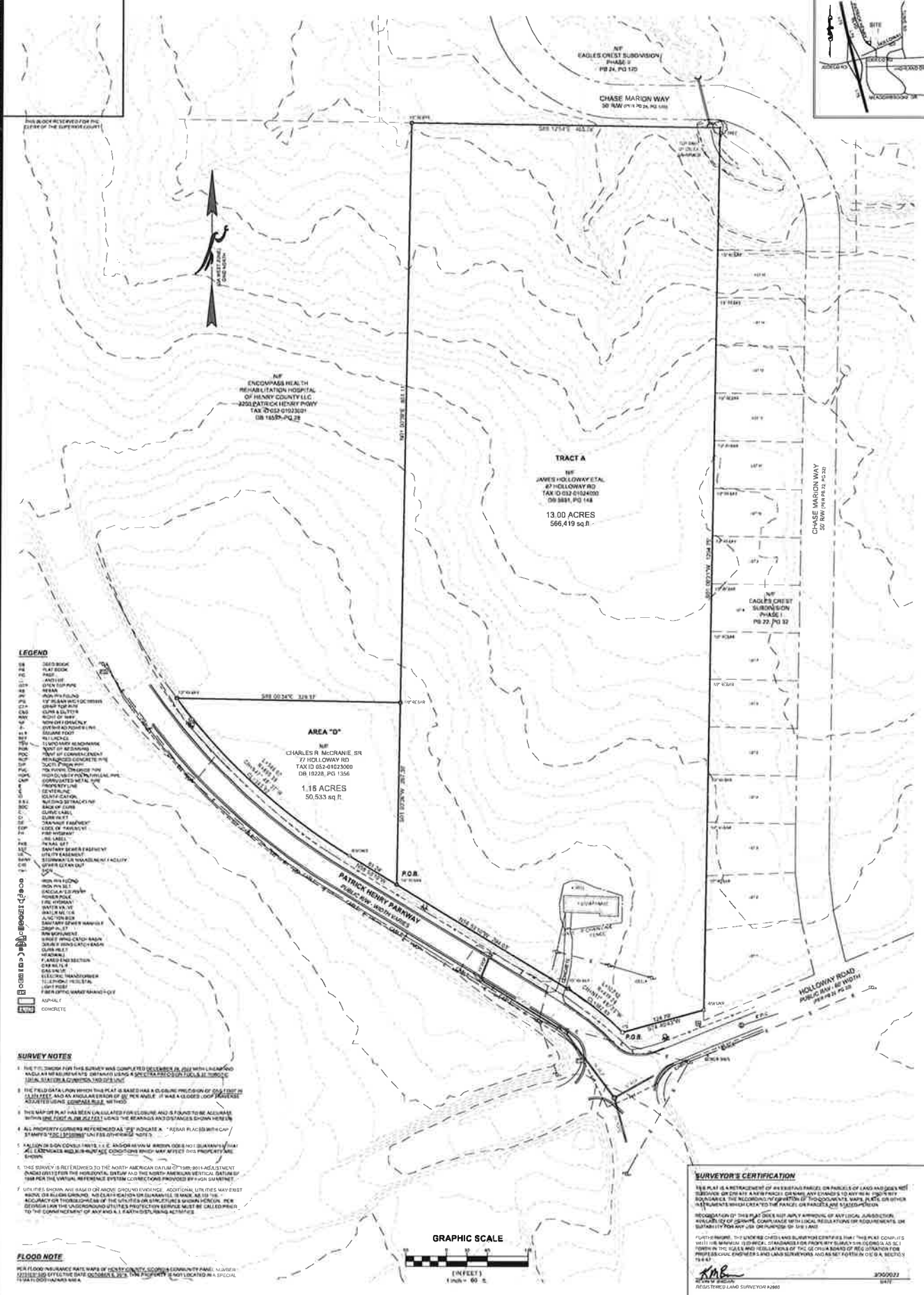
The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City’s regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City’s regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



LEGEND

- [illegible]

SURVEY NOTES

- [illegible]

FLOOD NOTES

PER FLOOD INSURANCE RATE MAPS OF THE
FEDERAL AND EFFECTIVE DATE OCTOBER 1,
1974 (A FLOOD HAZARD SURVEY).

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

THE PLAT IS A REPRESENTATION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT
CONSTITUTE A GUARANTEE OF THE ACCURACY OF ANY DIMENSIONS OR ANY OTHER INFORMATION
CONTAINED THEREIN. THE ACCURACY OF THE INFORMATION CONTAINED IN THIS PLAT IS THE
RESPONSIBILITY OF THE PERSON OR PERSONS WHO OBTAINED THE INFORMATION AND NOT THE
RESPONSIBILITY OF THE PLATTER.

RECOGNITION OF THE PLAT DOES NOT IMPLY A RECOGNITION OF ANY LEGAL JURISDICTION
OR AUTHORITY OF ANY AGENCY, COMMISSION, BOARD OR OTHER OFFICIAL OR AGENCY OR
AUTHORITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED HAS A SIGNATURE CERTIFICATE THAT THIS PLAT COMPLIES
WITH THE MINIMUM REQUIREMENTS OF THE PROVISIONS OF THE MINIMUM STANDARDS FOR
PROPERTY SURVEYS OF THE STATE OF MISSISSIPPI, AS SET FORTH IN THE STATE'S
LEGISLATION AND REGULATIONS OF THE GEOGRAPHIC BOARD OF SURVEYING FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND IS NOT A PART OF THE SAME. RESPECT
19-0-03

John 3950033
DATE

KMB

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DATE:	4-18-2023
SCALE:	1" = 40'
P.E. NUMBER:	202 002
DRAWN BY:	CS
CHECKED BY:	K. MORGAN



500723

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 WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER

SHEET NUMBER

3.0

REVISIONS	
1.	ADDRESSED ATTORNEY COMMENTS 2-23
2.	ADDRESSED NEW TITLE COMMITTEE 3-07-23
3.	CORRECTED OWNER OF AREA 1F 3-08-23
4.	CORRECTED TITLE BLOCK 3-20-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS REIFICATION BY THE SUPERVISOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

[illegible]



Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development: **Residential Development**

Property Information: **Holloway Road Parcel NO's: 052-01024000 & 052-01023000**

LL 50; District 6; 14.16+/- acres

Proposed Zoning: **MFR (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**



TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

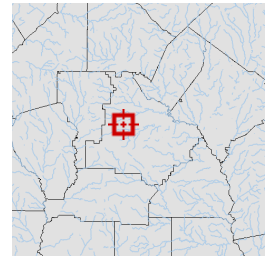
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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



Overview



Legend

- Parcels
- Roads

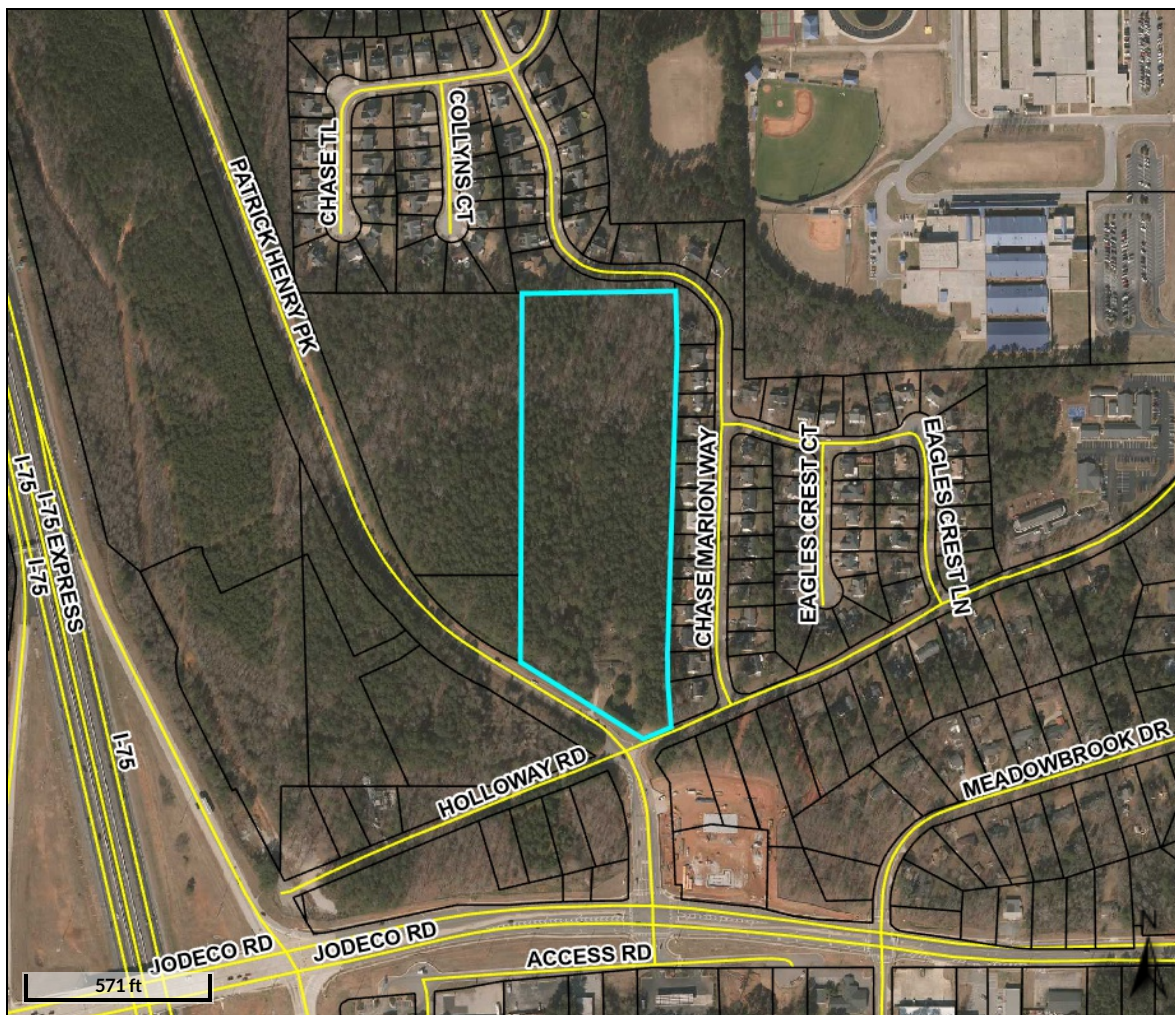
Parcel ID	052-01023000	Class	R	Owner	MCCRANIE	Land	\$38800								
Property	77 HOLLOWAY	Acreage	1.15	Address	CHARLES R SR	Value:									
Address	RD					Building	\$0	Last 2 Sales							
District	County/UnIncorp					Value:		Date	Price	Reason	Qual				
						Misc	\$0	11/18/2022	\$0	FAMILY/GIFT	U				
						Value:		11/17/2022	\$0	FAMILY/GIFT	U				
						Total	\$38800								
						Value:									

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

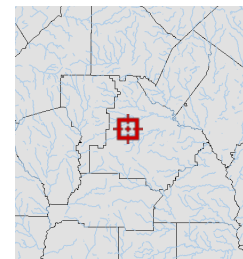
Date created: 9/20/2023

Last Data Uploaded: 9/20/2023 1:32:13 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	Class	R	Owner	HOLLOWAY JAMES	Land Value:	\$156,100			
Property Address	87 HOLLOWAY RD	Acreage	13.01	Address	H SR	Building Value:	\$103,500			
District	County/UnIncorp				C/O LYNN PACK	Misc Value:	\$0			
					603 NORTH SALEM DR	Total Value:	\$259,600			
					MCDONOUGH GA 30253					
								Last 2 Sales		
								Date	Price	Reason Qual
								11/21/2002	\$0	n/a U
								1/1/1968	\$0	n/a U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 4/21/2023

Last Data Uploaded: 4/21/2023 1:20:19 AM

Developed by  **Schneider**
GEOSPATIAL



LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.18ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 units/ac
NET DENSITY: 9.6 units/ac
PARKING SPACES: 228
GARAGE SPACES: 30
TOTAL SPACES: 258
LOT COVERAGE: 5.16ac (48%)

NO UTILITIES REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND
FINAL DESIGN/UNIT COUNT MAY VARY

VARIANCES WILL BE REQUIRED TO DEVELOP
ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS
REDUCTION REQUIRED FROM 20' TO 10'



77 & 87 Holloway Road

Stockbridge, Georgia

3 BEDROOM UNIT

E, GEORGIA

(IN FEET)
1 inch = 50 ft



**FALCON
DESIGN
CONSULTANTS**

**ARCHITECTURAL
ENGINEERING
ENVIRONMENTAL
ELECTRICAL
MECHANICAL
PLUMBING
LAND
PLANNING**

1000 Independence Avenue
Suite 1000, 10th Floor
New York, NY 10020
Tel: 212/692-1000
Fax: 212/692-1001

1000 Independence Avenue
Suite 1000, 10th Floor
New York, NY 10020
Tel: 212/692-1000
Fax: 212/692-1001



TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: September 28, 2023

Subject: #CP-2023-03 For 77 and 87 Holloway Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by NexMetro Acquisitions, LLC 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 after the parcels are annexed into the Stockbridge City Limits. The property contains two parcels with 14.162 +/- total acres. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC and is represented by Battle Law, P.C.

II. Background

Proposed Development	Mixed residential development with 136 units
Site Address	77 and 87 Holloway Road
Parcel Identification	77 Holloway Road (Parcel #052-01023000); 87 Holloway Road (Parcel #052-01024000)
Parcel Acreage	14.162 acres
Applicant	NexMetro Acquisitions
Agent	Battle Law, P.C.
Owner	Charles R. McCranie (77 Holloway Road); James H. Holloway Sr. (87 Holloway Road)

County Land Use Designation	Mixed Use (Henry County)
County Land Use Zoning	RA (Residential-Agricultural)
Number of Proposed Units Per Acre	9.6 dwelling units per acre
Current Use	Vacant with single family residence on 87 Holloway Road

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
Property to the South	Vacant Land	Medium Density Vertical Mixed Use (Stockbridge)
	Vacant Land	Mixed Use (Henry County)
Property to the East	Eagles Crest (Subdivision)	High-Density Residential (Henry County)
	Eagles Landing Middle School	Park/Recreation/Conservation
Property to the West	Vacant Land	Medium Density Vertical Mixed Use (Stockbridge)
	Encompass Health Rehabilitation Hospital of Henry	High-Density Residential (Henry County)

SURROUNDING LAND USE DENSITIES (SUBDIVISIONS)

Name of Subdivision	Units	Estimate Density Per Acres
Eagles Crest	165	3.20 units per acre
Meadowbrook	394	1 unit per acre
Eagles Landing (Unit 8)	22	1.15 units per acre
Avilla Community	136	9.6 units per acre

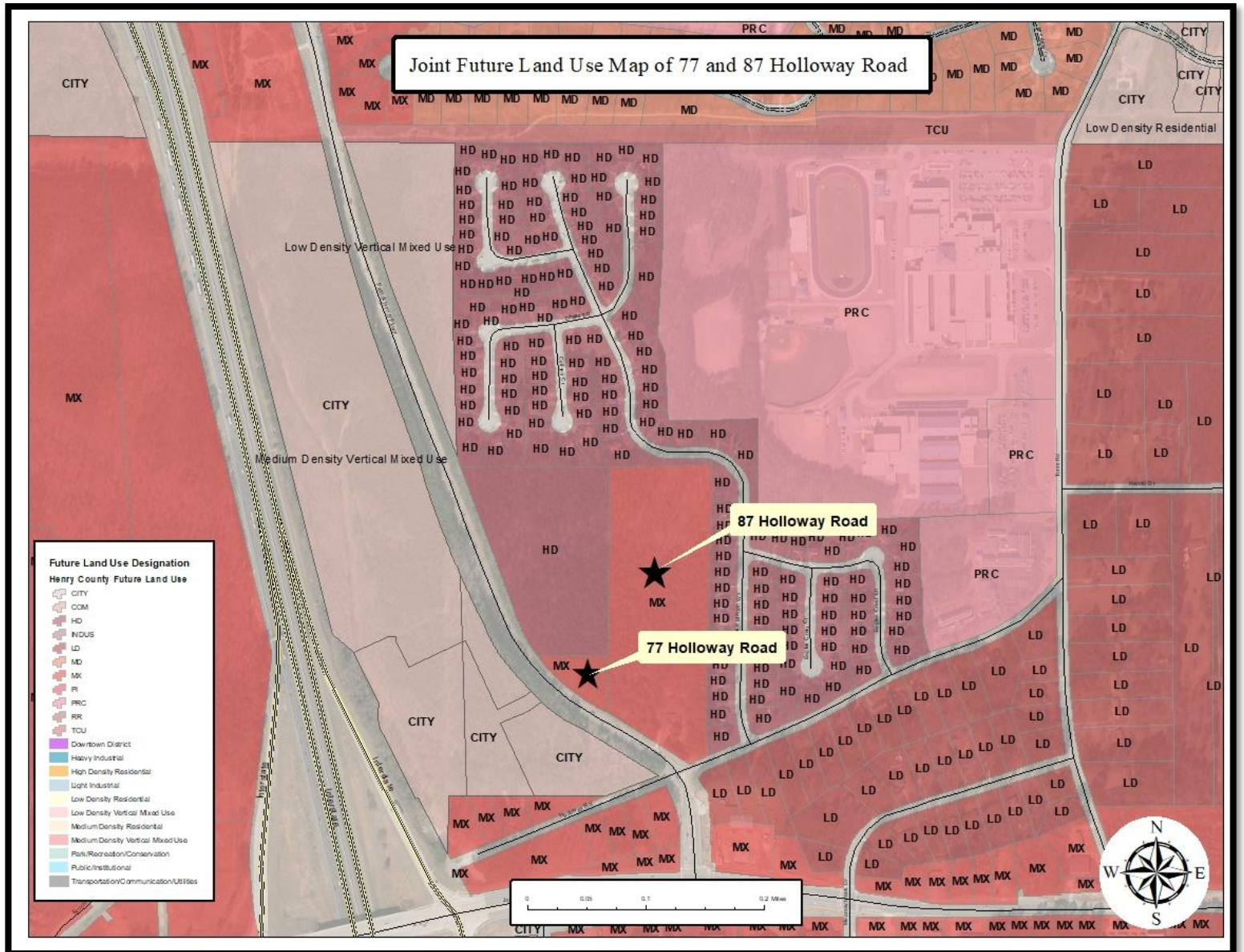
III. Findings of Fact

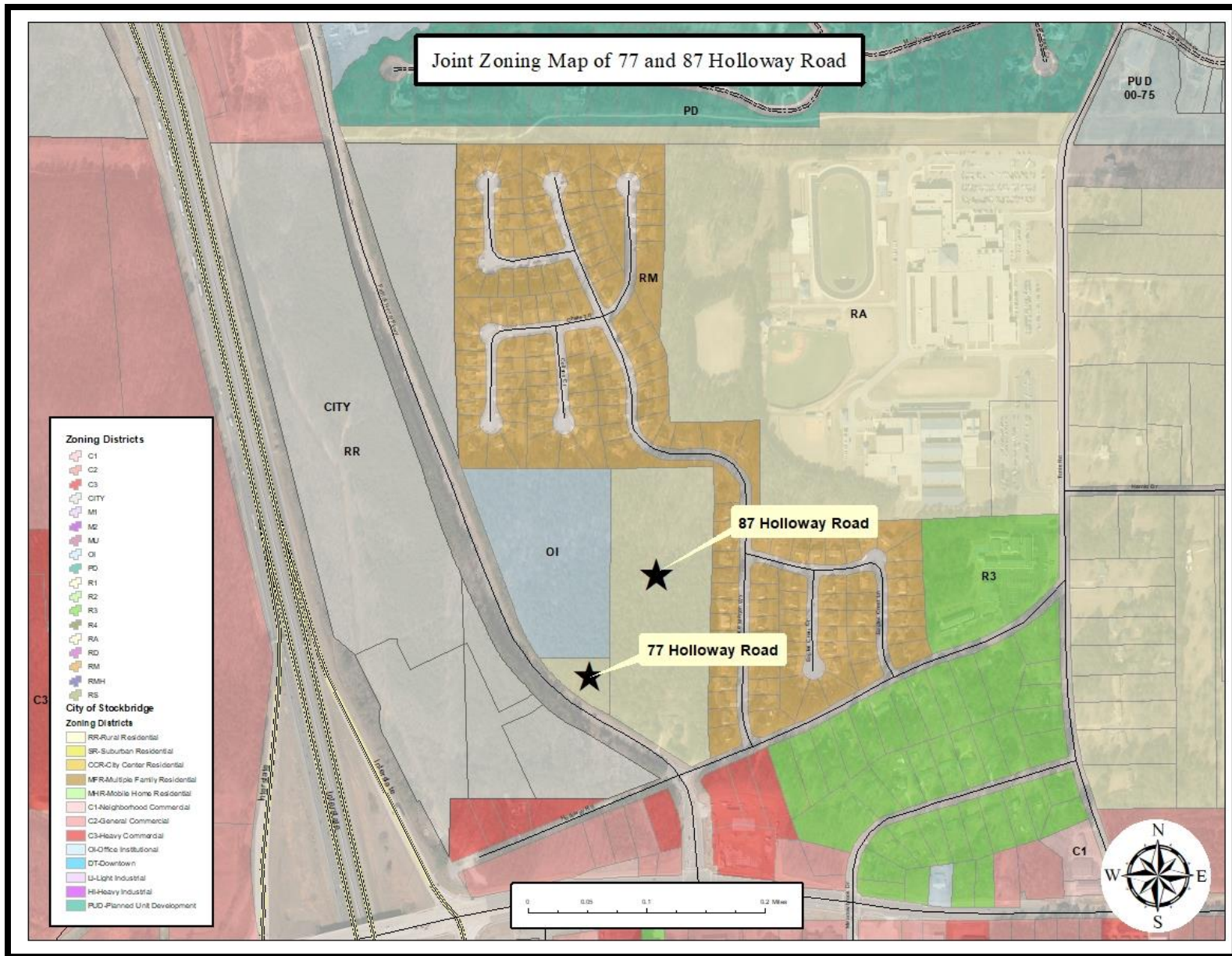
1. The applicant has also applied for an annexation application for both subject properties to be annexed into the City. The case will be heard concurrently.
2. The applicant will be seeking a rezoning application to assign the zoning classification of PUD (Planned Unit Development). The case will be heard concurrently.
3. The vicinity of the area is mostly residential and commercial with a combination of Low Density Residential, Mixed Use, High-Density Residential, and Park/Recreation/Conservation. There is also a rehabilitation hospital to the East, and a middle school and other surrounding retail uses.

IV. Maps and Illustrations

Aerial Photo of 77 and 87 Holloway Road











V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to assign the City Future Land Use Designation of High-Density Residential to allow for a mixed residential development with 136 units, including 92 single-family detached rental units and 44 duplex rental units. In addition, the development will include a dog park, pool, spa, and a gazebo.

The Henry County Future Land Use Map currently designates the property as MX (Mixed Use). However, if the proposed annexation (AX-2023-03) is approved by the City, the property would be assigned the City future land use designation of High-Density Residential.

The subject property is currently zoned as RA (Residential-Agricultural) by the Henry County Zoning Ordinance. However, once the proposed annexation is approved by the city, it will be assigned to the zoning district PUD (Planned Unit Development). The High-Density Future Land Use designation provides a list of permitted zoning districts, which includes the PUD zoning district.

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 request to assign the Future Land Use designation of High-Density Residential is necessary because the High-Density Future Land Use designation provides a list of permitted zoning districts, which includes the PUD zoning district. In addition, the proposed mixed residential development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 36 and 38.

Community Goals and Policies (pg. 35-39)	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.

2. Relation to the Zoning of the Property.

The applicant's request of assigning the subject property PUD (Planned Unit Development) is compatible with the other surrounding land use designation that are adjacent to the subject property, which includes the following subdivisions: Eagles Crest, Meadowbrook, and Eagles Landing (Unit 8)

3. Suitability of the Site's Location.

The requested 9.6 units per acre by the applicant is consistent with the surrounding land uses densities of the nearby subdivisions.

4. Maintaining the Current Land Use Designation.

The proximity of the existing subdivisions, rehabilitation hospital, and a middle school makes the requested High-Density Residential Future Land Use Designation an appropriate future land use for the subject property.

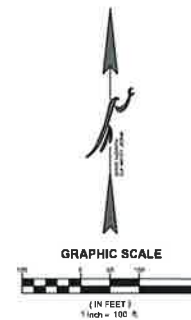
VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-03 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-03 and the requested rezoning of RZ-2023-04 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.



500' VICINITY LINE

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC, DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.



SHEET NUMBER

2.0

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

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: _____

Address of Applicant: 500 N. Westshore Blvd. Suite 600 Cell # _____

City: Tampa, State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent Battle Law PC Phone: (404) 601-7616 Date: _____

Address of Agent: 3562 Habersham at Northlake Bldg J, Ste. 100 Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.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: N/A (annexation)

To: High Density Residential

Property Address: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Parkway and Holloway Road

Size of Tract: 14.16 acre(s). Land Lot Number(s): _____ District(s): _____

Property Tax Parcel Number(s): 052-01023000, 052-01024000 (Required)

[Signature]
Witness' Signature

[Signature]
Signature of Applicant

Michele L. Battle

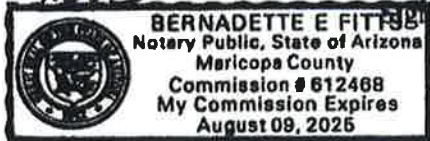
Printed Name of Witness

Brian Rosebauer
Printed Name of Applicant

Bernadette E. Fitts
Notary

Bernadette E. Fitts
Signature of Agent

Notary Seal:



(For Office Use Only)

*For Fee applications: Total Amount Paid \$ 3558.00 Check # 53014-29811 Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: Linda M. Jagan Date: April 24, 2023

Pre-application meeting: With NexMetro Communities + Battle Law PC Date: February 23, 2023

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____



Battle Law

3/30/2023

VIA: EMAIL

ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

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

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: 04/24/2023
Address of Applicant: 500 N. Westshore Blvd. Suite 600 Cell # _____
City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com
Name of Agent Battle Law, P.C. Phone: (404) 601-7616 Date: 04/24/2023
Address of Agent: 3562 Habersham at Northlake Bldg. J, Ste. 100 Cell # _____
City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Mixed Use in Henry County
TO: High Density Residential in Stockbridge

Property Address: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Parkway and Holloway Road

Size of Tract: 14.16 acre(s). Land Lot Number(s): _____ District(s): _____

Property Tax Parcel Number(s):
52-01023000 (Owned by the McCranie Family), 52-01024000 (Owned by the Holloway Estate) **(Required)**

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)

Witness' Signature _____ Signature of Applicant _____

Printed Name of Witness _____ Printed Name of Applicant _____

Notary _____ Signature of Agent _____

Notary Seal:

(For Office Use Only)

**For fee applications ** Total Amount Paid \$ 3,558.00 Check # 53014 Credit Card # 7811 (FEES ARE NON-REFUNDABLE)

Application checked by: [Signature] Date: April 24, 2023

Pre-application meeting: With NexMetro Communities & Battle Law Date: February 23, 2023

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Comprehensive Plan Amendment for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner James Holloway Sr
Address of Property Owner 603 North Salem Drive, McDonough GA 30253
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Lynn Holloway Pack
Lynn Holloway Pack, s Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Date 3/8/2023

Personally appeared before me:

Lynn Holloway Pack

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Angele F Dolbier

Notary Public's Signature

Angele F Dolbier 3-8-2023
Notary Public's Printed Name and Date



Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 8th day of March, 2023

James H. Holloway, Sr.
Applicant's Name - Printed

Lynn Holloway Pack
Signature of Applicant/Property Owner/Agent

Lynn Holloway Pack, as Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

X
Applicant's ~~Attorney~~, if applicable - Printed

X
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023



Angele F. Dolbier
Notary Public

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



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Comprehensive Plan Amendment for this property (Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application).)

Name/Company Name of Property Owner Charles Richard McCranie Sr
Address of Property Owner 801 Parkway Drive, Smyrna Ga 30080
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Cecilia D. McCranie
Cecilia D. McCranie, as Attorney in Fact for Charles
Richard McCranie Sr. under p/o/a dated 10/29/20

Date 3/8/2023

Personally appeared before me:

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

[Signature]
Notary Public's Signature

Michael Dawkins 3-8-23
Notary Public's Printed Name and Date



[Affix Seal Here]

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 8th day of March, 2023

Charles Richard McCranie Sr

Applicant's Name - Printed

Cecilia D. McCranie

Signature of Applicant/Property Owner/Agent

Cecilia D. McCranie POA

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

8

day of

March

2023



[Signature]

Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 27th day of March, 2023

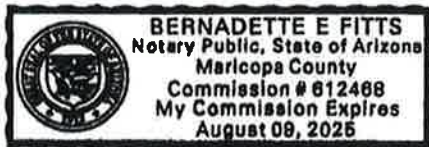
NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By: _____
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023



Bernadette E. Fitts
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 27th day of March, 2023

Applicant's Name - Printed

Michele L. Battle

Applicant's Attorney, if applicable - Printed

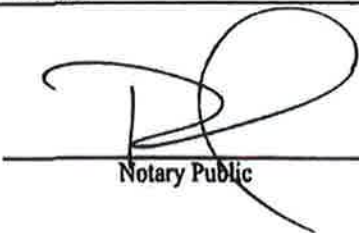
Signature of Applicant/Property Owner/Agent



Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023




Notary Public

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



Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development: **Residential Development**

Property Information: **Holloway Road Parcel NO's: 052-01024000 & 052-01023000**

LL 50; District 6; 14.16+/- acres

Proposed Zoning: **MFR (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

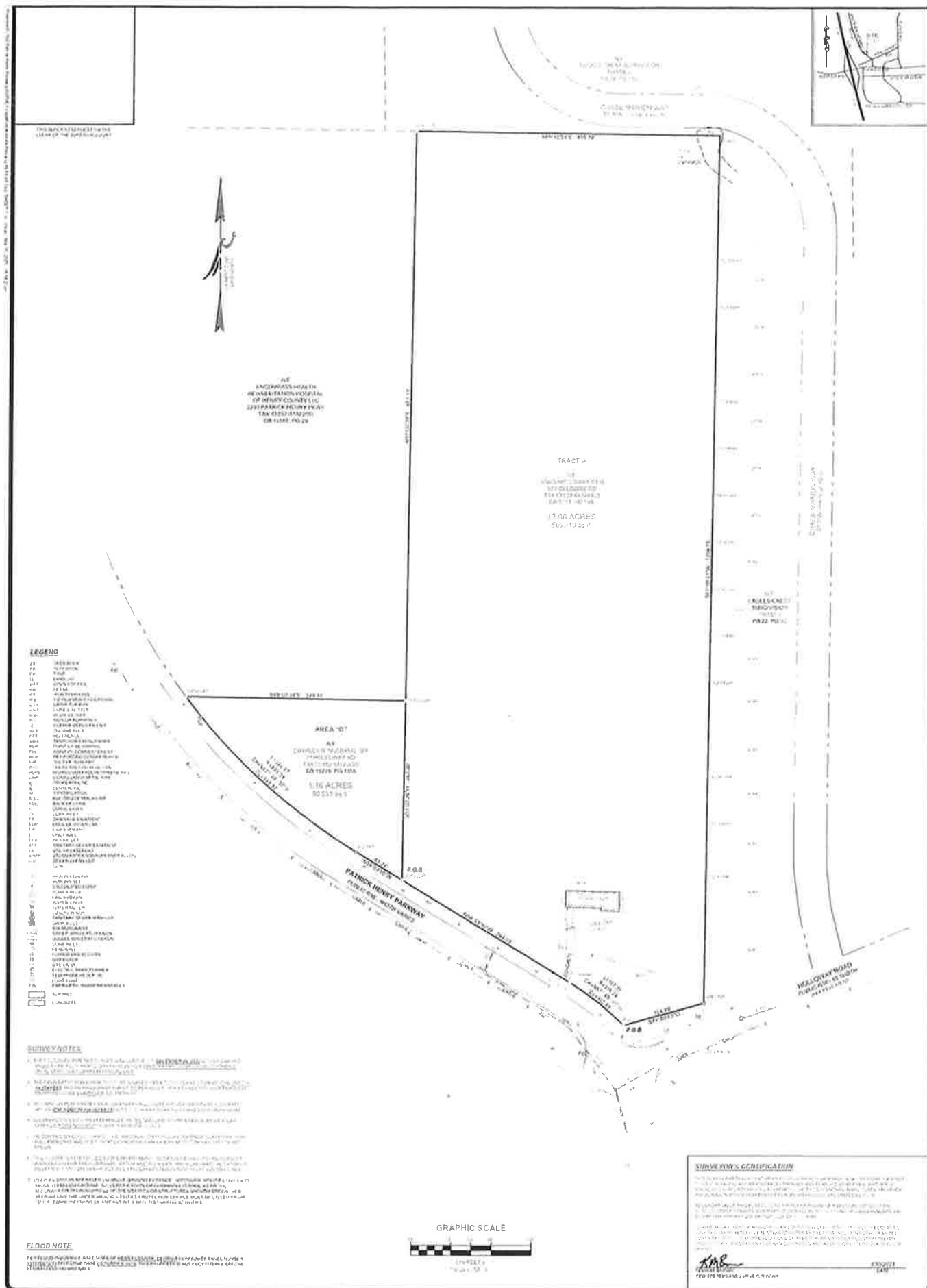
Sewage treatment and sewer line capacity are currently available for the property. *However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.*

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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



SECOND PAPER

The authors thank Dr. J. A. P. de Groot for his critical reading of the manuscript.

Received March 10, 1976

Revised May 18, 1976

Accepted June 1, 1976

[illegible]TRACT A NOTES

1. The first step in the process of a company's strategic planning is to determine its mission and vision. This involves defining the company's purpose and its long-term goals.

FEDULTY NATIONAL TITLE INSURANCE COMPANY
COMMENTARY FOR TITLE INSURANCE
SCHEDULE B - SECTION 8 - EXCEPTIONS

Department of Reg. #2279956
 Projecting Rate: November 2, 2024 at 12:00 AM

Abstract The purpose of this study was to determine the effect of a 12-week training program on the performance of a 1000-m swim time trial in 12-year-old children. The subjects were 12-year-old children ($n = 10$) who were selected from a swimming club. They were randomly divided into two groups: a control group ($n = 5$) and an experimental group ($n = 5$). The experimental group performed a 12-week training program, while the control group did not. The 1000-m swim time trial was performed before and after the training program. The results showed that the experimental group had a significantly lower swim time than the control group after the training program. The results also showed that the experimental group had a significantly lower heart rate and oxygen consumption than the control group after the training program. The results suggest that a 12-week training program can improve the performance of a 1000-m swim time trial in 12-year-old children.

TABLE 1. Chemicals Used

1. Fe^{2+} and Fe^{3+} are both present in the solution. Fe^{2+} is oxidized to Fe^{3+} by the addition of H_2O_2 . Fe^{3+} is precipitated as $\text{Fe}(\text{OH})_3$ by the addition of NaOH . $\text{Fe}(\text{OH})_3$ is dissolved by the addition of HCl . Fe^{3+} is precipitated as $\text{Fe}(\text{OH})_3$ by the addition of NaOH . $\text{Fe}(\text{OH})_3$ is dissolved by the addition of HCl . Fe^{3+} is precipitated as $\text{Fe}(\text{OH})_3$ by the addition of NaOH . $\text{Fe}(\text{OH})_3$ is dissolved by the addition of HCl .

INVESTMENT QUALIFICATION

[illegible]

DISCUSSION

the authors have not been able to find any other studies that have examined the effect of the type of stimulus on the magnitude of the startle response. The authors suggest that the type of stimulus may be an important factor in the magnitude of the startle response, and that this should be a topic for future research.

SURVEY DESCRIPTION

[illegible]

APR 10 1965

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION 8 - EXCEPTIONS

Column-Budget No. 7777652A
EFFECTIVE DATE January 31, 2023 at 12:33 AM

[illegible]

TABLE 1. CONTINUED

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

REFERENCES

[illegible]

Equilibrium of the Chemical Reaction

1. The first part of the document is a letter from the author to the reader, explaining the purpose of the study and the methods used. The letter is dated 1998 and is signed by the author.

EXHIBIT "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia; formerly being areas A and B of the Willic May Holloway Estate; being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

The above tract being 13.012 acres.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

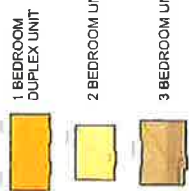
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance w-GA Mod (07/01/2021)





LAND USE SUMMARY
 CURRENT ZONING: RA (HENRY COUNTY)
 PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)
 TOTAL SITE AREA: 14.18ac
 TOTAL UNITS: 130
 1BR DUPLEX UNITS: 44 (33%)
 2BR UNITS: 54 (40%)
 3BR UNITS: 31 (23%)
 GROSS DENSITY: 8.5 ac/ac
 NET DENSITY: 4.5 ac/ac
 PARKING SPACES: 130
 GARAGE SPACES: 40
 TOTAL SPACES: 268
 LOT COVERAGE: 6.96ac (49%)
 NO BUFFERS REQUIRED (Variance Required)
 CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DEVELOPMENT COUNT MAY VARY
VARIANCES WILL BE REQUIRED TO DEVELOP ACCORDING TO THE CONCEPT PLAN
 1) MINIMUM SETBACK BETWEEN BUILDINGS
 1) REDUCTION REQUIRED FROM 20' TO 10'



77 & 87 Holloway Road

Stockbridge, Georgia



Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Zoning Ordinance
For

A Comprehensive Plan Amendment from Mixed Use in Henry County to High Density
Residential in the City of Stockbridge
of

NEXMETRO ACQUISITIONS, LLC
c/o Battle Law, P.C.

for

+/-14.16 Acres of Land
Being 77 and 87 Holloway Road
City of Stockbridge, Georgia and
Parcel Nos. 052-01023000 and 052-01024000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

NexMetro Acquisitions, LLC (the "Applicant") is seeking to develop on +/- 14.16 acres of land being Tax Parcel No. 052-01023000 and 052-01024000 having frontage on 77 and 87 Holloway Road (the "Subject Property") with a unique, luxury, single-family rental product (apartments). The Applicant is seeking a Comprehensive Plan Amendment of the Subject Property from Mixed Use in Henry County to High Density Residential in the City of Stockbridge.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Unified Development Code and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. STEINBERG ACT REZONING CRITERIA

The State of Georgia proposes the following decision criteria to be considered for rezonings in jurisdictions that do not propose other criteria:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Subject Property has a medical office on the west side of it and homes to the east. The zoning proposal will allow a rental community that is laid out like cluster single family detached homes. The product will serve as a transition from the office uses to the single family detached homes to the east and protect the single family homes from any additional medical office uses that might seek to occupy the Subject Property and thereby immediately abut the single family homes. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The property adjacent and nearby is already developed as medical offices and as residential. Adding more residential uses will not have any affect on the surrounding properties. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*

The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned. In Henry County, the Subject Property is zoned RA, which allows for large lot developments and agricultural uses. However, the future land use on the Subject Property is Mixed Use and allows for up to 16 dwelling units per acre. The Subject Property is not suitable



Battle Law

for the permitted agricultural uses and is planned to have a higher density residential use under Henry County's plan. Therefore, the property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The zoning proposal is in conformity with the policy and intent of the land use plan. In Henry County, the comprehensive plan allows for up to 16 dwelling units per acre and also allows for a mixture of uses, but does not require it. This proposal includes a comprehensive land use plan amendment to change the future land use of the Subject Property from Mixed Use in Henry County to High Density Residential in the City of Stockbridge. The site plan included with this proposal contemplates building at 9.6 dwelling units per acre. Thus, this zoning proposal will bring development at a density a bit lower than what is currently permitted while also adhering to the City's comprehensive land use plan. Therefore, the zoning proposal is in conformity with the policy and intent of the land use plan.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.



Battle Law

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Comprehensive Plan Amendment of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Comprehensive Plan Amendment in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Comprehensive Plan Amendment in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the



Battle Law

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



Michele L. Battle, Esq.
Attorney for the Applicant

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: _____

Address Applicant: 500 N Westshore Blvd Suite 600 Fax _____ Cell # _____

City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent: Battle Law P.C. Phone: (404) 601-7616 Date: _____

Address Agent: 3562 Habersham at Northlake Building J Suite 100 Fax _____ Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.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 MFR

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Pkwy and Holloway Road
(Street Address)

Size of Tract: 14.16 acre(s), Land Lot Number(s): _____, District(s): RA

Property Tax Parcel Number(s): 52-01023000, 052-01024000

(Required)

Witness Signature

Signature of Applicant

Michele L. Battle
Printed Name of Witness

Brian Rosenbaum
Printed Name of Applicant

Bernadette E. Fitts
Notary

Bernadette E. Fitts
Signature of Notary

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: _____



Battle Law

3/30/2023

VIA: EMAIL

ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the "Applicant") for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the "Subject Property"), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City's regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City's regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members as well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.



Battle Law

3/30/2023

VIA: EMAIL

ATTN: Linda Logan

Senior Planner Logan:

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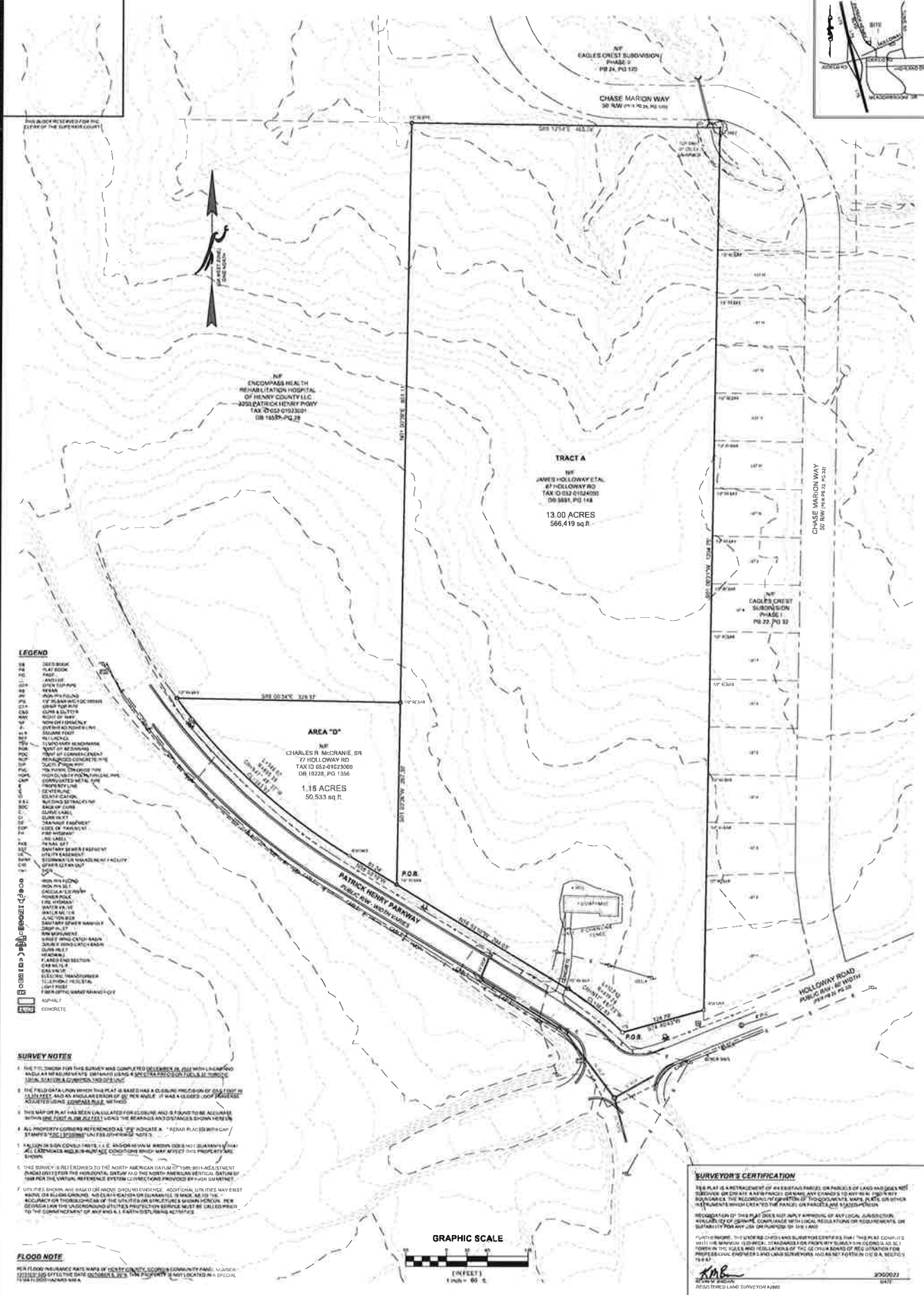
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Prepared By:

Joshua Mahoney

For Battle Law, P.C.



LEGEND

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SURVEY NOTES

1. THE THIRD PARTY SURVEY WAS COMPLETED DECEMBER 31, 2014 WITH 16,848 AGENTS AND 16,848 SURVEYED. THE SURVEY WAS CONDUCTED BY THE NATIONAL ASSOCIATION OF REALTORS (NAR) AND THE RESULTS WERE RELEASED TO THE PUBLIC IN JANUARY 2015.
2. THE FIELD DATA FROM WHICH THIS PLAN IS BASED IS A RANDOM SAMPLE OF DATA COLLECTED FROM A LARGE NUMBER OF REALTORS. IT HAS A LOGO: "NAR REALTOR" AND A LOGO: "NAR REALTOR" AND A LOGO: "NAR REALTOR".
3. THIS PLAN OF ACTION HAS BEEN CALCULATED FOR THE PURPOSE OF BEING ACCURATE WITHIN THE RANGE OF 10% TO 15% IN THE RANGE AND DISTANCES FROM THE PLAN.
4. ALL PROPERTY LOCATIONS REFERENCED ARE LOCATED IN A "REAL ESTATE" AREA OF THE PLAN.
5. ALL DATA IN THIS DOCUMENT IS THE PROPERTY OF NAR AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NAR.
6. THIS PLAN IS INTENDED TO BE USED BY THE NATIONAL ASSOCIATION OF REALTORS (NAR) AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NAR.
7. THIS PLAN IS INTENDED TO BE USED BY THE NATIONAL ASSOCIATION OF REALTORS (NAR) AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF NAR.
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FLOOD NOTES

PER FLOOD INSURANCE RATE MAPS OF FIRM
 LISTED AND EFFECTIVE DATE OCTOBER 5,
 1974 (A) FLOOD HAZARD AREA

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

[illegible]

KMB

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DATE	4-18-2023
SCALE	1" = 400'
P.E. NUMBER	000 000
DRAWN BY	CD
INTERVIEW BY	CD / MONTANA



300723

CDAL LSP 000095

THIS DOCUMENT IS THE PROPERTY OF THE BOARD OF SURVEY AND MAPPING, GEORGIA. IT IS TO BE KEPT IN THE OFFICE OF THE BOARD OF SURVEY AND MAPPING, GEORGIA. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE BOARD OF SURVEY AND MAPPING, GEORGIA.

SHEET NUMBER

3.0

REVISIONS	
1.	ADDRESSED ATTORNEY COMMENTS 2-23
2.	ADDRESSED NEW TITLE COMMITTEE 3-07-23
3.	CORRECTED OWNER OF AREA 1F 3-08-23
4.	CORRECTED TITLE BLOCK 3-20-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS REIFICATION BY THE SUPERVISOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

FALCON DESIGN CONSULTANTS

1400 West 10th Street
 Suite 200
 Anchorage, Alaska 99501
 (907) 562-1111

DESIGN OFFICE
 1400 West 10th Street
 Suite 200
 Anchorage, Alaska 99501
 (907) 562-1111



Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development: **Residential Development**

Property Information: **Holloway Road Parcel NO's: 052-01024000 & 052-01023000**

LL 50; District 6; 14.16+/- acres

Proposed Zoning: **MFR (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**



TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

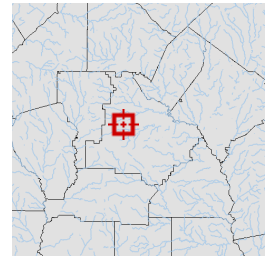
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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



Overview



Legend

- Parcels
- Roads

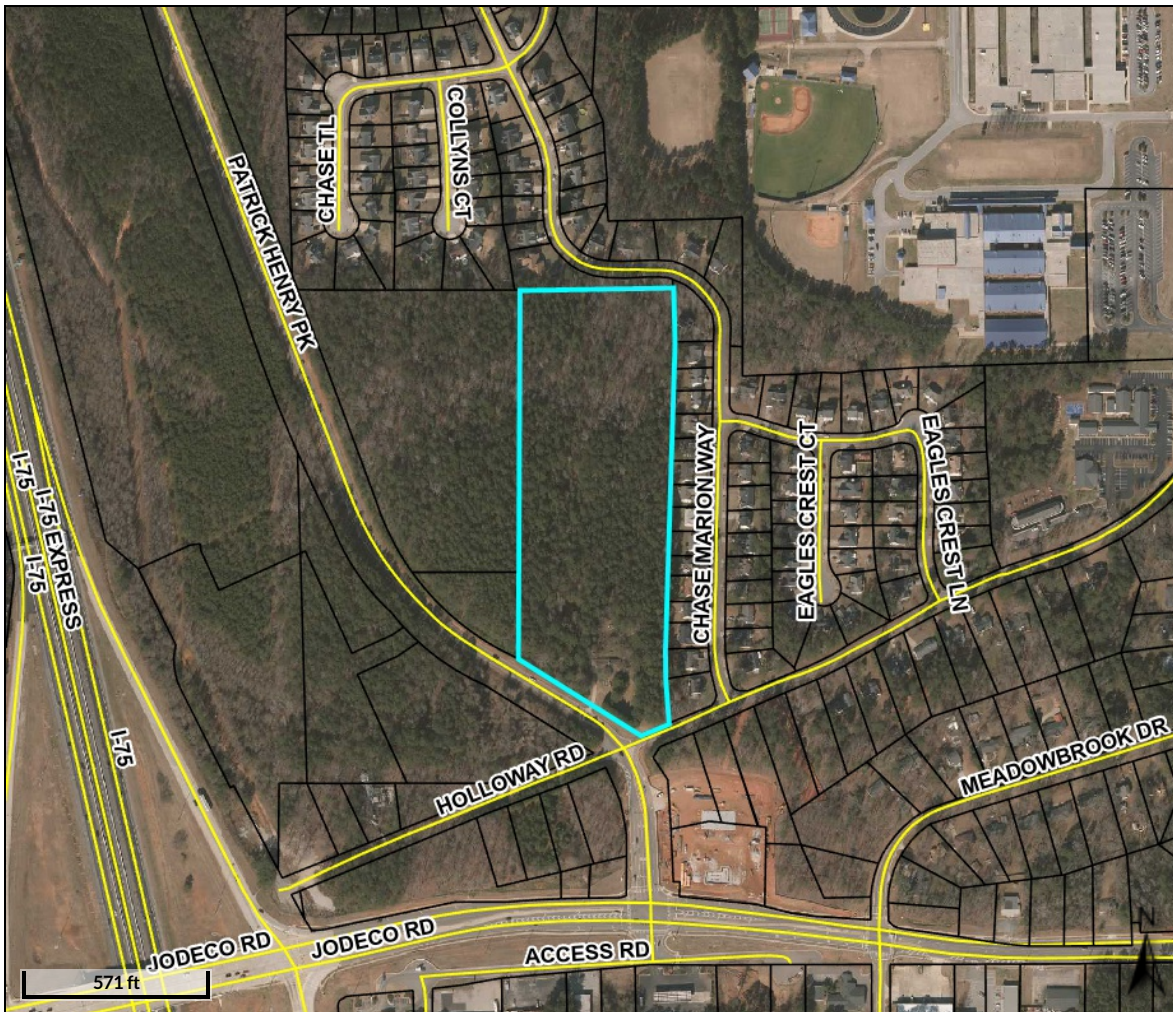
Parcel ID	052-01023000	Class	R	Owner	MCCRANIE	Land	\$38800				
Property	77 HOLLOWAY	Acreage	1.15	Address	CHARLES R SR	Value:					
Address	RD				801 PARKWAY	Building	\$0	Last 2 Sales			
District	County/UnIncorp				DRIVE	Value:		Date	Price	Reason	Qual
						SMYRNA GA 30080	Misc	\$0	11/18/2022	\$0	FAMILY/GIFT U
							Value:		11/17/2022	\$0	FAMILY/GIFT U
							Total	\$38800			
							Value:				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

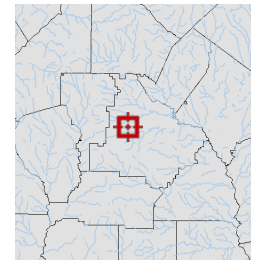
Date created: 9/20/2023

Last Data Uploaded: 9/20/2023 1:32:13 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01024000	Class	R	Owner	HOLLOWAY JAMES	Land						
Property	87 HOLLOWAY	Acreage	13.01	Address	HSR	Value:	\$156,100					
Address	RD					C/O LYNN PACK	Building					
District	County/UnIncorp					603 NORTH SALEM	Value:	\$103,500	Last 2 Sales			
						DR	Misc		Date	Price	Reason	Qual
						MCDONOUGH GA	Value:	\$0	11/21/2002	\$0	n/a	U
						30253	Total		1/1/1968	\$0	n/a	U
							Value:	\$259,600				

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: 4/21/2023

Last Data Uploaded: 4/21/2023 1:20:19 AM

Developed by  **Schneider**
GEOSPATIAL



LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: MFR (CITY OF STOCKBRIDGE)

TOTAL SITE AREA: 14.18ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 units/ac
NET DENSITY: 9.6 units/ac
PARKING SPACES: 228
GARAGE SPACES: 30
TOTAL SPACES: 258
LOT COVERAGE: 5.16ac (48%)

NO UTILITIES REQUIRED (Variance Required)

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND
FINAL DESIGN/UNIT COUNT MAY VARY

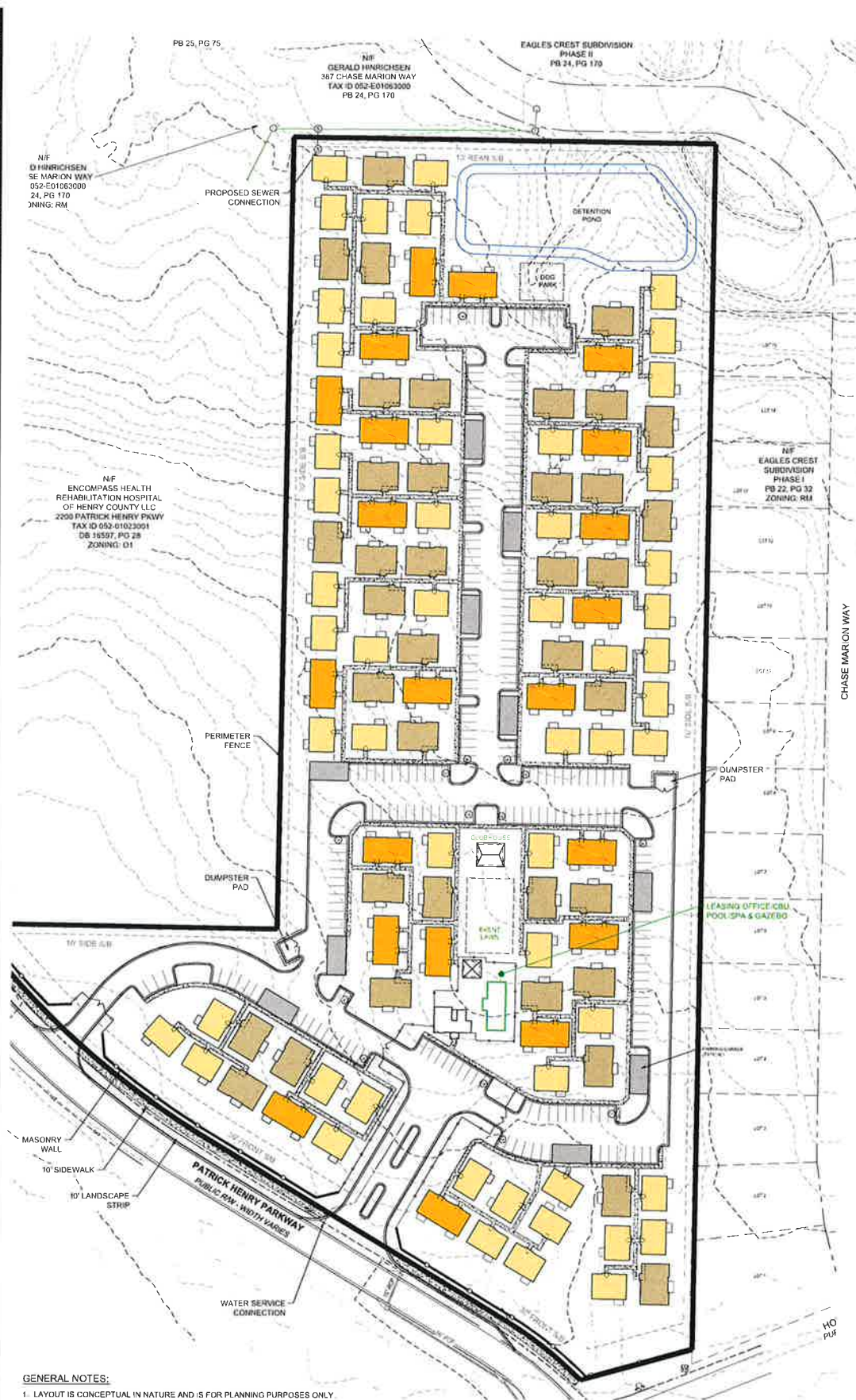
VARIANCES WILL BE REQUIRED TO DEVELOP
ACCORDING TO THE CONCEPT PLAN

1) MINIMUM SETBACK BETWEEN BUILDINGS
REDUCTION REQUIRED FROM 20' TO 10'



77 & 87 Holloway Road

Stockbridge, Georgia



LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD
TOTAL SITE AREA: 14.16ac
TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)
GROSS DENSITY: 9.6 du/acre
NET DENSITY: 9.6 du/acre
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 5.96ac (49%)
10' BUFFERS PROVIDED
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'

CHASE MARION WAY



1 BEDROOM
DUPLEX UNIT

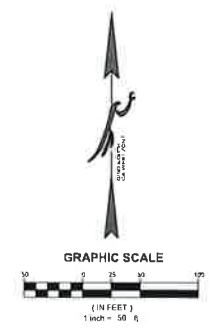


2 BEDROOM UNIT



3 BEDROOM UNIT

- GENERAL NOTES:**
- 1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
 - 2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC, DATED MARCH 08, 2023.
 - 3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
 - 4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.



4.0

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

PUD ZONING PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

FALCON DESIGN
CONSULTANTS

LAND PLANNING



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-2023-04 for Property at 77 Holloway Road (Parcel #052-01023000) and 87 Holloway Road (Parcel #052-01024000). Located in Council District 4.

I. PURPOSE

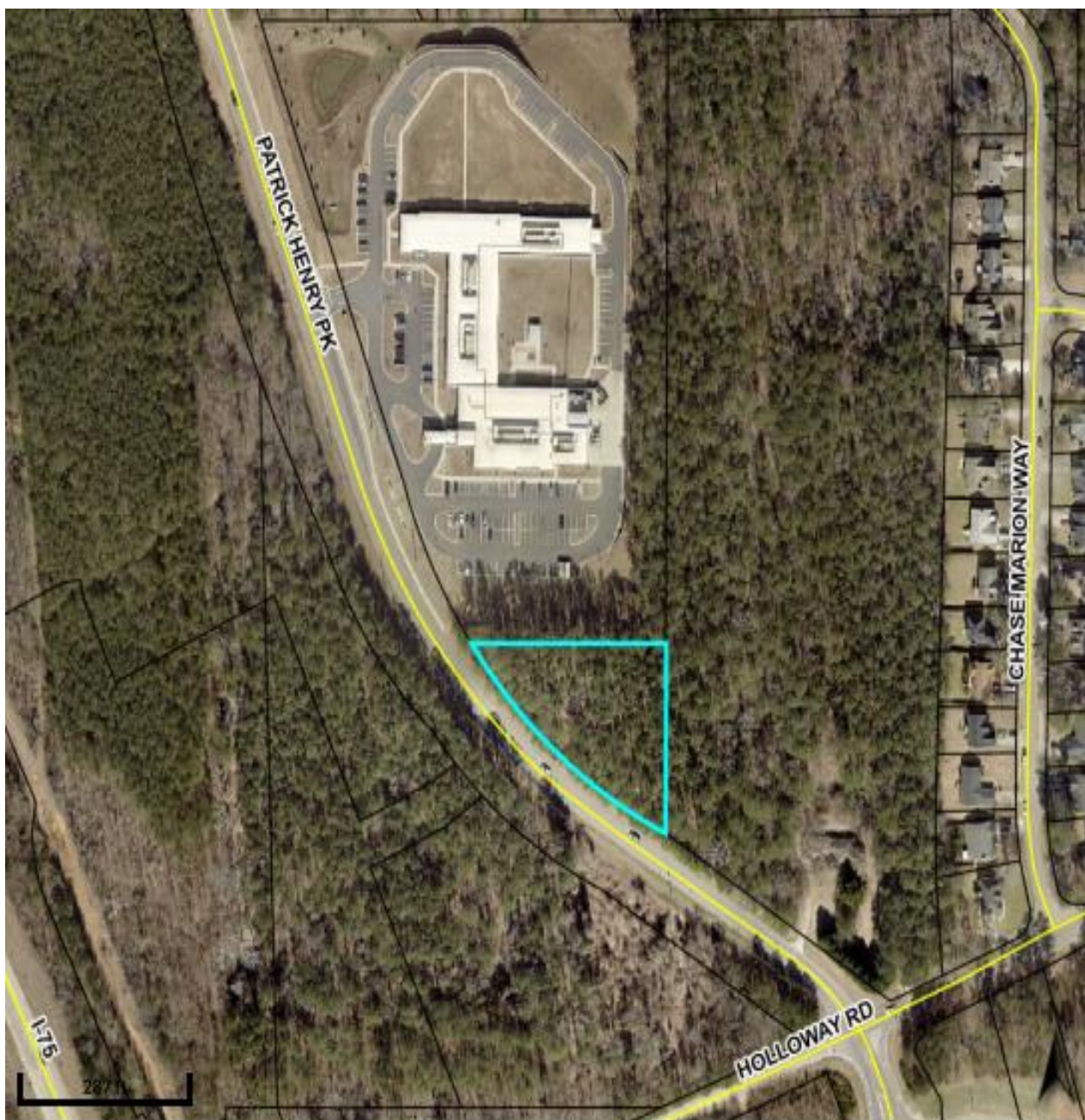
Consider a Rezoning application (#RZ-2023-04) by NexMetro Acquisitions, LLC (represented by Battle Law, P.C.) to assign the zoning district of 'PUD' (Planned Unit Development) to the subject property at 77 and 87 Holloway Road to allow for the construction of a mixed-residential development. The subject property contains two parcels, as follows:

- 77 Holloway Road (Parcel #052-01023000) -- Contains 1.16 +/- acres.
- 87 Holloway Road (Parcel #052-01024000) -- Contains 13.00 +/- acres.

The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below.

- An Annexation Application (Case #AX-2023-03)—The applicant requests that the subject property be annexed into the City of Stockbridge from unincorporated Henry County.
- A Comprehensive Plan Amendment Application (Case #CP-2023-03) —The applicant requests that the 'High-Density Residential' future land use designation be assigned to the subject property.

**AERIAL PHOTOGRAPH—77 Holloway Road
(Parcel #052-01023000)**



**AERIAL PHOTOGRAPH—87 Holloway Road
(Parcel #052-01024000)**



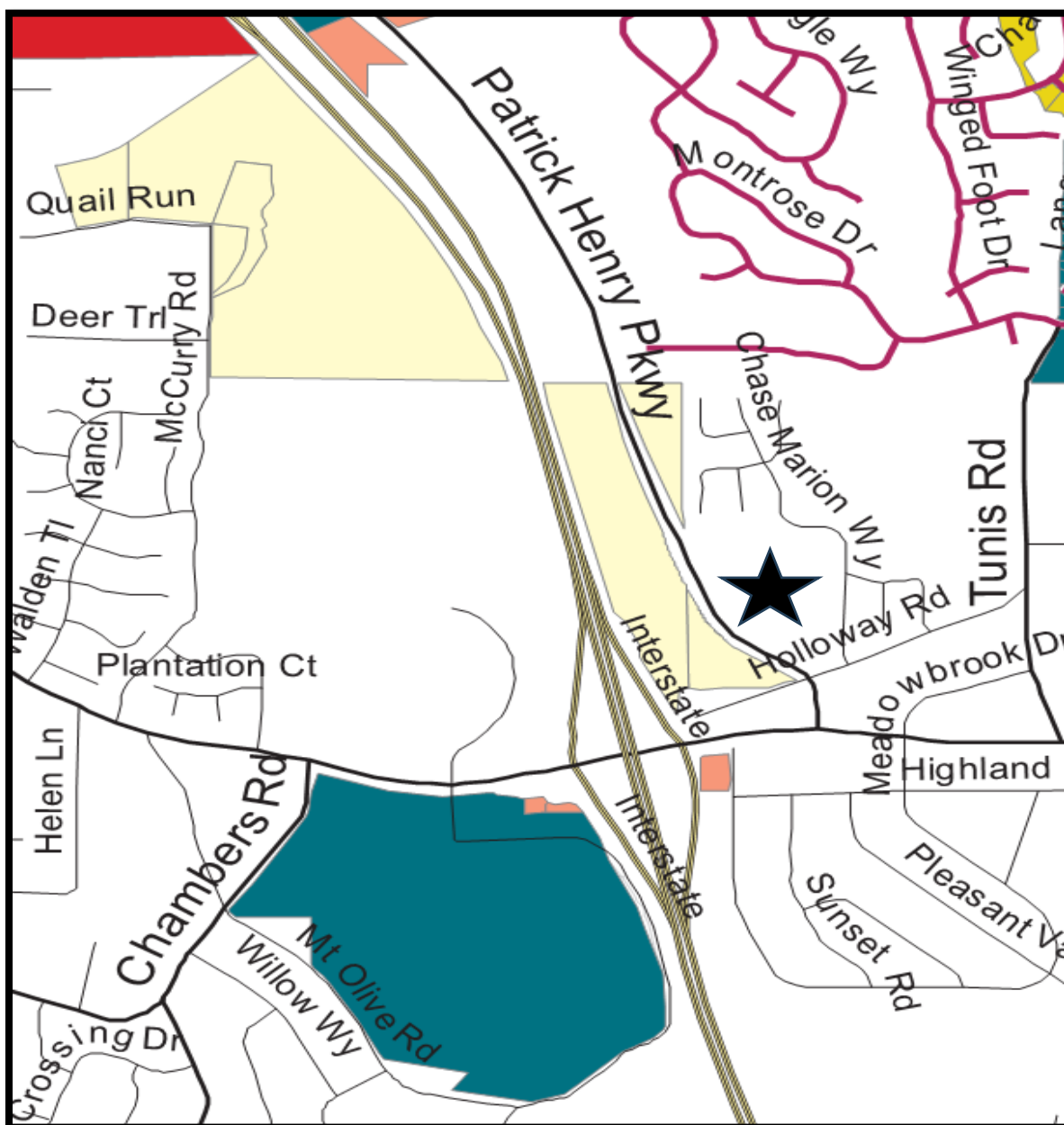
II. CASE FACTS

Proposed Development:	Mixed-residential development.
Applicant:	NexMetro Acquisitions, LLC.
Site Address:	77 & 87 Holloway Road
Parcel ID and Acreage:	052-01023000 & 052-01024000.
District and Land Lot:	District 6, Land Lot 50.
Owner:	Charles R. McCranie, Sr. (77 Holloway Road) and James H. Holloway, Sr. (87 Holloway Road).
Property Location:	Northeast corner of Holloway Road and Patrick Henry Parkway.
Current Use:	A single-family detached home is located at 87 Holloway Road. Remaining property is vacant.
Surrounding Uses:	~ <u>North</u>—Encompass Health Rehabilitation Hospital; Eagles Crest Subdivision in unincorporated Henry County. ~ <u>South</u>—Meadowbrook Subdivision in unincorporated Henry County. ~ <u>East</u>—Eagles Crest Subdivision in unincorporated Henry County. ~ <u>West</u>—RaceTrac Petroleum gas station and convenience store; vacant land.
Existing & Proposed Zoning:	Currently zoned 'RA' (Residential-Agricultural) in unincorporated Henry County. Proposed zoning of 'PUD' (Planned Unit Development) in the City.
Surrounding Zoning:	~ <u>North</u>—'OI' (Office-Institutional) and 'RM' (Multiple Family Residential) within Henry County. ~ <u>South</u>—R-3 (Single-Family Residential) and C-3 (Heavy Commercial) within Henry County. ~ <u>East</u>—'RM' (Multiple Family Residential) within Henry County. ~ <u>West</u>—'RR' (Rural Residential) within the City.
Existing and Proposed Future Land Use Designation:	<u>Existing</u> —Mixed-Use in Henry County. <u>Proposed</u> —High-Density Residential.
Property Conditions:	Vacant and wooded.

CITY OF STOCKBRIDGE 2023 ZONING MAP
 (The subject property is marked by a star, outside of the City.)

KEY:

Pale Yellow—RR (Rural Residential)
Salmon – C-2 (General Commercial)
Red—C-3 (Heavy Commercial)
Teal—PUD (Planned Unit Development)



APPLICANT'S "ADJACENT PROPERTIES MAP", SHOWING BOTH CITY AND COUNTY ZONING

KEY:

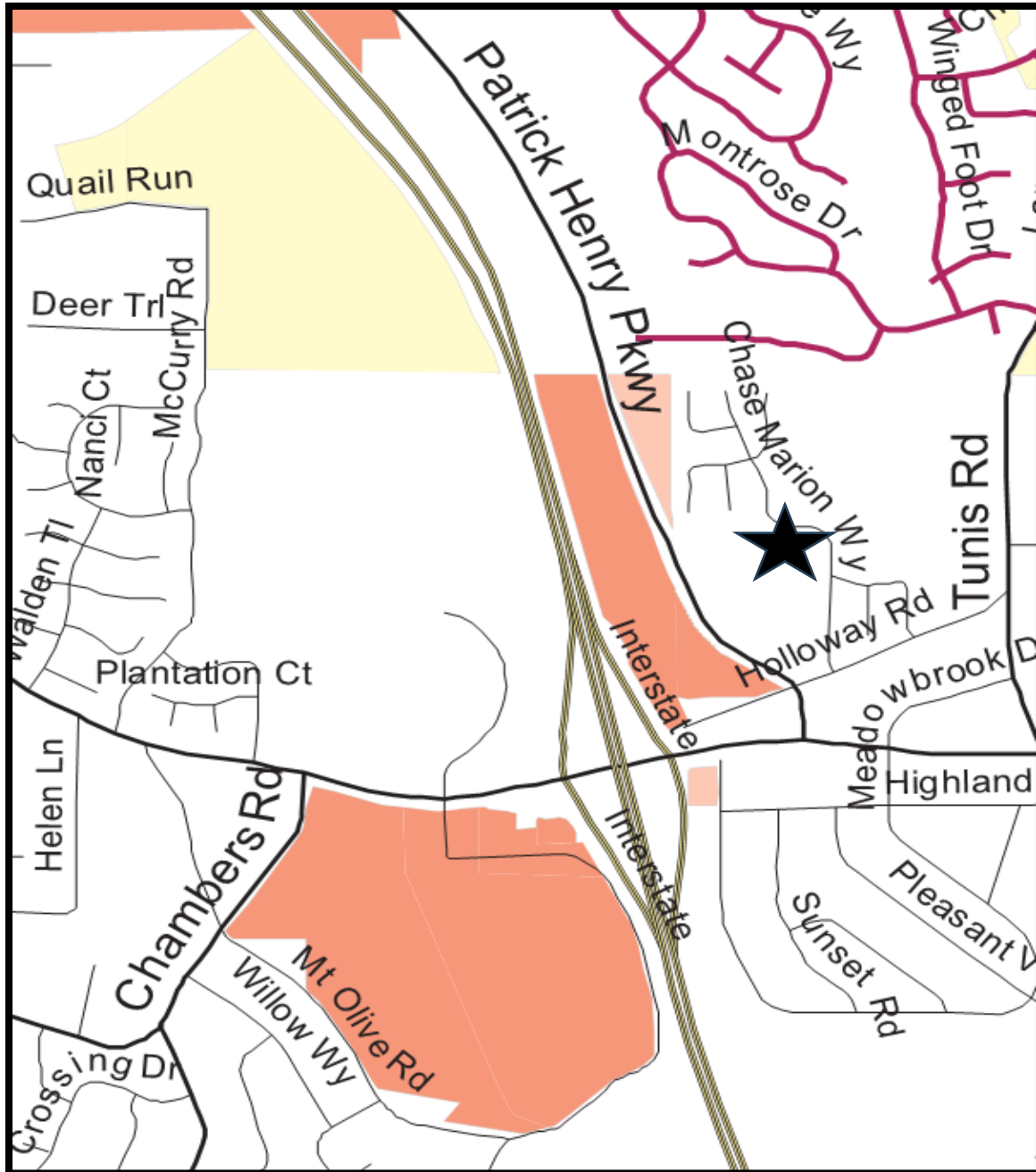
- Chartreuse—'RR' (Rural Residential) in the City
Slate—'OI' (Office-Institutional) in Henry County
Olive—'RM' (Multiple Family Residential) in Henry County
Plum—'RA' (Residential-Agricultural) in Henry County (Board of Education)
Green—'R-3' (Single-Family Residential) & 'C-3' (Heavy Commercial) in Henry County
Red—'C-3' (Heavy Commercial) in Henry County



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
 (The subject property is marked by a star, outside of the City.)

KEY:

Yellow—Low-Density Residential
Peach—Low-Density Vertical Mixed-Use
Salmon—Medium-Density Vertical Mixed-Use



0

III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant proposes to build a rental community with 136 total units on 14.16 acres of land comprising two parcels at 77 and 87 Holloway Road. The proposed development would have a density of 9.60 units per acre and a lot coverage of 49 percent. The applicant's Letter of Intent states that the development would be "laid out like cluster single family detached homes", with all units to be located in freestanding buildings. The Land Use Summary on the site plans states that three types of residential dwellings would be provided – 44 one-bedroom duplex units, 54 two-bedroom units, and 38 three-bedroom units.

B. Site Plan Design.

The applicant has submitted a schematic site plan and a detailed site plan, both of which are in color. The schematic site plan also provides sample illustrations of a proposed residential unit and the amenities to be provided. The detailed site plan is entitled, "PUD Zoning Plan: Avilla Community", and it was prepared by Falcon Design Consultants on 3/29/23. The main project entry would occur from Patrick Henry Parkway in a boulevard-style entrance, and a secondary driveway would also be provided off Patrick Henry Parkway. A swimming pool and a clubhouse would be provided near the main entrance, encircled by an internal street. A dog park and detention pond would be located at the rear of the property. The provision of additional amenities for a development of this size would be desirable. Rather than grouping each type of unit in one area of the site, they would be intermingled among each other in a unique design.

C. Parking. Parking would be provided along both sides of the internal streets. The table comprising Section 4.8.5 of the Unified Development Code (UDC) lists parking standards by the number of bedrooms to be provided in each unit. These are stated below, along with calculations on the number of needed parking spaces for the proposed development.

One-Bedroom Units – 1.40 spaces per unit X 44 units =	61.60 spaces, or 62 spaces
Two-Bedroom Units – 2.00 spaces per unit X 54 units =	108 spaces
<u>Three-Bedroom Units – 2.25 spaces per unit X 38 units =</u>	<u>85.50 spaces, or 86 spaces</u>
Total Parking Requirement	= 228.00 parking spaces

The Land Use Summary on the site plans states that 268 total parking spaces would be provided. This would exceed the total parking requirement by 40 spaces.

D. Setbacks and Buffers. The Land Use Summary on the site plans states that residential lots would have 30-foot front yard setbacks and 10-foot setbacks for the side and rear yards. A distance of 10 feet would be provided between buildings, and 10-foot buffers would surround the property.

E. Architectural Design. The applicant has provided only one small rendering of a proposed dwelling within the proposed development. To enhance the uniqueness of this development, while still maintaining some cohesiveness, the dwelling facades should have separate styles and colors for the one-, two-, and three-bedroom units; yet they should still have some common elements.

SCHEMATIC SITE PLAN—TOTAL AREA



SCHEMATIC SITE PLAN--ENLARGED

KEY:

Orange—One-Bedroom Duplex Unit

Yellow—Two-Bedroom Unit

Tan—Three-Bedroom Unit



DETAILED SITE PLAN—TOTAL AREA



DETAILED SITE PLAN—ENLARGED



DETAILED SITE PLAN—LAND USE SUMMARY

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac

NET DENSITY: 9.6 du/ac

OPEN SPACE: 5.97ac (42%)

PARKING SPACES: 228

GARAGE SPACES: 40

TOTAL SPACES: 268

LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

CONCEPT PLAN IS CONCEPTUAL IN NATURE AND
FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

FRONT SETBACK: 30'

SIDE SETBACK: 10'

REAR SETBACK: 10'

BETWEEN BUILDINGS: 10'

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 assignment of the 'PUD' (Planned Unit Development) zoning district to the subject property at 77 and 87 Holloway Road to allow for the proposed development would further that goal, and it would also further the implementation of an established housing policy to provide a mixture of housing options to attract young professionals, singles, and small families.

B. Future Land Use Designation and Density. To allow for the proposed mixed residential development, the applicant has requested that the 'High-Density Residential' future land use designation be assigned to the subject property since the proposed types of mixed residential uses are not permitted within the property's existing zoning classification of 'RA' (Residential-Agricultural) within unincorporated Henry County. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-03.

The High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed density would be 9.60 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 these 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 applicant requests that the 'PUD' (Planned Unit Development) zoning district be assigned to the subject property at 77 and 87 Holloway Road. The PUD district intent / purpose, according to the UDC, is provided below.

PUD District Intent / Purpose (from Section 2.4.13 of the UDC)

The intent of the Planned Unit Development district is to: 1) Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones; 2) Provide an appropriate district for mixed-use developments; and 3) Allow flexibility in design for environmentally challenged properties.

The applicant's proposed cottage-style rental community would not be allowed under the property's existing 'RA' (Residential-Agricultural) zoning classification, but the PUD district offers a flexibility in design, which is ideal for the proposed development.

Section 1.4 of the UDC lists several purposes and intents which the UDC aims to accomplish. Among them is the following: "A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge." The vicinity of the subject property has experienced little, if any, development activity in recent years. The proposed development would serve to stimulate development in this area of the City (provided that the subject property is annexed into the City).

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.

As was mentioned above, the applicant's requested assignment of the PUD zoning district to the subject property may be beneficial to the Holloway Road area by enabling the proposed development to stimulate additional development within the vicinity. Also, the assignment of the PUD zoning district to the subject property would allow for the development of alternative types of housing than may otherwise occur, thereby carrying out the intent of the Comprehensive Plan to encourage higher-density developments within the City of Stockbridge.

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.

There is no indication that the subject property would not be physically suitable for the proposed development. No floodplains, wetlands, creeks, or lakes appear to be present on the property. The existing single-family detached dwelling at 87 Holloway Road, which was built in 1958, would be demolished. The property's frontage is sufficiently wide to allow the provision of two accesses off Patrick Henry Parkway.

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

The Eagles Crest Subdivision contains single-family detached dwellings to the north and east of the subject property. Since the proposed development would feature cottage-style dwellings which would resemble traditional single-family detached dwellings, there may be little physical differences between the two types of housing. Traffic impacts on Eagles

Crest residents would likely be minimal since both project accesses would be located off Patrick Henry Parkway, whereas Eagles Crest residents must utilize Chase Marion Way to the east.

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

The applicant has submitted a letter from the Henry County Water Authority, which was dated February 23, 2023. It states that water and sewer capacity are both available to serve the proposed development on the subject property, but that a sanitary sewer line extension must be made to the subject property to serve the proposed development, at the developer's expense.

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

The applicant has not submitted a traffic impact study, thus, the potential traffic and transportation impacts on the surrounding area cannot be determined at this time. Sidewalks should be provided along both sides of the internal streets, and they should be at least five (5) feet wide.

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.

Due to the location of the subject property near Jodeco Road and Interstate 75, it is unlikely that the subject property would be attractive for development as agricultural or rural residential uses under its current 'RA' zoning classification.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the proposed mixed-residential 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 assignment of the PUD zoning district to the property at 77 and 87 Holloway Road via RZ-2023-04 should be made with the following conditions:

1. **Annexation** – The rezoning shall not be approved unless the applicant’s requested Annexation of the subject property, via AX-2023-03, is first approved.
2. **Comprehensive Plan Amendment** – The rezoning shall not be approved unless the applicant’s requested Comprehensive Plan Amendment, via CP-2023-03, to assign the ‘High-Density Residential’ future land use designation to the subject property, is approved before, or simultaneously with, the approval of RZ-2023-04.
3. **Parcel Recombination** -- The rezoning shall not be finalized until the applicant officially combines the two parcels comprising the subject property (at 77 and 87 Holloway Road) via a recorded plat, which has been reviewed and approved by the Planning Commission. Further, no permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat. (If the applicant wishes to rezone each of the two parcels individually without combining them, then no recombination plat application is required; however, the proposed development may NOT occur.)
4. **Site Plan** – The proposed mixed-residential 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 “PUD Zoning Plan: Avilla Community”, which was prepared by Falcon Design Consultants on 3/29/23. Further, the revised site plan shall show the following:
 - a. **Sidewalks**—The developer shall provide sidewalks which are at least five (5) feet wide on both sides of all internal streets comprising the proposed development.
 - b. **Additional Amenities** -- The developer shall provide additional amenities on the site plan, to be determined by the Planning and Zoning Staff.
5. **Architectural Design** -- To enhance the uniqueness of this development, while still maintaining some cohesiveness, the developer shall provide dwelling facades having separate styles and colors for the one-, two-, and three-bedroom units, while still sharing some common elements.
6. **Water and Sewer Availability** – The developer shall obtain the necessary easements for the required sanitary sewer line extension into the subject property, and the developer shall finance and construct the sewer line extension in cooperation with the Henry County Water Authority.
7. **Transportation and Traffic Impacts** – The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide any appropriate needed transportation and traffic improvements, in conjunction with City of Stockbridge, Henry County DOT, and Georgia DOT officials.
8. **Homeowners’ Association** – The developer shall establish a homeowners’ association or property management company to maintain the subject property.



**PROPOSED
SITE**

500' VICINITY LINE

GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC, DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

Preprint 18-02, Palaniyandi, Potholaj, Aravinthan, SPT's Full Tag, v18.01, 18.01.2018



ADJACENT PROPERTIES MAP
FOR
777 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

Know what you're doing

Call before you dig

UTAH'S PROTECTION CENTER

800-4-A-SAFE-DIG

DATE		REVISIONS	
1			
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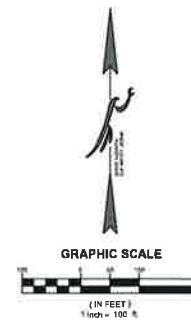
DATE	3/9/83
SCALE	1" = 50'
PROJECT NUMBER	403 002
DRAWN BY	NP
REVIEWED BY	JCL
REVISED BY	



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE L. MICHELI HANDBLIND SEAL.

SHEET NUMBER

2.0





Battle Law

3/30/2023

VIA: EMAIL

ATTN: Linda Logan

Senior Planner Logan:

On behalf of NexMetro Acquisitions, LLC (the “Applicant”) for the proposed Annexation, Rezoning, Comprehensive Land Use Amendment, and Variance concerning +/- 14.16 acres of land located at 77 and 87 Holloway Road (the “Subject Property”), being parcel number 052-01023000, and 052-01024000, I submit the following letter.

The Applicant seeks to develop the Subject Property with a unique, high-end, luxury-style, rental product (apartments). The site plan attached to each application shows that the units will be detached, except for the one-bedroom units, which will be duplexes. However, each unit will rent on a case-by-case basis. The entirety of the Subject Property will be combined into one parcel and remain under single ownership.

Each unit will have rear yard space, and each occupant will have access to the various amenities shown throughout the site plan, including the trails, parks, pool, and pavilions.

The Subject Property is currently within the jurisdiction of Henry County. Thus, the Applicant has submitted the Annexation request. Because the City’s regulations do not govern the Subject Property, a Comprehensive Land Use Amendment and Rezoning are required to bring the Subject Property under the City’s regulations. Lastly, the Applicant has requested a Variance to reduce the distance required between multi-family buildings from twenty (20) feet to ten (10) feet.

The Applicant welcomes any questions from the Mayor and City Council members madas well as the Planning Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant NexMetro Acquisitions, LLC. Phone: (813) 819-1293 Date: 04/24/2023

Address Applicant: 500 N. Westshore Blvd. Suite 600 Fax _____ Cell # _____

City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent Battle law, P.C. Phone: (404) 601-7616 Date: 04/24/2023

Address Agent: 3562 Habersham at Northlake Bldg. J, Ste. 100 Fax _____ Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.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 RA in Henry County to PUD in
Stockbridge

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Pkwy and Holloway Road

Size of Tract: 14.6 (Street Address) acre(s), Land Lot Number(s): _____, District(s): RA in Henry County

Property Tax Parcel Number(s): 52-01023000 (Owned by the McCranie Family), (Required)
52-01024000 (Owned by the Holloway Estate)

Witness' Signature _____

Signature of Applicant _____

Printed Name of Witness _____

Printed Name of Applicant _____

Notary _____

Signature of Agent _____

NOTARY STAMP:

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant NexMetro Acquisitions, LLC Phone: (813) 819-1293 Date: _____

Address Applicant: 500 N Westshore Blvd Suite 600 Fax _____ Cell # _____

City: Tampa State: FL Zip: 33609 E-mail: sean@nexmetro.com

Name of Agent Battle Law P.C. Phone: (404) 601-7616 Date: _____

Address Agent: 3562 Habersham at Northlake Building J Suite 100 Fax _____ Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: jsm@battlelawpc.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 Amended: PUD

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 77 and 87 Holloway Road

Nearest intersection to the property: Patrick Henry Pkwy and Holloway Road

(Street Address)

Size of Tract: 14.16 acre(s), Land Lot Number(s): _____, District(s): RA

Property Tax Parcel Number(s): 52-01023000, 52-01024000

(Required)

Witness' Signature

Signature of Applicant

Michele L. Battle

Printed Name of Witness

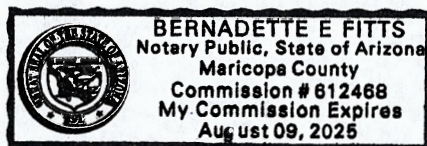
Brian Rosubee

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 | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Rezoning for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner James Holloway Sr
Address of Property Owner 603 North Salem Drive, McDonough GA 30253
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Lynn Holloway Pack
Lynn Holloway Pack, s Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

Date 3/8/2023

Personally appeared before me:

Lynn Holloway Pack

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Angele F Dolbier
Notary Public's Signature

Angele F Dolbier 3-8-2023
Notary Public's Printed Name and Date



Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 8th day of March, 2023

James H. Holloway, Sr.
Applicant's Name - Printed

Lynn Holloway Pack
Signature of Applicant/Property Owner/Agent

Lynn Holloway Pack, as Executor under the Last Will and Testament of James Harold Holloway Sr., deceased

X
Applicant's Attorney, if applicable - Printed

X
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023.



Angele F. Dolbier
Notary Public

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



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Rezoning for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner Charles Richard McCranie Sr
Address of Property Owner 801 Parkway Drive, Smyrna Ga 30080
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant NexMetro Acquisitions, LLC
Address of Authorized Applicant 500 N Westshore Blvd Suite 600, Tampa FL 33609
Telephone and E-Mail of Authorized Applicant (813) 819-1293 sean@nexmetro.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Cecilia D. McCranie
Cecilia D. McCranie, as Attorney in Fact for Charles
Richard McCranie Sr. under p/o/a dated 10/29/20

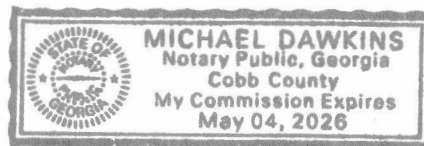
Date 3/8/2023

Personally appeared before me:

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

[Signature]
Notary Public's Signature

Michael Dawkins 3-8-23
Notary Public's Printed Name and Date



[Affix Seal Here]

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 8th day of March, 2023

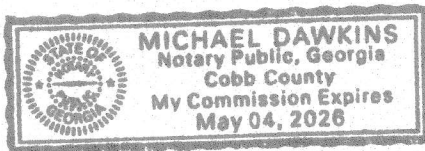
Charles Richard McCranie Sr
Applicant's Name - Printed

Cecilia D. McCranie
Signature of Applicant/Property Owner/Agent
Cecilia D. McCranie POA

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of March 2023.



[Signature]
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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 27th day of March, 2023

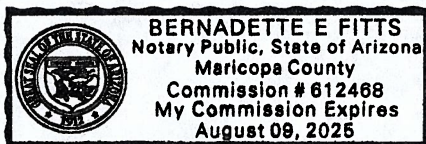
NexMetro Acquisitions, LLC
Applicant's Name - Printed

NexMetro Acquisitions, LLC
By: [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 27th day of March, 2023



Bernadette E. Fitts
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No 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:

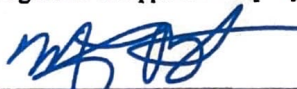
Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 27th day of March, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Michele L. Battle

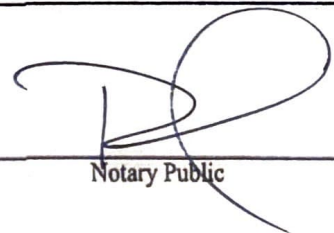


Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of March, 2023




Notary Public

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



Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development: **Residential Development**

Property Information: **Holloway Road Parcel NO's: 052-01024000 & 052-01023000**

LL 50; District 6; 14.16+/- acres

Proposed Zoning: **MFR (City of Stockbridge)**



Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

Sewage **treatment** and sewer line **capacity** are currently available for the property. ***However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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

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

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

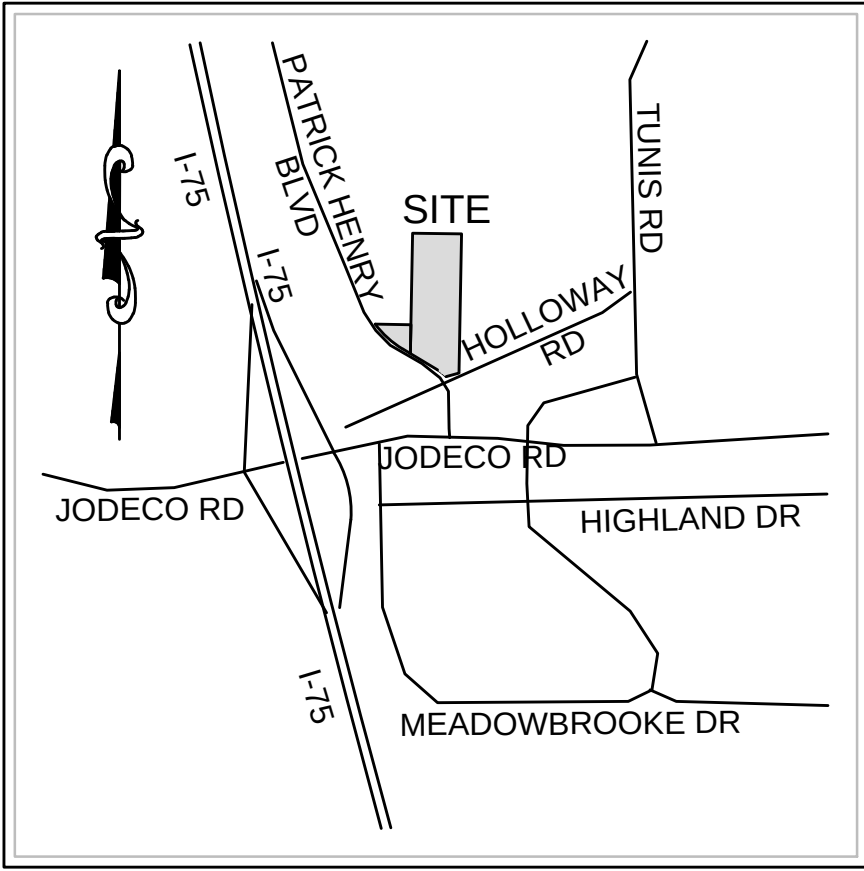
Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Sheet List Table	
Sheet Number	Sheet Title
1.0	COVER PAGE
2.0	ADJACENT PROPERTIES MAP
3.0	ALTA SURVEY
4.0	OVERALL PUD ZONING PLAN

PUD ZONING PLAN FOR HOLLOWAY ROAD

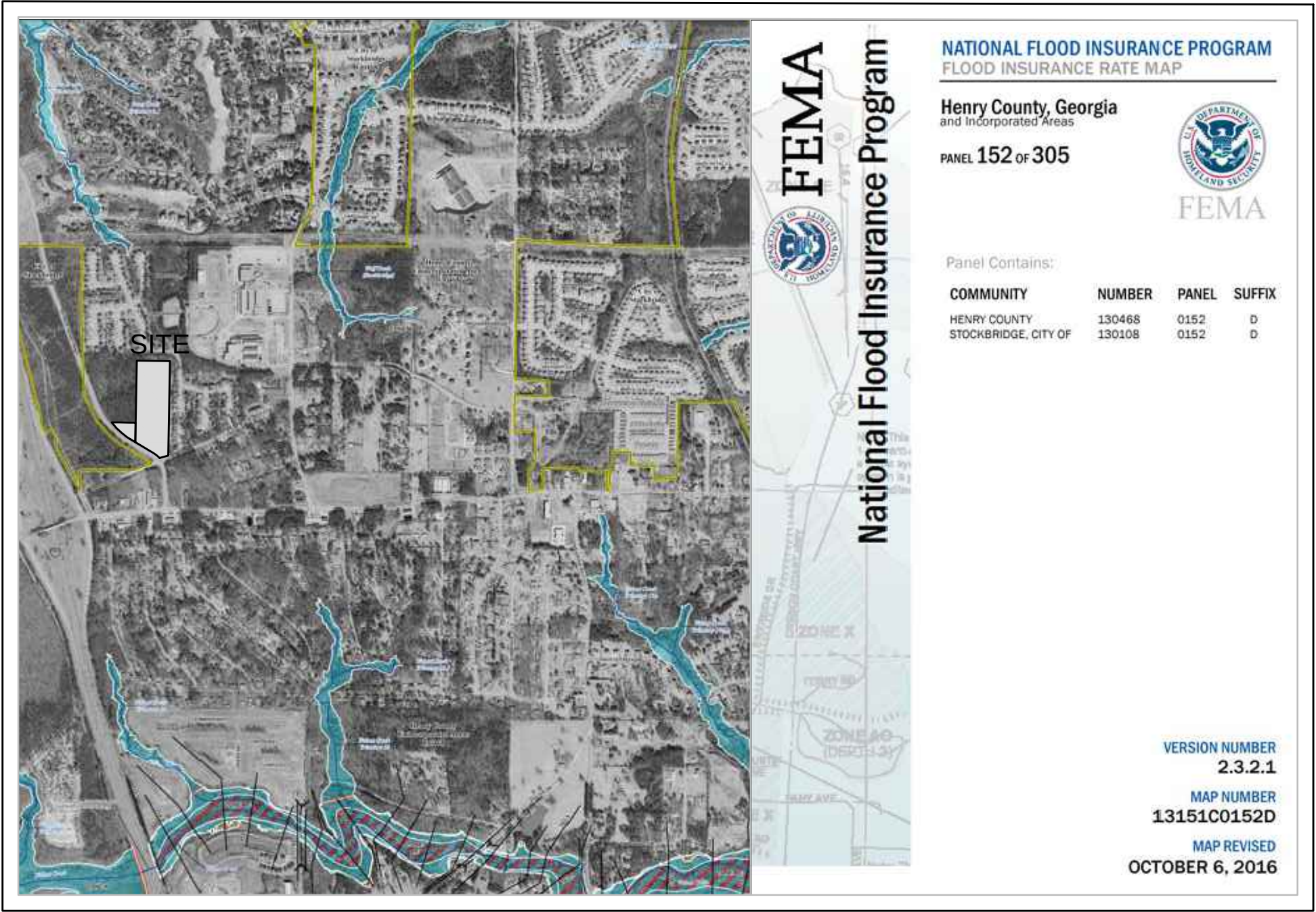
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

OWNER/DEVELOPER: NEXMETRO COMMUNITIES 277 HWY 74 N SUITE 320 PEACHTREE CITY, GA 30269	24 HOUR CONTACT: SEAN RUST 813-819-1293 SEAN@NEXMETRO.COM	SURVEYOR: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	ENGINEER: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666
---	---	--	--



VICINITY MAP

NTS



FEMA FLOOD MAP

N.T.S.

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A STOCKBRIDGE, GEORGIA
COMMUNITY PANEL NUMBER: 13151C0152D EFFECTIVE DATE: OCT. 6, 2016.
PORTIONS OF THESE PROPERTIES ARE LOCATED IN A FEMA FLOOD HAZARD
ZONE.

1. OWNER / DEVELOPER NEXMETRO COMMUNITIES 277 HWY 74 N SUITE 200 PEACHTREE CITY, GA 30269 24 HOUR CONTACT: SEAN RUST 813-819-1293 SEAN@NEXMETRO.COM	5. FLOOD ZONE DATA THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13151C0152D EFFECTIVE DATE OCT. 6, 2016.
2. ENGINEER FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	6. PROPERTY ADDRESS INTERSECTION OF PATRICK HENRY PKWY AND HOLLOWAY RD IN STOCKBRIDGE, GEORGIA
3. SOURCE OF DATA FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	7. SITE REQUIREMENTS PROJECT AREA TOTAL NUMBER OF LOTS: 136 FRONT SETBACK: 30' SIDE SETBACK: 10' REAR SETBACK: 10' BUFFER: 10' DISTANCE BETWEEN BUILDINGS: 10'
TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC DATED: MAY 30, 2023.	8. ZONING: PLANNED UNIT DEVELOPMENT NUMBER OF LOTS PER TYPE: 1BR DUPLEX UNITS: 44 (32%) 2BR UNITS: 54 (40%) 3BR UNITS: 38 (28%)
4. SITE LOCATION DATA INTERSECTION OF PATRICK HENRY PKWY AND HOLLOWAY RD IN STOCKBRIDGE, GEORGIA	

CIVIL
ENGINEERING
COA NO. PER 000798

LAND
SURVEYING
COA NO. LSR 000955

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP CTR. DR. STE 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 - Fax: (770) 389-8666

NEWNAN OFFICE
80 GREENWAY CT. STE. A
NEWNAN, GEORGIA 30255
PH: (770) 755-2978

CLUMMING OFFICE
500 PEARLE STREET, STE. C
CLUMMING, GEORGIA 30606
PH: (678) 867-7340

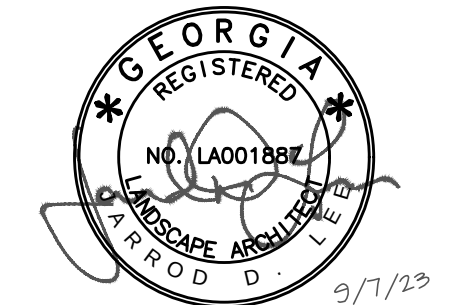
www.fdc-llc.com

COVER SHEET
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

REVISIONS	
DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	

Know what's below?
Call for more info.
UTILITIES PROTECTION CENTER
1 (800) 282-4411 THROUGHOUT GEORGIA
CA 204-111

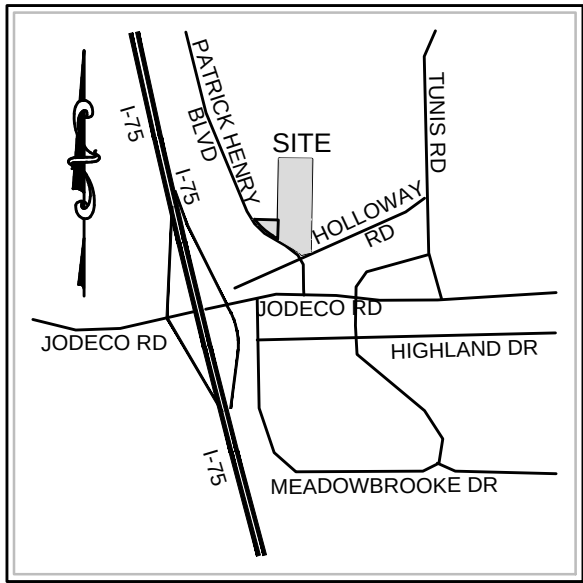
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SCALE:	1" = 60'
PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	



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SHEET NUMBER

1.0



VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC., DATED MARCH 08, 2023.
3. EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
4. AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.

CIVIL
ENGINEERING
CORA NO. PER 000790

LAND
SURVEYING
CORA NO. LSR 000905

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
215 CORP CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8656 • FAX: (770) 389-8656

NEWNAN OFFICE
80 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30255
PH: (770) 755-2978

CLUMMING OFFICE
500 PEARLE FERRY RD., STE. C
CLUMMING, GEORGIA 30606
PH: (678) 867-7348

www.fdc-llc.com

ADJACENT PROPERTIES MAP
FOR

77 & 87 HOLLOWAY ROAD

AVILLA COMMUNITY

LOCATED IN:

LAND LOTS 50, 6TH DISTRICT

STOCKBRIDGE, GEORGIA

DATE	REVISIONS
1.	
2.	
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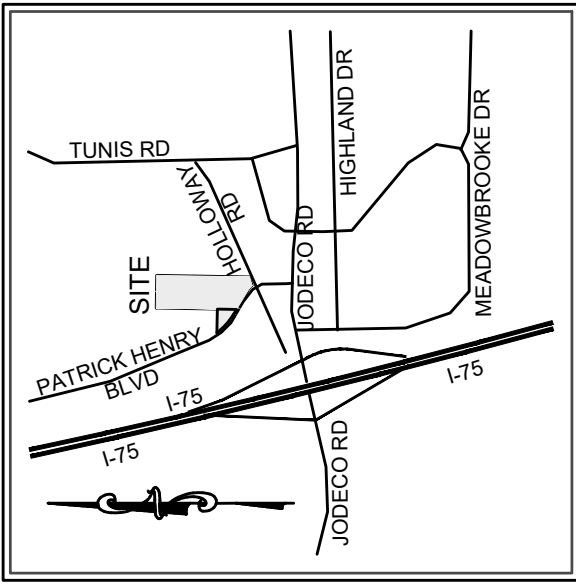
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1 (800) 882-4411 THROUGHOUT GEORGIA
CAT 1204-111

DATE:	3/29/23
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PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

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SHEET NUMBER

2.0



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA (HENRY COUNTY)
PROPOSED ZONING: PUD

TOTAL SITE AREA: 14.16ac

TOTAL UNITS: 136
1BR DUPLEX UNITS: 44 (32%)
2BR UNITS: 54 (40%)
3BR UNITS: 38 (28%)

GROSS DENSITY: 9.6 du/ac
NET DENSITY: 9.6 du/ac
OPEN SPACE: 5.97ac (42%)
PARKING SPACES: 228
GARAGE SPACES: 40
TOTAL SPACES: 268
LOT COVERAGE: 6.96ac (49%)

10' BUFFERS PROVIDED

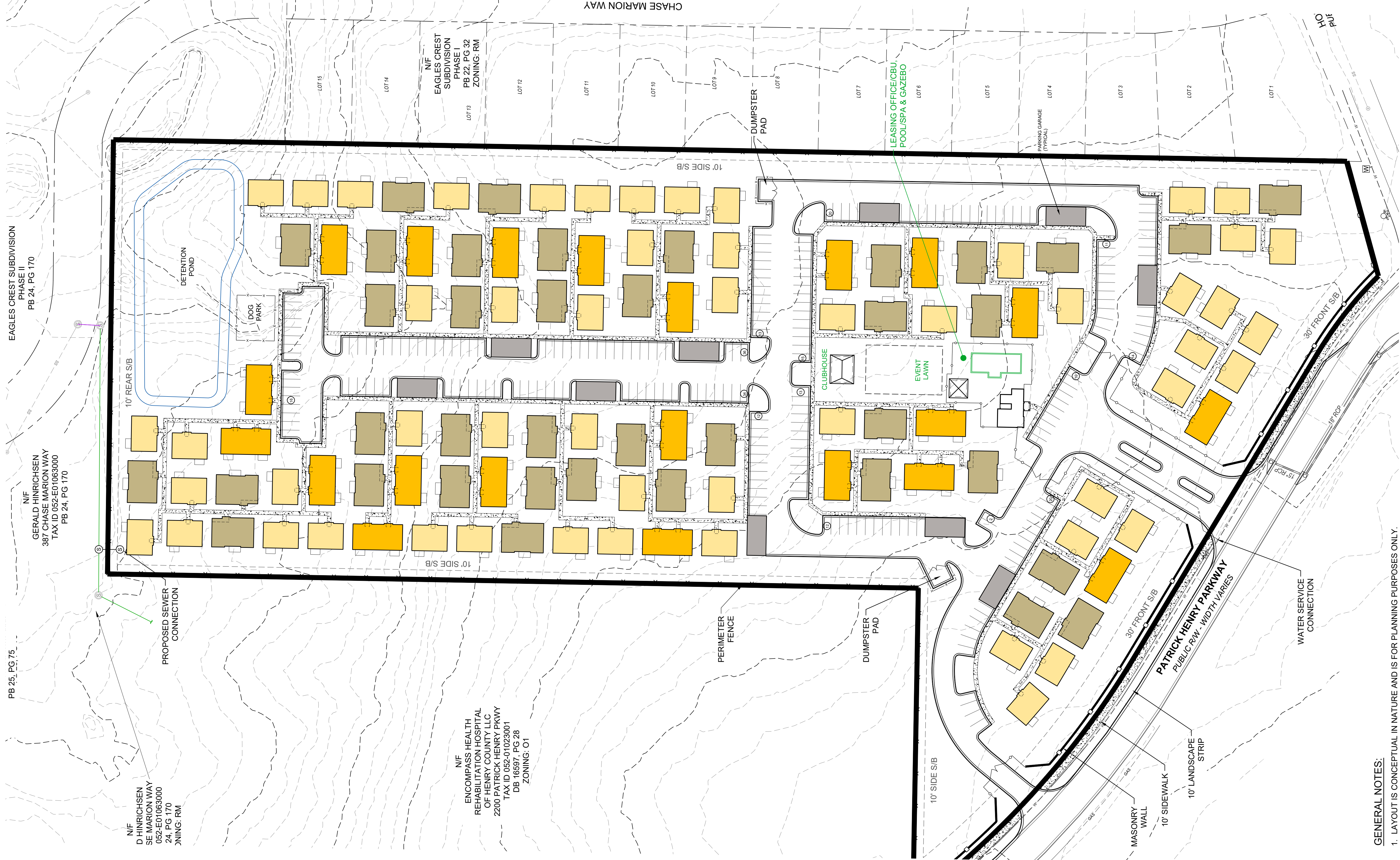
CONCEPT PLAN IS CONCEPTUAL IN NATURE AND
FINAL DESIGN/UNIT COUNT MAY VARY.

SETBACKS

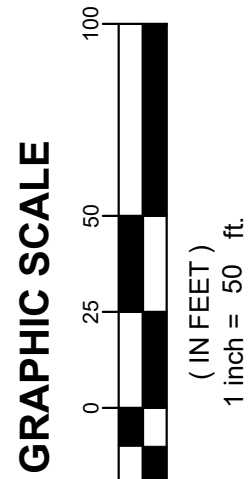
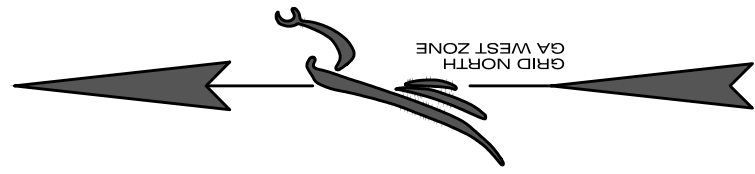
FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK: 10'
BETWEEN BUILDINGS: 10'



CHASE MARION WAY



- GENERAL NOTES:
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
 - BOUNDARY OBTAINED FROM ALTA SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, LLC., DATED MARCH 08, 2023.
 - EXHIBIT WAS PRODUCED UTILIZING HENRY COUNTY GIS DATA.
 - AN ENVIRONMENTAL SITE ASSESSMENT HAS BEEN PERFORMED FOR THIS SITE.



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
215 CORD CTR. DR. STE. 300
STOCKBRIDGE, GEORGIA 30081
PH: (770) 389-8666 • FAX: (770) 389-8666

NEWNAN OFFICE
40 GREENWAY CT. STE. A
NEWNAN, GEORGIA 30055
PH: (770) 755-2978

CLUMMING OFFICE
500 PEARLE FERRY RD. STE. C
CLUMMING, GEORGIA 30009
PH: (478) 867-7348

www.fdc-llc.com

PUD ZONING PLAN
FOR
77 & 87 HOLLOWAY ROAD
AVILLA COMMUNITY
LOCATED IN:
LAND LOTS 50, 6TH DISTRICT
STOCKBRIDGE, GEORGIA

DATE	REVISIONS
1.	
2.	
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8.	

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CAP. 2024.11.11

GEORGIA
REGISTERED
LANDSCAPE ARCHITECT
J. D. L.

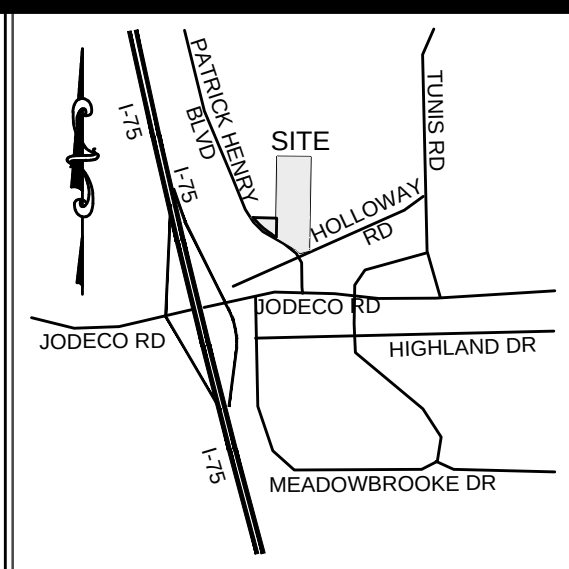
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SCALE:	1" = 60'
PROJ NUMBER:	403.002
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	



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THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

(GA WEST ZONE)
GRID NORTH

N/F
ENCOMPASS HEALTH
REHABILITATION HOSPITAL
OF HENRY COUNTY LLC
2200 PATRICK HENRY PKWY
TAX ID 052-01023001
DB 16597, PG 28

N/F
EAGLES CREST SUBDIVISION
PHASE II
PB 24, PG 170

CHASE MARION WAY
50' R/W (PER PB 24, PG 170)

TOP BANK
OF CREEK
(UN-NAMED)

TRACT A

N/F
JAMES HOLLOWAY ETAL
87 HOLLOWAY RD
TAX ID 052-01024000
DB 5691, PG 148

13.00 ACRES
566,419 sq.ft.

CHASE MARION WAY
50' RW (PER PB 22, PG 32)

LEGEND

- | | |
|--------|--------------------------------|
| DB | DEED BOOK |
| PB | PLAT BOOK |
| PC | PAGE |
| LD | LAND LOT |
| OTL | OPEN TOP PIPE |
| RB | REBAR |
| IFP | IRON PIN FOUND |
| IPS | 12" REBAR W/C FDC 000995 |
| CTP | CRIMP TOP PIPE |
| CWG | CURB & GUTTER |
| RW | RIGHT OF WAY |
| NF | NOW OR FORMERLY |
| CP | OVERHEAD POWER LINE |
| sq ft | SQUARE FOOT |
| REF | REFERENCE |
| TBM | TEMPORARY BENCHMARK |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| RCF | REINFORCED CONCRETE PIPE |
| DIC | DUCTILE IRON PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| HVC | HIGH DENSITY POLYETHYLENE PIPE |
| C | COUGHOUT METAL PIPE |
| P | PROPERTY LINE |
| CL | CENTERLINE |
| ID | IDENTIFICATION |
| B.S.L. | BUILDING SETBACK LINE |
| CB | BACK OF CURB |
| C | CURVE LABEL |
| CI | CURB INLET |
| DE | DRAINAGE EASEMENT |
| EQP | EDGE OF PAVEMENT |
| FH | FIRE HYDRANT |
| LI | LINE LABEL |
| PKS | PIPE NAIL SET |
| SE | SANITARY SEWER EASEMENT |
| UT | UTILITY EASEMENT |
| SWMF | STORMWATER MANAGEMENT FACILITY |
| SW | SEWER CLEAN OUT |
| SIGN | SIGN |
| IR | IRON PIN FOUND |
| IP | IRON PIN SET |
| CA | CALCULATED POINT |
| PO | POWER POLE |
| FI | FIRE HYDRANT |
| WV | WATER VALVE |
| WT | WATER METER |
| JN | JUNCTION BOX |
| RM | RANITARY SEWER MANHOLE |
| DI | DRAIN INLET |
| RS | R/S MONUMENT |
| WC | SINGLE WING CATCH BASIN |
| DB | DOUBLE WING CATCH BASIN |
| MB | METER BOX |
| HD | HEADWALL |
| FL | FLARED END SECTION |
| CS | CURB CURB |
| GS | GAS VALVE |
| ET | ELECTRIC TRANSFORMER |
| TE | TELEPHONE METER |
| LI | LIGHT POST |
| FO | FIBER OPTIC MARKER/HAND HOLE |
| AS | ASPHALT |
| CO | CONCRETE |

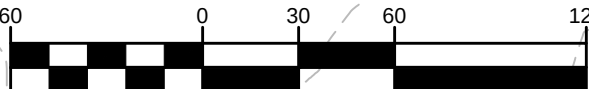
SURVEY NOTES

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 29, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS* OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMION TPO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,374 FEET, AND AN ANGULAR ERROR OF .05" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING THE COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 298,202 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "TDS" INDICATE A *REBAR PLACED WITH CAP STAMPED "TDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, S.L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983-2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VERTICAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HIGH SMARNT.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER:
13151C0152D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL
FEMA FLOOD HAZARD AREA.

GRAPHIC SCALE



(IN / FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATION

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 HEREON.

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.

Kevin M. Brown
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

3/30/2022
DATE

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REVISIONS

1.	ADDRESSED ATTORNEY COMMENTS	2-23-23
2.	ADDRESSED NEW TITLE COMMITMENTS	3-07-23
3.	CORRECTED OWNER OF AREA "D"	3-08-23
4.	CORRECTED TITLE BLOCK	3-30-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

ALTA/NSPS LAND TITLE SURVEY

HOLLOWAY ROAD

LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.



3/30/23

DATE:	1-10-2023
SCALE:	1" = 60'
FILE NUMBER:	403.002
DRAWN BY:	CG
REVIEWED BY:	K. BROWN

SHEET NUMBER

ω
·
O

CUMMING OF
STEFAN OFFICE,
STE A
400 PIERCE FERRY RD S

**FALCON DESIGN
CONSULTANTS**



PLANNING

ENGINEERING SURVEYING

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia; formerly being areas A and B of the Willic May Holloway Estate; being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

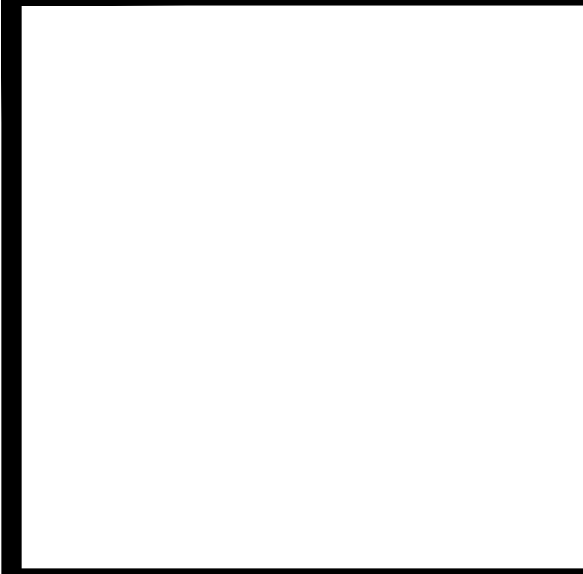
The above tract being 13.012 acres.

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TRACT A

RECORD DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia, formerly being areas A and B of the Willie May Holloway Estate, being shown as one tract on a plat of survey prepared by Daniel R. Moore, R.L.S., dated February 23, 2005; being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the Northerly right of way of Holloway Road with the Easterly right of way of Patrick Henry Parkway; thence Westerly along the Northerly right of way of Patrick Henry Parkway 103.15 feet (arc distance) along a curve concave to the left with a chord distance of 102.89 feet on a bearing of N 51° 47' 15" W to an iron pin, thence continuing along the right of way N 58° 51' 22" W a distance of 294.03 feet to an iron pin, thence leaving the right of way of Patrick Henry Parkway on a bearing of N 01° 01' 46" E a distance of 1118.43 feet to an iron pin, thence on a bearing of S 89° 12' 59" E a distance of 456.13 feet to an iron pin, thence on a bearing of S 01° 01' 46" W a distance of 1295.01 feet to a concrete monument, said monument being at the Northerly right of way of Holloway Road, thence along the right of way of Holloway Road 124.84 feet on a bearing of S 74° 42' 31" W to a concrete monument, said monument being the Point of Beginning.

The above tract being 13.012 acres.

SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50, 6TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET AT THE NORTHERLY RIGHT-OF-WAY LINE OF HOLLOWAY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF PATRICK HENRY PARKWAY,

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE, 103.15 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 419.24 FEET AND A CHORD BEARING NORTH 51 DEGREES 49 MINUTES 03 SECONDS WEST, 102.89 FEET) TO A 1/2 INCH REBAR;
THENCE, NORTH 58 DEGREES 53 MINUTES 10 SECONDS WEST, 294.03 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 01 DEGREES 03 MINUTES 36 SECONDS EAST, 267.30 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 01 DEGREES 00 MINUTES 39 SECONDS EAST, 851.11 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 12 MINUTES 54 SECONDS EAST, 455.78 FEET TO A 18 INCH HARDWOOD TREE;
THENCE, WITH THE WESTERLY LINE OF LOTS 1-15 OF THE EAGLES OREST SUBDIVISION, SOUTH 01 DEGREES 00 MINUTES 21 SECONDS WEST, 1,294.75 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOLLOWAY ROAD;
THENCE, SOUTH 74 DEGREES 40 MINUTES 43 SECONDS WEST, 124.79 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 13.00 ACRES (566,419 SQUARE FEET).

TRACT A NOTES

- PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED.
- PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY. EXISTING DRIVEWAY SHOWN.
- NO ENCROACHMENTS OBSERVED.
- PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.
- NO RECENT EARTH MOVING WORK OBSERVED.
- NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED.
- NO USE OF THE PROPERTY AS A LANDFILL OBSERVED.
- NO USE OF THE PROPERTY AS A CEMETERY OBSERVED.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 223731GA
EFFECTIVE DATE: November 7, 2022 at 12:00 AM

- Easement from J.J. Holloway to Georgia Power Company, dated September 4, 1946, filed September 7, 1946 and recorded in Deed Book 37, Page 291, records of the Superior Court of Henry County, Georgia.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

- Easement from J.J. Holloway to Georgia Power Company, dated February 19, 1954, filed March 5, 1954 and recorded in Deed Book 49, Page 222, aforesaid records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

- Easement from J.J. Holloway to Georgia Power Company, dated January 3, 1958, filed January 30, 1958 and recorded in Deed Book 56, Page 360, aforesaid records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

- Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property from James Harold Holloway to Henry County Board of Tax Assessors, dated February 11, 2013, filed February 14, 2013 and recorded in Deed Book 12942, Page 256, aforesaid records.

DOCUMENT AFFECTS SUBJECT PROPERTY BY REFERENCING PARCEL 052-01024000.

TABLE A - OPTIONAL ITEMS

- PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
- ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
- FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
- GROSS LAND AREA = 13.00 ACRES
- OBSERVED EVIDENCE OF UTILITIES SHOWN.
- ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO NEXMETRO ACQUISITIONS, LLC, an Arizona limited liability company
and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 29, 2022.

DATE OF PLAT OR MAP: JANUARY 10, 2023 (REVISED MARCH 8, 2023)


KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

3/08/2023
DATE

SURVEY NOTES

- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED DECEMBER 29, 2022 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,374 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 298,202 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
- FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1989 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY H&GN SMARTNET.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0152D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

AREA "D"

RECORD DESCRIPTION

Area "D"

All that tract or parcel of land lying and being in Land Lot 50 of the 6th District of Henry County, Georgia, being Area "D" of a survey plat for Anne McCranie made by Daniel R. Moore, R.L.S. dated Nov. 25, 1999, last revised Aug. 21, 2002, and being more particularly described as follows:

To get to the True Point of Beginning, commence at the intersection of the Northerly right of way of Holloway Rd. with the Easterly right of way of Patrick Henry Parkway, thence running along the Easterly right of way of Patrick Henry Parkway a distance of 102.89 ft on a bearing of N 51°47'15" W to a point on the right of way, continuing on the right of way a distance of 294.03 ft on a bearing of N 58°51'22" W to a point, said point being the True Point of Beginning) thence continuing on the right of way a bearing of N 58°51'22" W a distance of 81.24 ft. to a point) thence continuing on the right of way in a curve to the right 346.07 ft., said curve having a chord distance of 343.92 ft. on a bearing of N 47°46'49" W, to a point) thence leaving the right of way on a bearing of S 88°58'14" E a distance of 329.08 ft. to a point) thence running S 01°01'46" W a distance of 267.25 ft. to a point, said point being the True Point of Beginning.

The above tract being 1.1590 acres

SURVEY DESCRIPTION

AREA "D"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50, 6TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AND CAP SET AT THE NORTHERLY RIGHT-OF-WAY LINE OF HOLLOWAY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF PATRICK HENRY PARKWAY,
THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE, 103.15 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 419.24 FEET AND A CHORD BEARING NORTH 51 DEGREES 49 MINUTES 03 SECONDS WEST, 102.89 FEET) TO A 1/2 INCH REBAR;
THENCE, NORTH 58 DEGREES 53 MINUTES 10 SECONDS WEST, 294.03 FEET TO THE **POINT OF BEGINNING**.

THENCE, NORTH 58 DEGREES 53 MINUTES 10 SECONDS WEST, 81.24 FEET TO CONCRETE MONUMENT;
THENCE, 346.07 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 895.39 FEET AND A CHORD BEARING NORTH 47 DEGREES 48 MINUTES 37 SECONDS WEST, 343.92 FEET) TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 00 MINUTES 34 SECONDS EAST, 329.37 FEET TO 1/2 INCH REBAR;
THENCE, SOUTH 01 DEGREES 03 MINUTES 36 SECONDS WEST, 267.30 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1.16 ACRES (50,533 SQUARE FEET).

AREA "D" NOTES

- PROPERTY SHOWN ON THE SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT PROVIDED.
- PROPERTY HAS DIRECT ACCESS TO PATRICK HENRY PARKWAY. NO CURB CUTS OBSERVED.
- NO ENCROACHMENTS OBSERVED.
- PROPERTY FORMS A CONTIGUOUS PARCEL WITHOUT GAPS, GORES OR OVERLAPS.
- NO RECENT EARTH MOVING WORK OBSERVED.
- NO RECENT STREET AND/OR SIDEWALK CONSTRUCTION OBSERVED.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED.
- NO USE OF THE PROPERTY AS A LANDFILL OBSERVED.
- NO USE OF THE PROPERTY AS A CEMETERY OBSERVED.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE B - SECTION II - EXCEPTIONS

Commitment No.: 223730GA
EFFECTIVE DATE: January 31, 2023 at 12:00 AM

- Easement from J.J. Holloway to Georgia Power Company, dated September 4, 1946, filed September 7, 1946 and recorded in Deed Book 37, Page 291, records of the Superior Court of Henry County, Georgia.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

- Easement from J.J. Holloway to Georgia Power Company, dated February 19, 1954, filed March 5, 1954 and recorded in Deed Book 49, Page 222, aforesaid records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

- Easement from J.J. Holloway to Georgia Power Company, dated January 3, 1958, filed January 30, 1958 and recorded in Deed Book 56, Page 360, aforesaid records.

DOCUMENT CONTAINS NO PLOTTABLE EASEMENT DESCRIPTIONS.

- INTENTIONALLY DELETED.

TABLE A - OPTIONAL ITEMS

- PROPERTY CORNER MONUMENTS FOUND OR SET, AS SHOWN.
- ADDRESS OF THE SUBJECT PROPERTY PER TAX RECORDS.
- FLOOD ZONE NOTED AND SHOWN GRAPHICALLY.
- GROSS LAND AREA = 1.16 ACRES
- OBSERVED EVIDENCE OF UTILITIES SHOWN.
- ADJOINING OWNER NAMES SHOWN PER TAX RECORDS.

SURVEYOR'S CERTIFICATION

TO NEXMETRO ACQUISITIONS, LLC, an Arizona limited liability company
and FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11a, 13, OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON DECEMBER 29, 2022.

DATE OF PLAT OR MAP: JANUARY 10, 2023 (REVISED MARCH 8, 2023)


KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

3/08/2023
DATE

SURVEYOR'S CERTIFICATION

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 HEREON.

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.


KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

3/08/2023
DATE



STOCKBRIDGE OFFICE
400 HOLLOWAY CT., STE. A
STOCKBRIDGE, GEORGIA 30281
PH: (770) 309-8666 - Fax: (770) 309-8656

NEWNAN OFFICE
400 HOLLOWAY CT., STE. A
NEWNAN, GEORGIA 30255
PH: (770) 704-0606

CUMMING OFFICE
500 PIERCE STREET, STE. C
CUMMING, GEORGIA 30040
PH: (678) 887-0100

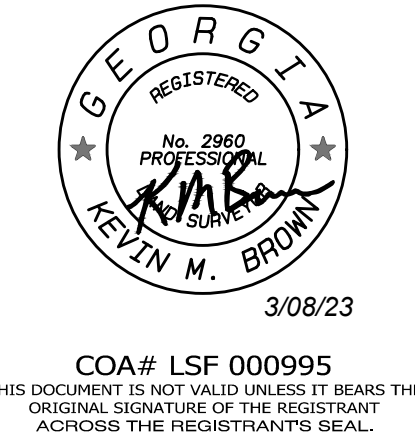
www.fdc-llc.com

ALTANSPS LAND TITLE SURVEY
PATRICK HENRY PKWY
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS			
1.	ADDRESSED ATTORNEY COMMENTS	2-23-23	
2.	ADDRESSED NEW TITLE COMMITMENTS	3-07-23	
3.	CORRECTED OWNER OF AREA "D"	3-08-23	
4.			

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT BY THE SURVEYOR NAMING SAID PERSON.

DATE:	1-10-2023
SCALE:	
FILE NUMBER:	403.002
DRAWN BY:	CG
REVIEWED BY:	K. BROWN



SHEET NUMBER
2 of 2



Battle Law

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Zoning Ordinance
For

A Rezoning from RA in Henry County to PUD in the City of Stockbridge
of

NEXMETRO ACQUISITIONS, LLC
c/o Battle Law, P.C.

for

+/-14.16 Acres of Land
Being 77 and 87 Holloway Road
City of Stockbridge, Georgia and
Parcel Nos. 052-01023000 and 052-01024000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

NexMetro Acquisitions, LLC (the “Applicant”) is seeking to develop on +/- 14.16 acres of land being Tax Parcel No. 052-01023000 and 052-01024000 having frontage on 77 and 87 Holloway Road (the “Subject Property”) with a unique, luxury, single-family rental product (apartments). The Applicant is seeking a Rezoning of the Subject Property to from RA in Henry County to PUD in the City of Stockbridge. This application amends an earlier application that sought to rezone the Subject Property to MFR, and does not change the proposed density. This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Unified Development Code and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. STEINBERG ACT REZONING CRITERIA

The State of Georgia proposes the following decision criteria to be considered for rezonings in jurisdictions that do not propose other criteria:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Subject Property has a medical office on the west side of it and homes to the east. The zoning proposal will allow a rental community that is laid out like cluster single family detached homes. The product will serve as a transition from the office uses to the single family detached homes to the east and protect the single family homes from any additional medical office uses that might seek to occupy the Subject Property and thereby immediately abut the single family homes. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. The property adjacent and nearby is already developed as medical offices and as residential. Adding more residential uses will not have any affect on the surrounding properties. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*

The property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned. In Henry County, the Subject Property is zoned RA, which allows for large lot developments and agricultural uses. However, the future land use on the Subject Property is Mixed Use and allows for up to 16 dwelling units per acre. The Subject Property is not suitable



Battle Law

for the permitted agricultural uses and is planned to have a higher density residential use under Henry County's plan. Therefore, the property to be affected by the zoning proposal does not have a reasonable economic use as currently zoned.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The zoning proposal is in conformity with the policy and intent of the land use plan. In Henry County, the comprehensive plan allows for up to 16 dwelling units per acre and also allows for a mixture of uses, but does not require it. This proposal includes a comprehensive land use plan amendment to change the future land use of the Subject Property from Mixed Use in Henry County to High Density Residential in the City of Stockbridge. The site plan included with this proposal contemplates building at 9.6 dwelling units per acre. Thus, this zoning proposal will bring development at a density a bit lower than what is currently permitted while also adhering to the City's comprehensive land use plan. Therefore, the zoning proposal is in conformity with the policy and intent of the land use plan.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.



Battle Law

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

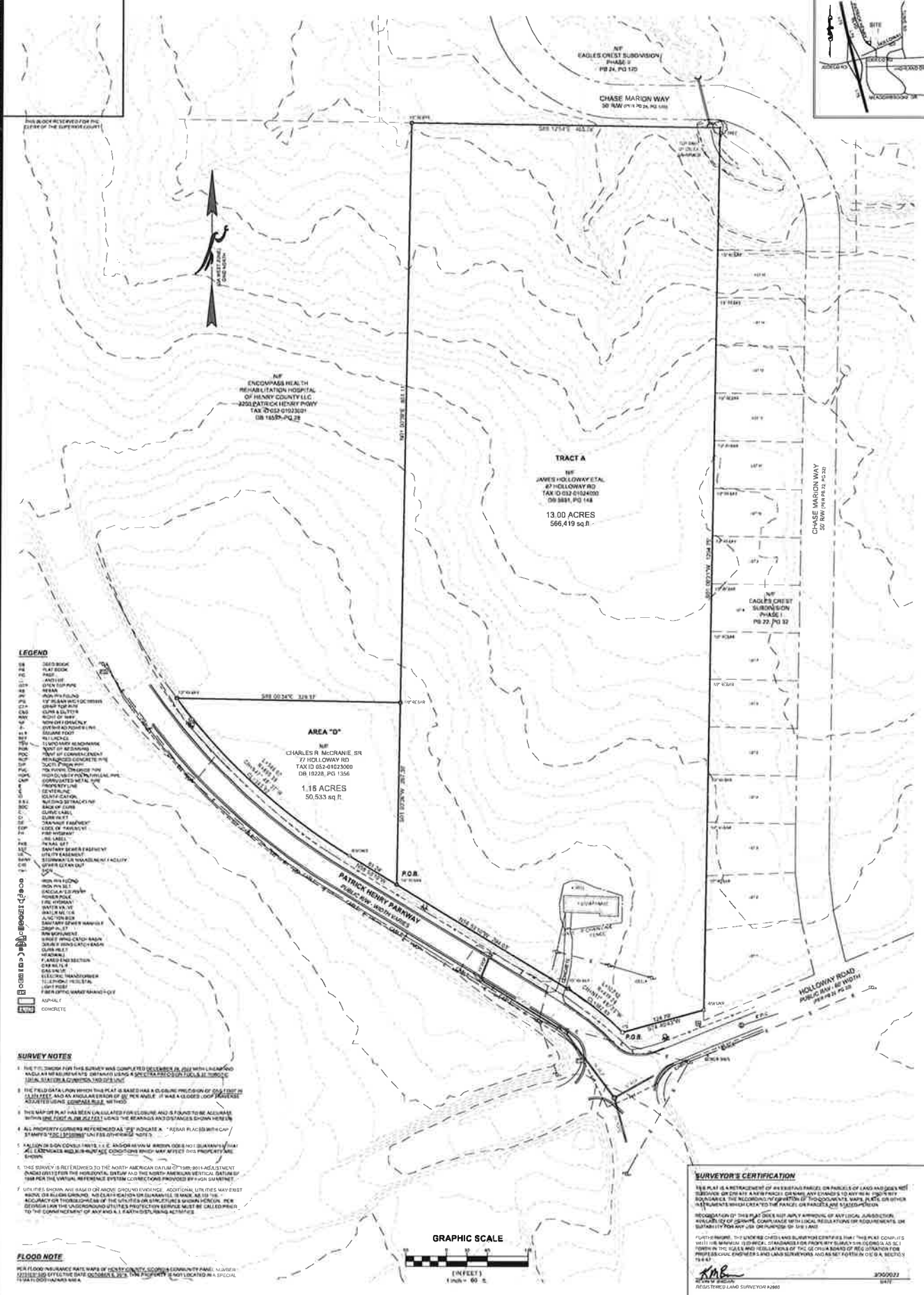
The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the



Battle Law

taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



LEGEND

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SURVEY NOTES

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FLOOD NOTES

PER FLOOD INSURANCE RATE MAPS OF FIRM
EXTERIOR AND EFFECTIVE DATE OCTOBER 5,
1974 (A1 FLOOD) (A2) (A3) (A4) (A5) (A6) (A7) (A8) (A9) (A10) (A11) (A12) (A13) (A14) (A15) (A16) (A17) (A18) (A19) (A20) (A21) (A22) (A23) (A24) (A25) (A26) (A27) (A28) (A29) (A30) (A31) (A32) (A33) (A34) (A35) (A36) (A37) (A38) (A39) (A40) (A41) (A42) (A43) (A44) (A45) (A46) (A47) (A48) (A49) (A50) (A51) (A52) (A53) (A54) (A55) (A56) (A57) (A58) (A59) (A60) (A61) (A62) (A63) (A64) (A65) (A66) (A67) (A68) (A69) (A70) (A71) (A72) (A73) (A74) (A75) (A76) (A77) (A78) (A79) (A80) (A81) (A82) (A83) (A84) (A85) (A86) (A87) (A88) (A89) (A90) (A91) (A92) (A93) (A94) (A95) (A96) (A97) (A98) (A99) (A100) (A101) (A102) (A103) (A104) (A105) (A106) (A107) (A108) (A109) (A110) (A111) (A112) (A113) (A114) (A115) (A116) (A117) (A118) (A119) (A120) (A121) (A122) (A123) (A124) (A125) (A126) (A127) (A128) (A129) (A130) (A131) (A132) (A133) (A134) (A135) (A136) (A137) (A138) (A139) (A140) (A141) (A142) (A143) (A144) (A145) (A146) (A147) (A148) (A149) (A150) (A151) (A152) (A153) (A154) (A155) (A156) (A157) (A158) (A159) (A160) (A161) (A162) (A163) (A164) (A165) (A166) (A167) (A168) (A169) (A170) (A171) (A172) (A173) (A174) (A175) (A176) (A177) (A178) (A179) (A180) (A181) (A182) (A183) (A184) (A185) (A186) (A187) (A188) (A189) (A190) (A191) (A192) (A193) (A194) (A195) (A196) (A197) (A198) (A199) (A200) (A201) (A202) (A203) (A204) (A205) (A206) (A207) (A208) (A209) (A210) (A211) (A212) (A213) (A214) (A215) (A216) (A217) (A218) (A219) (A220) (A221) (A222) (A223) (A224) (A225) (A226) (A227) (A228) (A229) (A230) (A231) (A232) (A233) (A234) (A235) (A236) (A237) (A238) (A239) (A240) (A241) (A242) (A243) (A244) (A245) (A246) (A247) (A248) (A249) (A250) (A251) (A252) (A253) (A254) (A255) (A256) (A257) (A258) (A259) (A260) (A261) (A262) (A263) (A264) (A265) (A266) (A267) (A268) (A269) (A270) (A271) (A272) (A273) (A274) (A275) (A276) (A277) (A278) (A279) (A280) (A281) (A282) (A283) (A284) (A285) (A286) (A287) (A288) (A289) (A290) (A291) (A292) (A293) (A294) (A295) (A296) (A297) (A298) (A299) (A300) (A301) (A302) (A303) (A304) (A305) (A306) (A307) (A308) (A309) (A310) (A311) (A312) (A313) (A314) (A315) (A316) (A317) (A318) (A319) (A320) (A321) (A322) (A323) (A324) (A325) (A326) (A327) (A328) (A329) (A330) (A331) (A332) (A333) (A334) (A335) (A336) (A337) (A338) (A339) (A340) (A341) (A342) (A343) (A344) (A345) (A346) (A347) (A348) (A349) (A350) (A351) (A352) (A353) (A354) (A355) (A356) (A357) (A358) (A359) (A360) (A361) (A362) (A363) (A364) (A365) (A366) (A367) (A368) (A369) (A370) (A371) (A372) (A373) (A374) (A375) (A376) (A377) (A378) (A379) (A380) (A381) (A382) (A383) (A384) (A385) (A386) (A387) (A388) (A389) (A390) (A391) (A392) (A393) (A394) (A395) (A396) (A397) (A398) (A399) (A400) (A401) (A402) (A403) (A404) (A405) (A406) (A407) (A408) (A409) (A410) (A411) (A412) (A413) (A414) (A415) (A416) (A417) (A418) (A419) (A420) (A421) (A422) (A423) (A424) (A425) (A426) (A427) (A428) (A429) (A430) (A431) (A432) (A433) (A434) (A435) (A436) (A437) (A438) (A439) (A440) (A441) (A442) (A443) (A444) (A445) (A446) (A447) (A448) (A449) (A450) (A451) (A452) (A453) (A454) (A455) (A456) (A457) (A458) (A459) (A460) (A461) (A462) (A463) (A464) (A465) (A466) (A467) (A468) (A469) (A470) (A471) (A472) (A473) (A474) (A475) (A476) (A477) (A478) (A479) (A480) (A481) (A482) (A483) (A484) (A485) (A486) (A487) (A488) (A489) (A490) (A491) (A492) (A493) (A494) (A495) (A496) (A497) (A498) (A499) (A500) (A501) (A502) (A503) (A504) (A505) (A506) (A507) (A508) (A509) (A510) (A511) (A512) (A513) (A514) (A515) (A516) (A517) (A518) (A519) (A520) (A521) (A522) (A523) (A524) (A525) (A526) (A527) (A528) (A529) (A530) (A531) (A532) (A533) (A534) (A535) (A536) (A537) (A538) (A539) (A540) (A541) (A542) (A543) (A544) (A545) (A546) (A547) (A548) (A549) (A550) (A551) (A552) (A553) (A554) (A555) (A556) (A557) (A558) (A559) (A560) (A561) (A562) (A563) (A564) (A565) (A566) (A567) (A568) (A569) (A570) (A571) (A572) (A573) (A574) (A575) (A576) (A577) (A578) (A579) (A580) (A581) (A582) (A583) (A584) (A585) (A586) (A587) (A588) (A589) (A590) (A591) (A592) (A593) (A594) (A595) (A596) (A597) (A598) (A599) (A600) (A601) (A602) (A603) (A604) (A605) (A606) (A607) (A608) (A609) (A610) (A611) (A612) (A613) (A614) (A615) (A616) (A617) (A618) (A619) (A620) (A621) (A622) (A623) (A624) (A625) (A626) (A627) (A628) (A629) (A630) (A631) (A632) (A633) (A634) (A635) (A636) (A637) (A638) (A639) (A640) (A641) (A642) (A643) (A644) (A645) (A646) (A647) (A648) (A649) (A650) (A651) (A652) (A653) (A654) (A655) (A656) (A657) (A658) (A659) (A660) (A661) (A662) (A663) (A664) (A665) (A666) (A667) (A668) (A669) (A670) (A671) (A672) (A673) (A674) (A675) (A676) (A677) (A678) (A679) (A680) (A681) (A682) (A683) (A684) (A685) (A686) (A687) (A688) (A689) (A690) (A691) (A692) (A693) (A694) (A6

GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

THE PLAT IS A REPRESENTATION OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT
CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE
BOUNDARIES OF THE PARCEL(S) SHOWN ON THE PLAT ARE BASED ON THE RECORDS OF THE
COUNTY RECORDS, THE RECORDS OF THE DEPARTMENT OF LAND AND NATURAL RESOURCES, AND OTHER
INSTRUMENTS WHICH CREATING THE PARCEL(S) OR PARCELS ARE A SOURCE OF INFORMATION.

RECOGNITION OF THE PLAT DOES NOT IMPLY A RECOGNITION OF ANY LEGAL JURISDICTION
OR AUTHORITY OF ANYONE TO ENFORCE COMPLIANCE WITH LEGAL REGULATIONS OR REQUIREMENTS OR
OBLIGATIONS FOR ANY USE OR PURPOSE ON THE LAND.

FURTHERMORE, THE UNDERSIGNED HAS A SIGNATURE CERTIFICATE THAT THIS PLAT COMPLIES WITH
THE MINIMUM (1) TECHNICAL STANDARDS FOR PROPERTY SURVEYS OF THE COUNTY AS SET
FORWARD IN THE LOCAL ORDINANCES AND REGULATIONS OF THE GEOGRAPHIC INFORMATION FOR
PROFESSIONAL ENGINEER'S AND LAND SURVEYORS, AND AN ADJUTANT TO THE COUNTY, A RESCUE
7/19/87

John 3950033
10/12

KMB

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REVISIONS		
1.	ADDRESSED ATTORNEY COMMENTS	2-23
2.	ADDRESSED NEW TITLE COMMITTEE	3-6-23
3.	CONNECTED OWNER OF ANLA ST	3-6-23
4.	CONNECTED TITLE BLOCK	3-30-23

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY.

ALTA/NSPS LAND TITLE SURVEY
HOLLOWAY ROAD
LAND LOTS 50, 6TH DISTRICT
HENRY COUNTY, GEORGIA

[illegible]



Henry County Water Authority
Engineering Division

February 28, 2023

Re: Water and Sewer Services - Availability

Proposed Development: **Residential Development**

Property Information: **Holloway Road Parcel NO's: 052-01024000 & 052-01023000**

LL 50; District 6; 14.16+/- acres

Proposed Zoning: **MFR (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**



TO WHOM IT MAY CONCERN:

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

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

Static:	127	psi
Residual:	109	psi
Flow	1680	gpm
Calculated Flow @ 20 psi:	4398	gpm

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

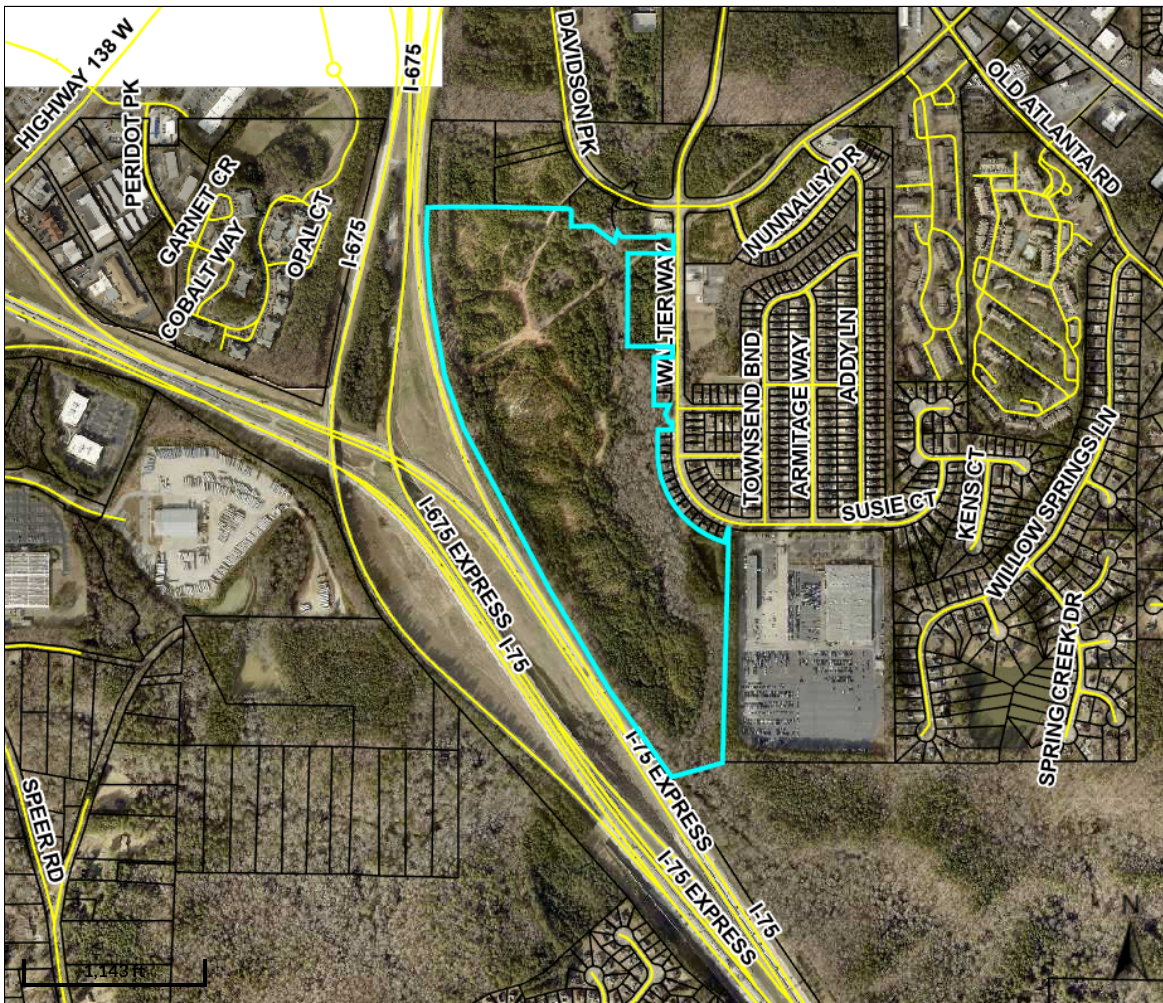
Sewage **treatment** and sewer line **capacity** are currently available for the property. *However, a sanitary sewer line extension is required to serve the property at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.*

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

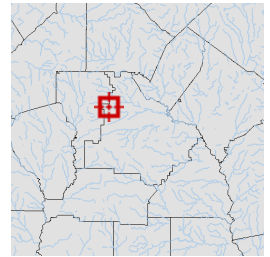
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Preliminary Concept Plan dated 02/09/2023 prepared by Falcon Design Consultants, LLC.

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



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009000	Class	C	Owner	GDCI GA 6 LP	Land	\$1.9172e+006			
Property		Acreage	73.88	Address	5755 DUPREE DR	Value:		Last 2 Sales		
Address					STE 130	Building	\$0	Date	Price	Reason Qual
District	City/Stockbridge				ATLANTA GA 30327	Value:		2/26/2018	\$1,126,655	OTHER U
						Misc	\$0	4/1/2014	\$2,500,000	DUND U
						Value:				POWR
						Total	\$1917200			
						Value:				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

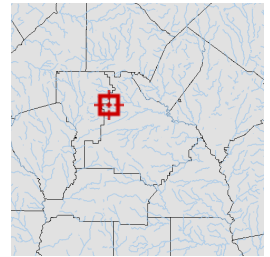
Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

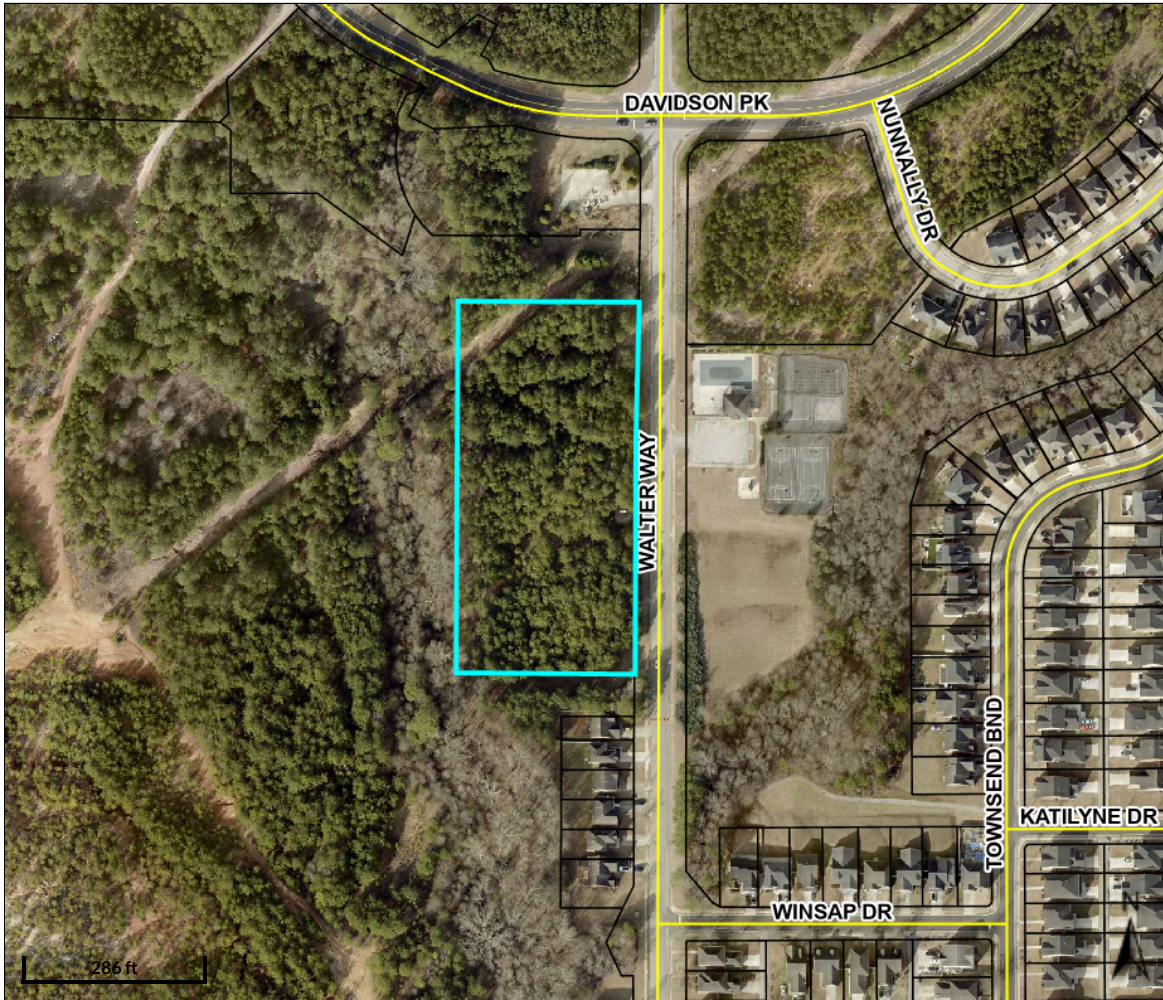
Parcel ID	030-01009006	Class	C	Owner	GDCI GA 6 LP	Land	\$72300				
Property		Acreage	1.66	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$72300				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/26/2018	\$1,126,655	OTHER	U
								4/23/2014	\$0	CORPORATE	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

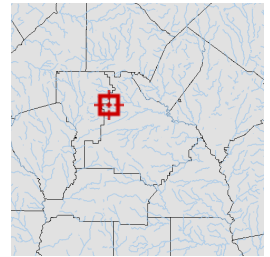
Date created: 9/5/2023

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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009005	Class	C	Owner	GDCI GA 6 LP	Land	\$108900				
Property		Acreage	3.63	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$108900				
						Value:					

Last 2 Sales				
Date	Price	Reason	Qual	
2/26/2018	\$1,126,655	OTHER	U	
4/23/2014	\$0	CORPORATE	U	

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL



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: September 28, 2023

SUBJECT: Staff Report for Comprehensive Plan Amendment Case #CP-2023-04 for Three Parcels At Davidson Parkway and Walter Way (Parcel #0303-01009000, Parcel #030-01009005, and Parcel #030-01009006). Council District: 2.

I. PURPOSE

Consider a Comprehensive Plan Amendment application (#CP-2023-04) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to change the future land use designation three parcels at the southwest corner of Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for the construction of a mixed residential development. The applicant proposes to build 312 total units, including 184 single-family detached dwellings and 128 townhomes. To allow for the proposed development, the applicant also simultaneously submitted an application for a Rezoning (Rezoning Case #RZ-2023-05) to rezone the property from 'C-2' (Heavy Commercial) to 'PUD' (Planned Unit Development). The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved.

II. EXISTING CONDITIONS

A. Property Location. The subject property is located in the northwestern area of the City of Stockbridge, near the Clayton County line; about half a mile south of Highway 138 / Lake Spivey Parkway and about half a mile west of North Henry Boulevard. It is bordered by Davidson Parkway to the north, Walter Way to the east, and Interstates 75 and 675 to the south and west. One of the three parcels comprising the subject property is located on the curve of Davidson Parkway, south of the Clayton County line. The main project access to the development site would occur from this curve.

B. Property Characteristics. The subject property is comprised of three parcels, including a large parcel on Walter Way with 73.859 +/- acres, a small parcel on Walter Way with 3.636 +/- acres, and a small parcel on Davidson Parkway with 1.369 +/- acres. These parcels are shown on the three aerial photographs below. The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. Reeves Creek is located near the eastern boundary of the development site, with required buffers. The large parcel contains approximately 10.5 acres of “Restricted Use Commercial”, thus only the remaining 63.35 +/- acres is developable. The property is mostly level and wooded. The City of Stockbridge owns a lift station near the south end of the large parcel, which is accessed from a driveway through an easement off Walter Way. Due to the lack of access to the property from the south and west, the subject property is viewed as being landlocked.

C. Surrounding Land Use and Zoning. The subject property is surrounded by a mixture of land uses and zoning districts, as is indicated by Table 1 below. To the north, along Davidson Parkway within Clayton County, are several commercial uses, including motels, a gas station, a fast food restaurant, a fitness center, and an automotive repair center. To the northeast is some vacant land along Davidson Parkway and Walter Way, which is zoned ‘C-2’ (General Commercial). To the west and southwest, the subject property is bordered by Interstate 675. To the east is the Northbridge Crossing Subdivision (whose property is zoned ‘RM-2’ for Multifamily/Townhomes). The subdivision is the predominant land use in the vicinity. Its clubhouse and pool are located directly across Walter Way from the proposed development site. Bordering the site to the southeast is the Drivetime Automotive Reconditioning Center off Walter Way, which was established in 1997 and whose property is zoned ‘LI’ (Light Industrial).

III. CASE FACTS

Proposed Development:	Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way, with 79.16 +/- total acres.
Parcel ID and Acreage:	~ <u>Large Parcel on Walter Way</u> —Parcel #030-01009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u> —Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u> —Parcel #030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson

	Road and the west side of Walter Way.
Current Use:	Vacant.
Surrounding Uses:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road. ~ <u>Southeast</u>—Automobile refurbishing business (Drivetime). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—Interstates 75 and 675.
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
Surrounding Zoning:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown) ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—SR (Suburban Residential).
Existing and Proposed Future Land Use Designation:	From 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.
Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of "Restricted Use Commercial"; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked.

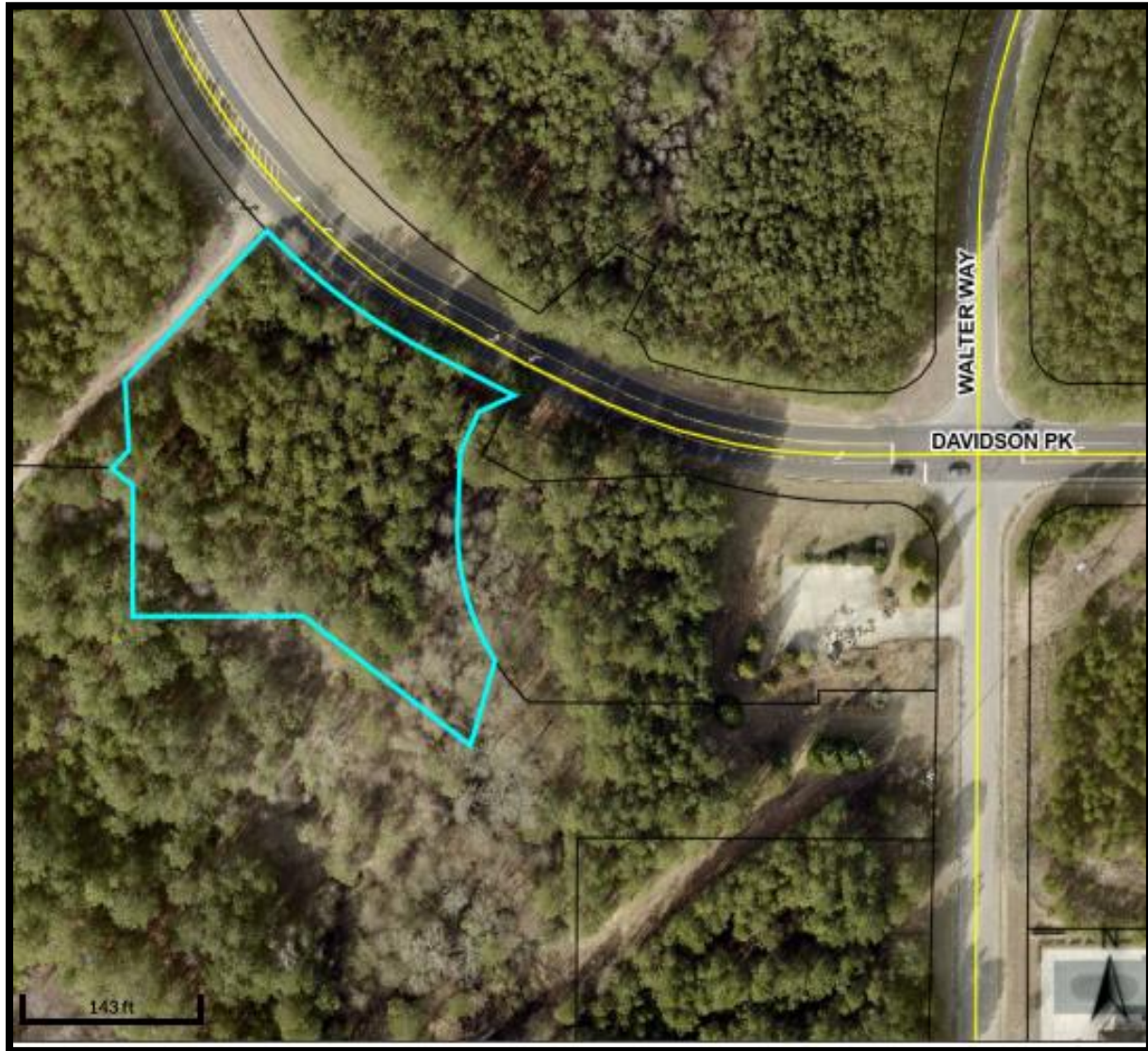
**AERIAL PHOTOGRAPH:
Large Parcel on Walter Way
(Parcel #030-01009000 with 73.859 +/- Acres)**



**AERIAL PHOTOGRAPH:
Small Parcel on Walter Way
(Parcel #030-01009005 with 3.636 +/- Acres)**



**AERIAL PHOTOGRAPH:
Small Parcel on Davidson Parkway
(Parcel #030-01009006 with 1.369 +/- Acres)**



IV. ZONING HISTORY

Over the years, parts of the subject property and the adjacent properties to the east and south have had a very active zoning history, having been rezoned and being the subject of four Development of Regional Impact (DRI) reviews by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). Although the existing Northbridge Crossing subdivision was developed as a result of the approval of the Northbridge Crossing I DRI #284, no development has yet occurred on the subject property. A description of each zoning action is provided below.

- Multiple rezonings for Northbridge Crossing Development
- Northbridge Crossing DRI #284 review
- Development Agreement for Northbridge Crossing
- Rezoning Case #RZ-09-12-S
- Reeves Creek I DRI #2996 review
- Davidson Parkway Commerce Center DRI #3309 review
- Reeves Creek II DRI Review #3799

A. Multiple Rezonings for Northbridge Crossing Development. In 2003, DRA Development requested the rezoning of about 49 acres around the intersection of Davidson Parkway and Walter Way, as part of the “Northbridge Crossing Development”, from ‘RA’ (Residential-Agricultural), ‘C-3’ (Heavy Commercial), and ‘M-1’ (Light Manufacturing) to ‘RM-3’ (Multifamily Residential for Condominiums) to allow for condominium development. The rezoning was approved with conditions via Ordinance No. 03-148. Then Henry County Planning and Zoning completed a staff report for Rezoning Case #RZ-02-71-S for a 7.24-acre tract adjacent to the current DriveTime Automotive Conditioning establishment. The report stated that a portion of the tract was previously rezoned from ‘RA’ to ‘M-1’ with a ‘PD’ (Planned Development) district on September 8, 1996.

B. Northbridge Crossing DRI #284 Review. In conjunction with the multiple rezoning requests for Northbridge Crossing, the Atlanta Regional Commission (ARC) completed a Final Report for a Development of Regional Impact (DRI) Review on November 15, 2002, representing DRI #284. The proposed project was to have mixed uses, including residential, office, and commercial. The Georgia Regional Transportation Authority (GRTA) approved the project with the conditions that additional turn lanes be constructed along Davidson Parkway; that the intersection of Davidson Parkway and Walter Way be reconstructed; and that sidewalks be installed.

C. Development Agreement for Northbridge Crossing. A Development Agreement was prepared for Northbridge Crossing (formerly known as “Stockbridge Station”) on May 15, 2003 between the City of Stockbridge and DRA Development, Inc. It pertained to the rezoning of a 143.72-acre site and it included multiple zoning conditions for different types of uses to be included within the development plan. Four amendments were later made through 2007. Among the zoning conditions were the requirements that residential units

not have rear alleyways; that any new roadway have four lanes with a raised median; and that any connections to the existing streets at Flippen Road and Davidson Parkway should be coordinated with the Henry County DOT.

D. Rezoning Case #RZ-09-12-S. On April 12, 2010, the Stockbridge City Council approved Rezoning Case #RZ-09-12-S to rezone fourteen tracts of land (including the subject property) at the southwest corner of Davidson Parkway and Walter Way from C-2, RM-2, and RM-3 to the subject property's current zoning of C-3. The applicant was DRA Development, Inc. and the rezoning comprised 83.26 acres of land which constituted a portion of the original 143.72 +/- acres. Ordinance #10-185 was prepared to document the rezoning approval. The proposed development was to be a mixture of commercial, retail, and office uses. One of the nine zoning conditions was the requirement that the Development Agreement for Northbridge Crossing, which was adopted on May 15, 2003, be updated to reflect this rezoning of the property to C-3.

E. Reeves Creek I DRI #2996. In 2019, Forest Development Group proposed the construction of a major mixed-use development of regional scale on a portion of the subject property, as well as other property to the south within unincorporated Henry County. The development site included portions of Henry County (the submitting jurisdiction), the City of Stockbridge, and Clayton County. ARC completed its "Regional Review Finding" for DRI #2996 on October 3, 2019 for the proposed "Reeves Creek" development. The DRI request was made by Henry County Government since the majority of the land within the project boundaries was located in unincorporated Henry County. The DRI was found to be "within the best interest of the State." ARC's Decision recommended the construction of a new road through the area, to be named "Reeves Creek Parkway", the possible installation of a traffic signal at the intersection of Reeves Creek Parkway and Davidson Parkway, and the installation of additional turn lanes at the intersection of Davidson Parkway and Highway 138 West.

The approved site plan shows that the main access was to begin from Davidson Parkway off Highway 138, then a new four-lane roadway to be called "Reeves Creek Parkway" was to extend through the middle of the subject property and run southward along the right-of-way of Interstates 75 and 675 to Walt Stephens Road, where a proposed new interstate exit would be created. The portion of the development site which would have comprised the subject property was to be developed with a retail power center, a club warehouse, restaurants, and retail establishments. A medical complex was to be located on the north side of Davidson Parkway, while hotels and restaurants were to be located within the Clayton County portion of the site. To the south, in the Henry County portion of the site, larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.

F. Davidson Parkway DRI #3309. In 2021, EastGroup Properties, L.P., the developer/applicant, proposed the development of a “business distribution center”, to be named “Davidson Parkway Commerce Center”, on the subject property. It was to be comprised of five buildings serving multiple tenants with various office and warehouse uses, having a total building space of 695,860 square feet. Battle Law, P.C. represented the developer. The applicant applied for Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01. Although the DRI decisions by ARC and GRTA were for approval with conditions, the Stockbridge Planning and Zoning Staff and the Planning Commission both recommended the denial of the proposed project due to their belief that industrial uses were inappropriate for the subject property. The City Council agreed, denying Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01 due to the incompatibility of land uses and the excessive amount of truck traffic which the proposed project would have generated.

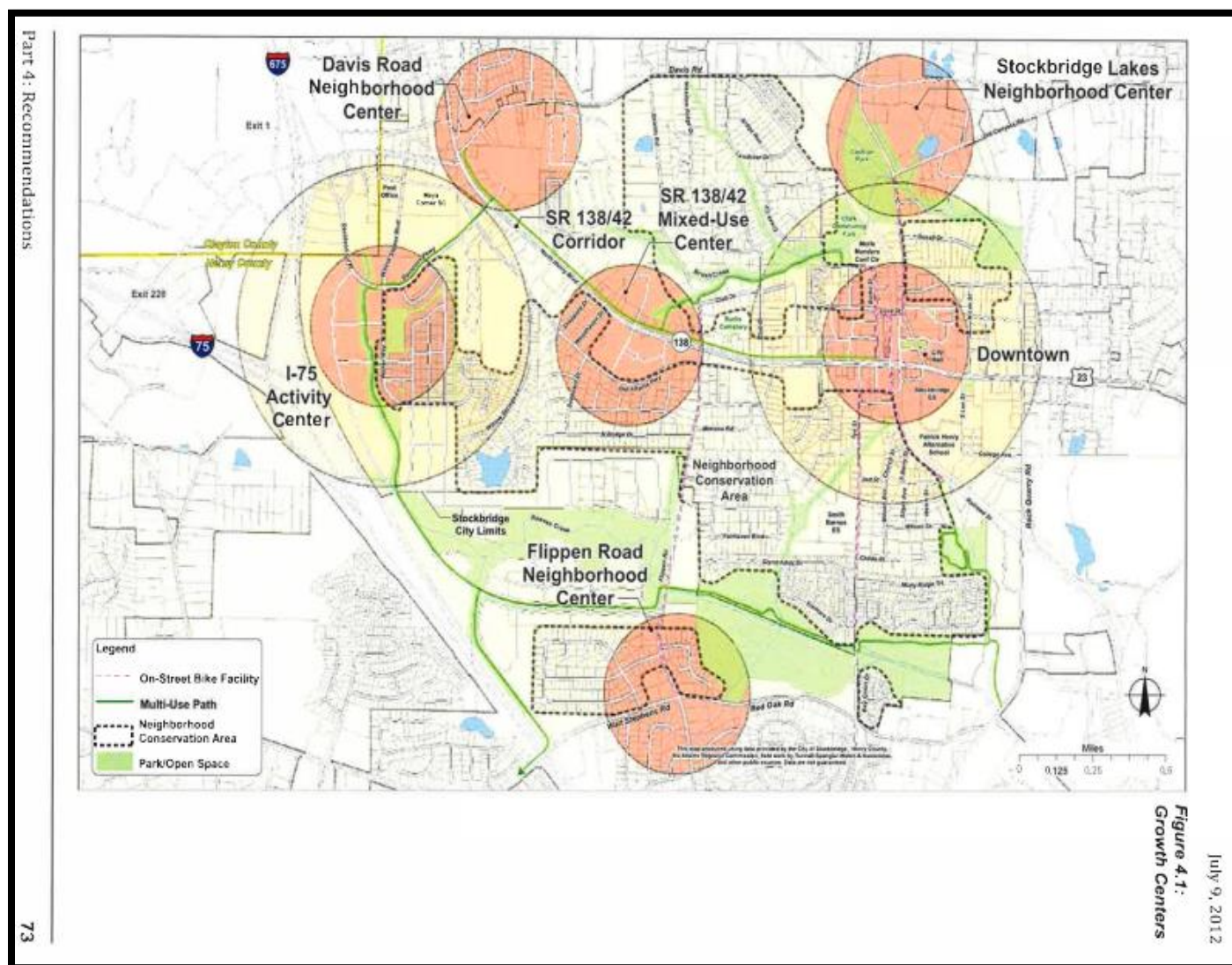
G. Reeves Creek II DRI #3799. In 2022, Vista Realty Partners applied for Comprehensive Plan Amendment Case #CP-2022-04 and Rezoning Case #2022-05 for property at 384 and 630 Flippen Road, plus a third small parcel off Flippen Road. The property includes 276.91 acres of land. It is located directly south of the subject property, and a portion of it also comprised the Reeves Creek I DRI Case #2996. The Stockbridge City Council approved the rezoning by assigning the ‘PUD’ zoning district to the property, which was previously zoned ‘RA’ (Residential-Agricultural) by Henry County prior to its annexation. The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. Besides having three full access driveways off Flippen Road, the approved development will have a full access driveway stubbed for future connection to the subject property and Davidson Parkway to the north.

V. FUTURE DEVELOPMENT PLANS

A. Comprehensive Plan / Future Land Use Designation. The City of Stockbridge 2018-2038 Comprehensive Plan contains a Future Land Use Map, which is updated annually to reflect recent City Council actions. The 2023 Future Land Use Map shows that the subject property has a future land use designation of “Low-Density Vertical Mixed-Use. This designation is intended for commercial/retail areas along various corridors and intersections; should mainly serve the residents of the surrounding residential neighborhoods; and should maintain a community orientation. But the proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused. A Comprehensive Plan Amendment would therefore be required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant’s request via CP-2023-04.

B. Livable Centers Initiative. The City of Stockbridge Livable Centers Initiative (“LCI Study”) 10-Year Update from 2012 contains a map of Stockbridge “growth centers”, and the subject property is shown as part of an “I-75 Activity Center.” Further, an “I-75 Activity Center Concept Plan” was prepared, showing the subject property as being a part of a projected major employment center with mixed uses. Such uses were envisioned to include Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space. A new north/south roadway would be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I-675, and high-quality multi-family and senior housing uses being located on the eastern side.

LCI STUDY: STOCKBRIDGE GROWTH CENTERS



LCI STUDY: I-75 ACTIVITY CENTER / AREA DESCRIPTION

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- 1.0-1.5 million sf of Class A office (blue)
- 2 full-service hotels (purple)
- 250,000 - 300,000 sf of retail (red)
- 750-1,000 units of high-quality multifamily (yellow)
- 300-500 units of senior housing or assisted living (turquoise)
- 1,500 housing units (yellow and brown)
- 20-25 acres of park space (green)
- Potential long-term parking decks (white)

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and multi-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.



LCI STUDY: I-75 ACTIVITY CENTER / SITE ENLARGEMENT

KEY:

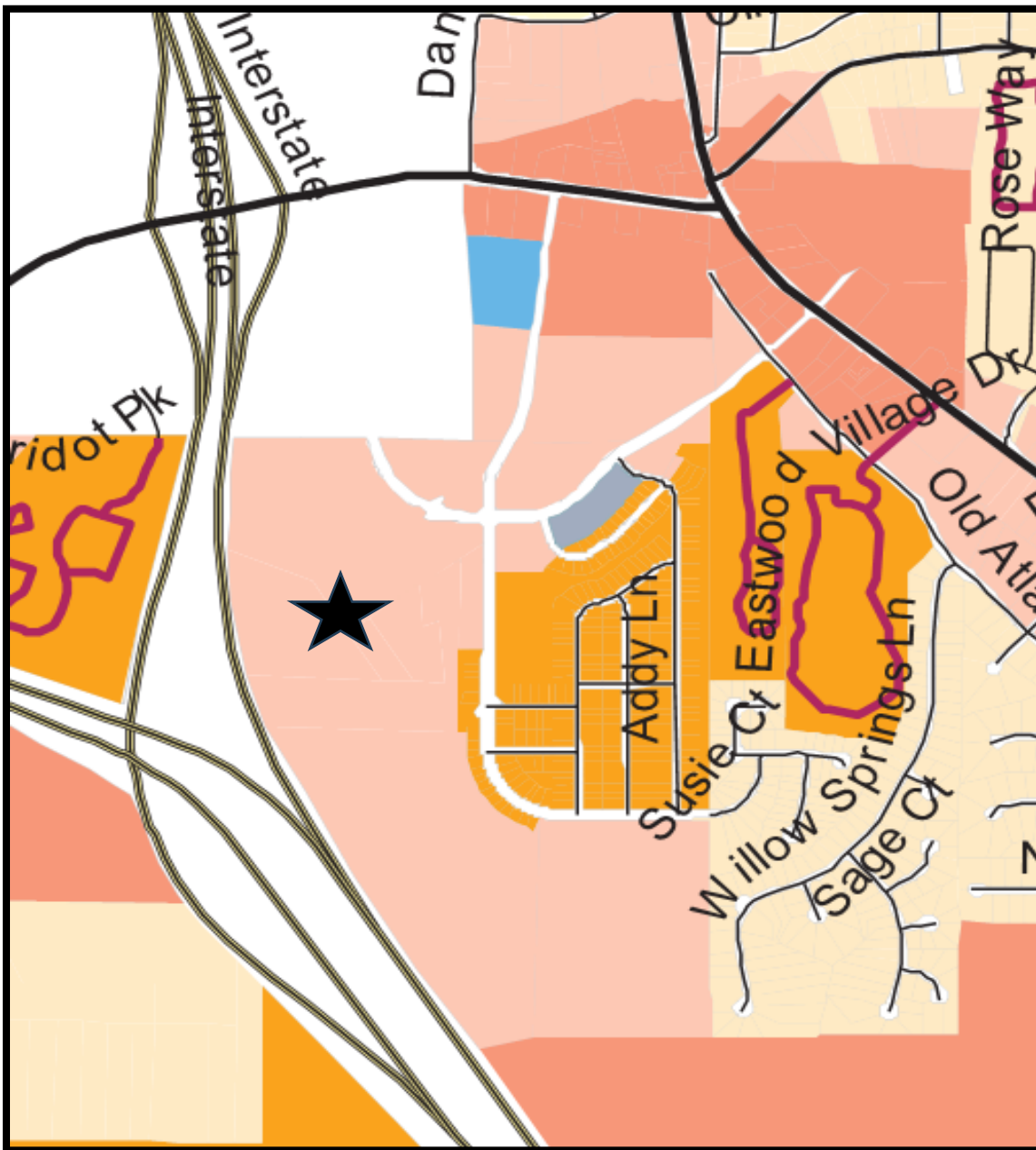
- Purple—Two Full-Service Hotels
- Red—Big-Box Retail Space
- Yellow—High-Quality Multi-Family
- White—Long-Term Parking Decks
- Blue—Class 'A' Office Space
- Turquoise—Senior Housing or Assisted Living



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
(Subject property is shown with a star.)

KEY:

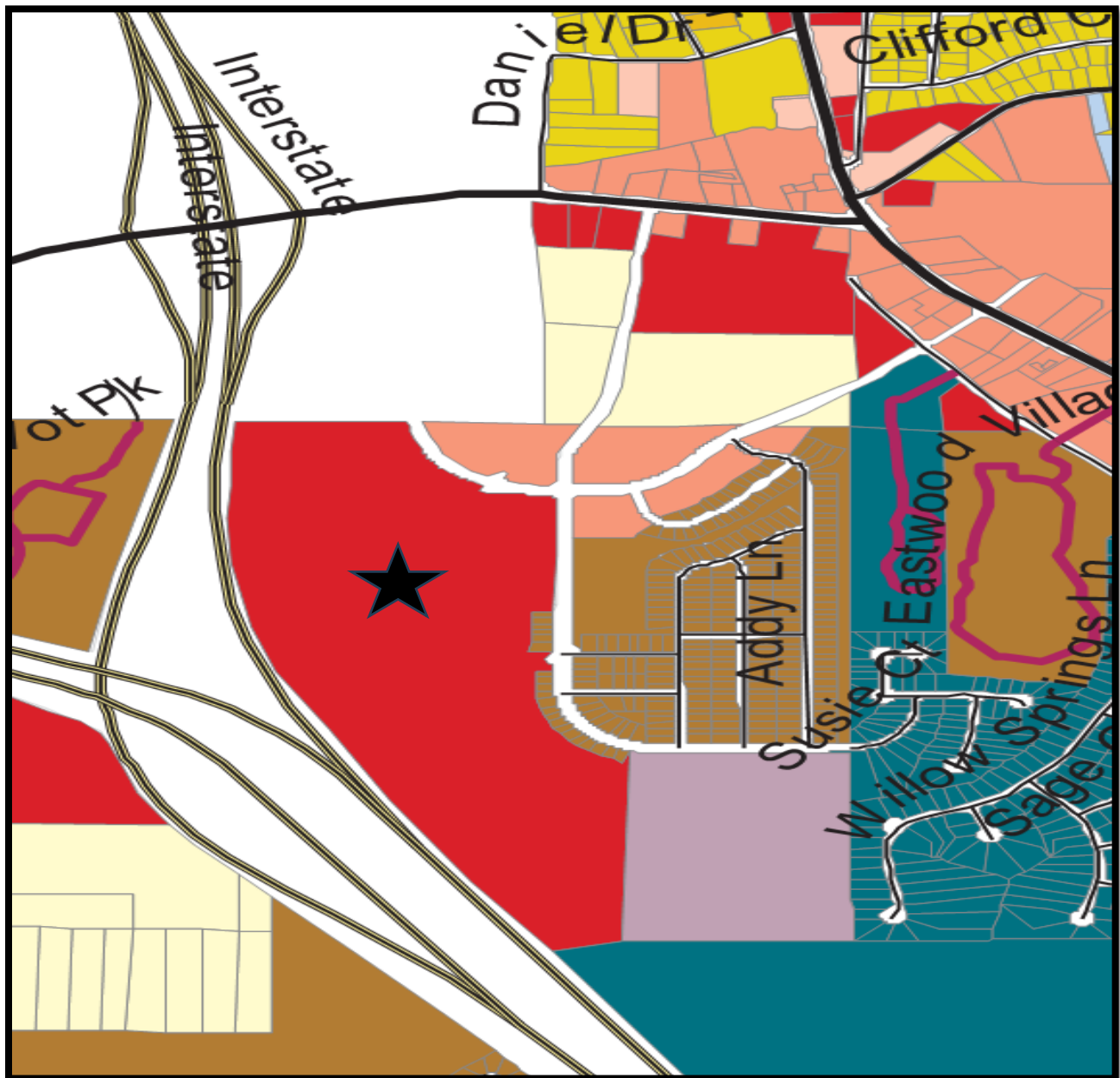
Peach—Low-Density Vertical Mixed-Use
 Salmon—Medium-Density Vertical Mixed-Use
 Orange—High-Density Residential
 Beige—Medium-Density Residential
 Slate—Light Industrial
 Blue—Office-Institutional



CITY OF STOCKBRIDGE 2023 ZONING MAP

KEY:

Red—C-3 (Heavy Commercial)
Salmon—C-2 (General Commercial)
Pink—C-1 (Neighborhood Commercial)
Lavender—LI (Light Industrial)
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Brown—MFR (Multiple Family Residential)
Teal—PUD (Planned Unit Development)

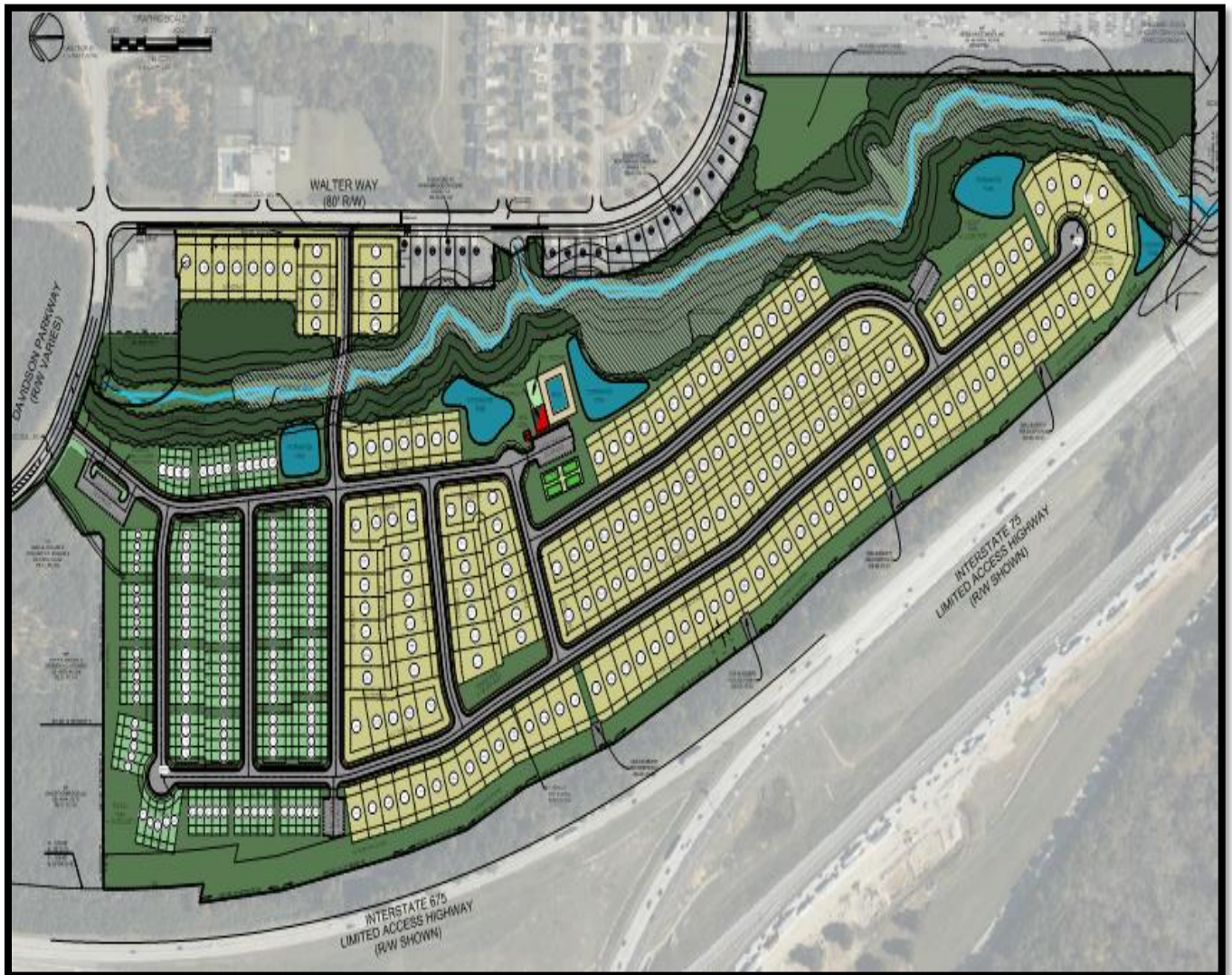


VI. PROPOSED DEVELOPMENT

A. Project Description. The applicant, D.R. Horton, Inc., proposes to build 312 residential units on the subject property, including 184 single-family detached homes and 128 townhomes, at a density of 3.95 units per acre on 79.16 +/- total acres. Currently, the property contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel. The project site would have several points of access, and the developer would also seek to create a roadway connection with the property to the south. Multiple amenities and open space areas would be provided. All residential units would have two-car garages, and guest parking would also be provided. A mandatory homeowners' association would be established. No traffic impact study has been submitted.

B. Site Plan Design. The submitted site plan is titled "Concept Plan: Northbridge 2", and it was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. It shows that the main access street would be off Davidson Parkway, a secondary access street would be off Walter Way, and a future third access could be provided through an easement from the southeast corner of the property. A few single-family detached units would be located along Walter Way, and the remainder would be located between Reeves Creek and Interstates 75 & 675. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site. Further details are provided within the staff report for Rezoning Case #RZ-2023-05.

CONCEPTUAL SITE PLAN—ENLARGED



VI. ANALYSIS OF REQUEST

A. Compatibility with the Current Comprehensive Plan and Future Land Use Map.

The City of Stockbridge adopted the City of Stockbridge Comprehensive Plan 2018-2038 as a guide for the future development of the City, and its Land Use Element provides a vision for the development or redevelopment of land in the City over the 20-year period. Further, the Future Land Use Map provides a “future land use designation” for every parcel of land within the City. The subject property has a future land use designation of “Low-Density Vertical Mixed-Use.” The Comprehensive Plan provides the description below for this designation.

[Low-Density Vertical Mixed-Use]

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

[High-Density Residential Designation]

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

From these descriptions, the proposed development would not be compatible with the future land use designation of the property since it would feature very different land uses, including a large single-family detached subdivision and multiple townhome buildings. Therefore, a Comprehensive Plan Amendment is required to change the land use designation of the property to ‘High-Density Residential’, which allows densities of 3.6 units per acre or higher. The applicant’s proposed density of 3.96 units per acre is above the lower end of the allowable density range for the subject property.

B. Compatibility with Zoning. The existing ‘C-3’ zoning of the property is not a listed compatible zoning district for the subject property’s existing Low-Density Vertical Mixed-Use future land use designation, nor is the proposed ‘PUD’ zoning district, although a former similar district, ‘MUND’ (Mixed-Use Neighborhood Development), was compatible. The Comprehensive Plan lists the former ‘PTD’ (Planned Town Development) district as being compatible with the applicant’s requested High-Density Residential designation, which is similar to the current PUD district.

C. Compatibility with Surrounding Land Uses. The single-family detached component of the proposed mixed-use development would be compatible with the existing single-family detached homes to the east, comprising the original Northbridge Crossing development. Although the properties along Walter Way and the adjacent streets are zoned 'MFR' (Multiple Family Residential), no multiple family uses have been built there. With the proposed townhome uses, the proposed development would therefore introduce a multifamily component to the area.

D. Compatibility With Adopted Plans. The City of Stockbridge Comprehensive Plan for 2018-2023 sets forth several community goals and policies. Among them is the following community policy on Page 39:

Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

This policy of encouraging the development of commercial nodes was recommended by the City of Stockbridge Livable Centers Initiative (the LCI Study). It included a general map of "growth centers" for the City of Stockbridge, as well as a specific "I-75 Activity Center Concept Plan" which identified the subject property and the surrounding area as having the potential to become a "major employment center" for the City of Stockbridge. The Study recognized the unique, strategic location of the subject property adjacent to I-75 and I-675, as well as its proximity to the main artery serving the City—Highway 138. This location enables the subject property to be a gateway into the City, and due to its large size, it can be a prime location for unique community-serving commercial and specialty uses.

In the Reeves Creek I DRI project, the portion of the development site which would have comprised the subject property was to be developed with a retail power center, a club warehouse, restaurants, and retail establishments. A medical complex was to be located on the north side of Davidson Parkway, while hotels and restaurants were to be located within the Clayton County portion of the site. To the south, in the Henry County portion of the site, larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community. A new roadway, to be called "Reeves Creek Parkway", was to have been constructed as an extension of the existing curve of Davidson Parkway, through the subject property, and southward to connect to a new I-75 interchange at Walt Stephens Road. The DRI development project was to have included major commercial, community-serving facilities, of which the subject property and its portion of Reeves Creek Parkway were to have served major roles.

E. Compatibility with Previous Council Actions. Through the years, the City of Stockbridge has demonstrated a wish for commercial uses to be located on the subject property. This was shown by the 2003 and 2010 rezoning approvals for the original

Northbridge Crossing development, which was to include commercial and office uses in addition to residential uses. But the commercial and office components have yet to be built.

In addition, in City Council discussions which took place in 2021 during the public hearings for Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01 for a proposed industrial development, preferences for the property to be used for commercial purposes were expressed. Such preferences were again expressed recently during the public hearings for Comprehensive Plan Amendment Case #CP-2022-04 and Rezoning Case #2022-05 for property at 384 and 630 Flippen Road, plus a third small parcel off Flippen Road. Although those cases did not include the subject property per se, their site plan showed the creation of a roadway connection to the subject property, and desires were expressed about the hopes that the subject property could be used for major commercial uses.

VII. STAFF CONCLUSION

Although the proposed mixed-residential development would not be incompatible with the adjacent residential development to the east (the original Northbridge Crossing development), from a community-wide perspective, this would not be the best use for the subject property. To devote the subject property to purely residential uses would prevent major commercial, community-serving facilities from ever being developed there, and it would cause the City of Stockbridge to lose the opportunity to take advantage of the subject property's unique, strategic location for building specialty facilities to serve the general public.

As a result of the foregoing analysis, the Planning and Zoning Staff therefore concludes that the applicant's request to change the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' via CP-2023-04 to allow for the proposed mixed-residential development would not be compatible with the City's Comprehensive Plan, the UDC, nor the recommendations of the LCI Study, and that CP-2023-04 should be denied.

VIII. STAFF RECOMMENDATIONS

In view of the preceding findings and analysis, the Planning and Zoning Staff recommends the **DENIAL** of CP-2023-04 to change the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.

However, if the Stockbridge City Council decides to approve CP-2023-04, such approval should be contingent upon the following:

1. The approval of Rezoning Case #RZ-2023-05.
2. The official recombination of the property's three parcels into one parcel, unless the

applicant decides to rezone the parcels separately without combining them. In that case, the proposed development may NOT occur.

Amendment to the Comprehensive Plan Application



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

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

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

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

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

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

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

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

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

Contacts

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

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

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INITIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	
Site Plans (11 x 17)	1 2	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	



APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

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

Name of Applicant D.R. Horton, Inc. Atlanta East Phone: 678-780-8526 Date: 8/7/2023

Address of Applicant: 1371 Dogwood Drive, SW 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: 8/7/2023

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:

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.

(Signature) (Acknowledgement)

FROM: Medium Density Residential

TO: High Density Residential

Property Address: Davidson Parkway and Walter Way

Nearest intersection to the property: Davidson Parkway and Walter Way

Size of Tract: 79.02 acre(s). Land Lot Number(s): 39, 40, 57, 58. District(s): 12

Property Tax Parcel Number(s):
030-01009000, 030-01009005, 030-01009006 (Required)

Witness' Signature

Signature of Applicant

Sarah Haughton

Tiffany D. Hogan

Printed Name of Witness

Printed Name of Applicant

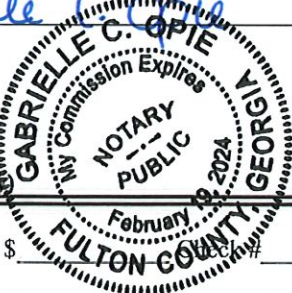
Gabrielle C. O'Pie

Signature of Agent

Notary

Notary Seal:

(For Office Use Only)



Total Amount Paid \$ _____ 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: _____

TITLE EXCEPTIONS FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2-42635, EFFECTIVE DATE: MAY 24, 2023.

- (g) EASEMENT FROM C. B. BRIDGES TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF GEORGIA, DATED MARCH 5, 1941, RECORDED MARCH 21, 1942, RECORDED IN DEED BOOK 33, PAGE 365, RECORDS OF HENRY COUNTY, GEORGIA; AS ASSIGNED BY THAT CERTAIN ASSIGNMENT FROM AMERICAN TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, A NEW YORK CORPORATION, DATED OCTOBER 14, 1976, FILED FOR RECORD JANUARY 24, 1977 AT 11:42 A.M., RECORDED IN DEED BOOK 289, PAGE 187, AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION)
- (h) EASEMENT FROM C. B. BRIDGES TO GEORGIA POWER COMPANY, DATED MAY 15, 1947, RECORDED OCTOBER 10, 1947, RECORDED IN DEED BOOK 38, PAGE 532 (BOTTOM), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)
- (i) EASEMENT FROM C. B. BRIDGES TO GEORGIA POWER COMPANY, DATED AUGUST 12, 1948, RECORDED AUGUST 19, 1948, RECORDED IN DEED BOOK 69, PAGE 522 (TOP), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)
- (j) EASEMENT FROM H. A. FRESSE TO GEORGIA POWER COMPANY, DATED OCTOBER 25, 1961, RECORDED NOVEMBER 29, 1961, RECORDED IN DEED BOOK 69, PAGE 522 (TOP), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)
- (k) EASEMENT FROM JESSE L. DUFFEY TO GEORGIA POWER COMPANY, DATED MARCH 21, 1963, RECORDED JUNE 21, 1963, RECORDED IN DEED BOOK 76, PAGE 403 (TOP), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)
- (l) EASEMENT FROM E. L. HANES TO GEORGIA POWER COMPANY, DATED APRIL 12, 1963, RECORDED JUNE 21, 1963, RECORDED IN DEED BOOK 76, PAGE 404 (BOTTOM), AFORESAID RECORDS.
(UNABLE TO PLOT DUE TO VAGUE DESCRIPTION, BLANKET IN NATURE)
- (m) RIGHT OF WAY DEED (LIMITED ACCESS) FROM JESSE L. DUFFEY TO DEPARTMENT OF TRANSPORTATION, DATED AUGUST 18, 1981, FILED FOR RECORD AUGUST 21, 1981 AT 2:06 p.m., RECORDED IN DEED BOOK 460, PAGE 50, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), SHOWN AS RIGHT OF WAY OF INTERSTATE 675)
- (n) SIGN EASEMENT FROM JAMES D. WINDHAM TO FRANKLIN J. NOBLEIN, KENNETH NORTHROP, ET AL., DATED AS OF DECEMBER 19, 1986, FILED FOR RECORD DECEMBER 29, 1986 AT 3:20 p.m., RECORDED IN DEED BOOK 779, PAGE 255, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), AS SHOWN ON SURVEY)
- (o) ROAD AND UTILITY EASEMENT AGREEMENT FROM GAMA DEVELOPMENT, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY TO FIRST SECURITY BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT SOLELY AS OWNER TRUSTEE UNDER AUTOTONATION TRUST 1996-1, DATED JUNE 18, 1997, FILED FOR RECORD JUNE 25, 1997 AT 9:51 A.M., RECORDED IN DEED BOOK 2605, PAGE 63, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTIES (PARCELS 1, 3, 4 & 5), NOT PLOTTABLE)
- (p) DRAINAGE EASEMENT AGREEMENT AND DETENTION BASIN CONSTRUCTION AGREEMENT FROM GAMA DEVELOPMENT, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY TO FIRST SECURITY BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY, BUT SOLELY AS OWNER TRUSTEE UNDER AUTOTONATION TRUST 1996-1, DATED JUNE 18, 1997, FILED FOR RECORD JUNE 25, 1997 AT 9:51 A.M., RECORDED IN DEED BOOK 2605, PAGE 91, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), AS SHOWN ON SURVEY)
- (q) EASEMENT FROM TRIPLE HORSESHOE HOLDINGS LLC TO GEORGIA POWER COMPANY, DATED NOVEMBER 8, 2000, FILED FOR RECORD APRIL 2, 2001 AT 3:29 P.M., RECORDED IN DEED BOOK 4102, PAGE 187, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTIES)
- (r) GENERAL EASEMENT FROM TRIPLE HORSESHOE HOLDINGS, LLC TO CITY OF STOCKBRIDGE, DATED MAY 30, 2001, FILED FOR RECORD JULY 20, 2001 AT 3:39 P.M., RECORDED IN DEED BOOK 4339, PAGE 39, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 1), AS SHOWN ON SURVEY)
- (s) RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES IN AND TO THAT PORTION OF SUBJECT PROPERTY DESCRIBED IN OR CONVEYED BY THAT CERTAIN QUILCUM DEED FROM THE CITY OF STOCKBRIDGE, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA TO TRIPLE HORSESHOE HOLDINGS, L.L.C., DATED MARCH 2002, FILED FOR RECORD APRIL 25, 2002 AT 8:18 A.M., RECORDED IN DEED BOOK 4949, PAGE 235, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTIES (PARCELS 1, 3, 4 & 5), AS SHOWN ON SURVEY)

- (t) NOTICE OF EXECUTION OF DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, DATED MAY 15, 2003, FILED FOR RECORD MAY 28, 2003 AT 10:48 A.M., RECORDED IN DEED BOOK 6902, PAGE 29, AFORESAID RECORDS; AS AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, DATED APRIL 21, 2004, FILED FOR RECORD MAY 6, 2004 AT 2:03 P.M., RECORDED IN DEED BOOK 7063, PAGE 261, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, DATED APRIL 22, 2005, FILED FOR RECORD APRIL 28, 2005 AT 9:41 A.M., RECORDED IN DEED BOOK 8047, PAGE 243, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF THIRD AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, FILED FOR RECORD DECEMBER 20, 2007 AT 9:50 A.M., RECORDED IN DEED BOOK 10638, PAGE 309, AFORESAID RECORDS; AS FURTHER AFFECTED BY THAT CERTAIN NOTICE OF EXECUTION OF FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT BY CITY OF STOCKBRIDGE, GEORGIA, FILED FOR RECORD JUNE 8, 2010 AT 10:40 A.M., RECORDED IN DEED BOOK 11763, PAGE 147, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTIES (PARCELS 1, 3, 4 & 5), NOT PLOTTABLE)
- (u) EASEMENT FROM DRA DEVELOPMENT, INC. TO BELLSOUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, DATED JANUARY 7, 2004, FILED FOR RECORD JANUARY 22, 2004 AT 3:27 P.M., RECORDED IN DEED BOOK 6787, PAGE 50, AFORESAID RECORDS.
(DOES AFFECT SUBJECT PROPERTY (PARCEL 2), AS SHOWN ON SURVEY)
- (v) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 36, PAGE 135 THROUGH AND INCLUDING 140, AFORESAID RECORDS.
(USED AS REFERENCE, AS SHOWN ON SURVEY)
- (w) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 40, PAGES 60 AND 61, AFORESAID RECORDS.
(USED AS REFERENCE, AS SHOWN ON SURVEY)
- (x) ALL THOSE MATTERS AS DISCLOSED BY THAT CERTAIN PLAT RECORDED IN PLAT BOOK 51, PAGE 165, AFORESAID RECORDS.
(USED AS REFERENCE, AS SHOWN ON SURVEY)
- (y) ALL MATTERS AS SHOWN ON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY FOR GDOI GA 6, L.P., RES-GA ELEVEN LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, NORTHRIDGE CROSSING, TRACT B-1, DATED JANUARY 24, 2018, LAST REVISED FEBRUARY 20, 2018, PREPARED BY FALCON DESIGN CONSULTANTS, LLC, CONTAINING THE SEAL OF JOHNATHAN E. DOUGLAS, GEORGIA REGISTERED LAND SURVEYOR NO. 3212.
(USED AS REFERENCE, AS SHOWN ON SURVEY)

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Consulting Group, Ltd. 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 recertification of the surveyor naming such person, persons, or entity.

Legal Description

PARCEL 1

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 39, 40, 57 and 58, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence southerly along the right of way of Walter Way a distance of 129.57 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along said right of way South 00°14'18" West a distance of 118.55 feet to a point; thence leaving said right of way North 89°39'24" West a distance of 220.77 feet to a point; thence North 89°43'32" West a distance of 61.20 feet to a point; thence South 00°14'42" West a distance of 51.24 feet to a point; thence South 00°18'27" West a distance of 510.87 feet to a point; thence South 89°57'03" East a distance of 172.39 feet to a point; thence South 00°11'22" West a distance of 290.04 feet to a point; thence North 89°48'43" East a distance of 94.00 feet to a point located on the western right of way of Walter Way; thence along said right of way the following courses and distances: South 26°18'47" West a distance of 57.73 feet to a point; thence South 24°34'40" East a distance of 55.94 feet to a point; thence South 89°46'10" East a distance of 17.62 feet to a point; thence South 00°13'37" West a distance of 45.17 feet to a point; thence leaving said right of way North 89°53'28" West a distance of 85.15 feet to a point; thence South 00°04'27" West a distance of 145.84 feet to a point; thence South 03°10'43" East a distance of 57.65 feet to a point; thence South 09°20'51" East a distance of 74.83 feet to a point; thence South 18°02'02" East a distance of 54.51 feet to a point; thence South 22°22'22" East a distance of 56.40 feet to a point; thence South 28°13'31" East a distance of 56.91 feet to a point; thence South 33°35'08" East a distance of 47.45 feet to a point; thence South 38°44'18" East a distance of 73.93 feet to a point; thence South 47°07'35" East a distance of 58.33 feet to a point; thence South 52°18'48" East a distance of 56.89 feet to a point; thence South 58°24'34" East a distance of 64.85 feet to a point; thence South 64°27'09" East a distance of 55.21 feet to a point; thence South 69°56'00" West a distance of 56.73 feet to a point; thence North 15°49'08" East a distance of 84.98 feet to a point located on the southerly right of way of Walter Way; thence along said right of way 146.61 feet along a curve to the left, said curve having a chord of South 81°28'46" East 146.04 feet and a radius of 480.82 feet to a point; thence leaving said right of way North 89°50'19" West a distance of 131.81 feet to a point; thence South 00°02'41" East a distance of 1362.78 feet to a point located on the line common to City of Stockbridge and Henry County; thence along said line North 88°11'09" West a distance of 344.95 feet to a point located on the eastern right of way of Interstate 75; thence leaving said line common to City of Stockbridge and Henry County along the right of way of Interstate 75 the following courses and distances: North 40°13'41" West a distance of 325.95 feet to a point; thence North 33°31'39" West a distance of 399.70 feet to a point; thence North 27°51'53" West a distance of 301.05 feet to a point; thence North 30°47'42" West a distance of 300.86 feet to a point where the right of way of Interstate 75 becomes the right of way of Interstate 675; thence along said right of way North 34°50'11" West a distance of 202.25 feet to a point; thence North 27°45'34" West a distance of 542.97 feet to a point; thence North 19°17'56" West a distance of 289.92 feet to a point; thence North 27°25'15" West a distance of 195.89 feet to a point; thence North 15°33'35" West a distance of 193.86 feet to a point; thence North 11°49'58" West a distance of 389.10 feet to a point; thence North 06°09'18" West a distance of 250.08 feet to a point; thence South 72°32'59" East a distance of 42.41 feet to a point; thence 304.75 feet along a curve to the right, said curve having a chord of North 02°00'22" West 304.67 feet and a radius of 3819.72 feet to a point; thence leaving said right of way North 89°02'02" East a distance of 112.14 feet to a point; thence South 89°50'04" East a distance of 241.19 feet to a point; thence South 89°51'08" East a distance of 399.30 feet to a point; thence South 47°55'12" West a distance of 3.12 feet to a point; thence South 53°48'44" East a distance of 20.58 feet to a point; thence South 00°12'32" West a distance of 95.67 feet to a point; thence North 89°46'54" East a distance of 131.26 feet to a point; thence South 53°46'09" East a distance of 159.83 feet to a point; thence North 17°05'45" East a distance of 64.82 feet to a point; thence 100.26 feet along a curve to the left, said curve having a chord of South 29°39'29" East 98.89 feet and a radius of 175.00 feet to a point; thence South 89°45'49" East a distance of 223.37 feet to a point; thence North 00°41'16" West a distance of 9.83 feet to a point; thence South 89°43'52" East a distance of 0.96 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 73.859 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 2

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 57 and 58, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence southerly along the right of way of Walter Way a distance of 248.12 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along said right of way South 00°15'34" West a distance of 560.28 feet to a point; thence leaving said right of way South 89°48'33" West a distance of 110.00 feet to a point; thence North 89°57'03" West a distance of 172.39 feet to a point; thence North 00°18'27" East a distance of 510.87 feet to a point; thence North 00°14'42" East a distance of 51.24 feet to a point; thence South 89°43'32" East a distance of 61.20 feet to a point; thence South 89°39'24" East a distance of 220.77 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 3.636 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 3

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 57, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence northwesterly along the right of way of Davidson Parkway a distance of 419.38 feet to a point, that is the **POINT OF BEGINNING**; thence leaving said right of way South 66°10'13" West a distance of 30.00 feet to a point; thence South 25°50'59" West a distance of 31.91 feet to a point; thence 50.93 feet along a curve to the left, said curve having a chord of South 14°10'42" West 50.58 feet and a radius of 125.00 feet to a point; thence South 02°30'24" West a distance of 46.00 feet to a point; thence 48.12 feet along a curve to the left, said curve having a chord of South 05°22'15" East 47.97 feet and a radius of 175.00 feet to a point; thence South 17°05'45" West a distance of 64.82 feet to a point; thence North 53°46'09" West a distance of 159.83 feet to a point; thence North 53°41'49" West a distance of 162.44 feet to a point; thence North 53°48'44" West a distance of 20.58 feet to a point; thence North 47°55'12" East a distance of 64.82 feet to a point; thence North 44°52'15" East a distance of 19.12 feet to a point; thence North 44°49'10" East a distance of 175.02 feet to a point; thence 37.03 feet along a curve to the right, said curve having a chord of North 87°02'18" East 33.74 feet and a radius of 25.00 feet to a point located on the southwesterly right of way of Davidson Parkway; thence along said right of way 111.77 feet along a curve to the left, said curve having a chord of South 57°24'59" East 111.51 feet and a radius of 475.50 feet to a point; thence continuing along said right of way South 64°09'01" East a distance of 88.82 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 3.636 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 4

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 57, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence northwesterly along the right of way of Davidson Parkway a distance of 419.38 feet to a point; thence leaving said right of way South 66°10'13" West a distance of 30.00 feet to a point; thence South 25°50'59" West a distance of 31.91 feet to a point; thence 50.93 feet along a curve to the left, said curve having a chord of South 14°10'42" West 50.58 feet and a radius of 125.00 feet to a point; thence South 02°30'24" West a distance of 46.00 feet to a point; thence 48.12 feet along a curve to the left, said curve having a chord of South 05°22'15" East 47.97 feet and a radius of 175.00 feet to a point; thence South 17°05'45" West a distance of 64.82 feet to a point; thence North 53°46'09" West a distance of 159.83 feet to a point; thence North 53°41'49" West a distance of 162.44 feet to a point; thence North 53°48'44" West a distance of 20.58 feet to a point; thence North 47°55'12" East a distance of 64.82 feet to a point; thence North 44°52'15" East a distance of 19.12 feet to a point; thence North 44°49'10" East a distance of 175.02 feet to a point; thence 37.03 feet along a curve to the right, said curve having a chord of North 87°02'18" East 33.74 feet and a radius of 25.00 feet to a point located on the southwesterly right of way of Davidson Parkway; thence along said right of way 111.77 feet along a curve to the left, said curve having a chord of South 57°24'59" East 111.51 feet and a radius of 475.50 feet to a point; thence continuing along said right of way South 64°09'01" East a distance of 88.82 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.154 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

PARCEL 5

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 57, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence northwesterly along the right of way of Davidson Parkway a distance of 419.38 feet to a point, that is the **POINT OF BEGINNING**; thence leaving said right of way 37.03 feet along a curve to the left, said curve having a chord of South 87°02'18" West 33.74 feet and a radius of 25.00 feet to a point; thence South 44°49'10" West a distance of 175.02 feet to a point; thence North 03°31'19" West a distance of 51.07 feet to a point; thence North 46°10'12" East a distance of 164.06 feet to a point located on the southwestern right of way of Davidson Parkway; thence along said right of way 57.03 feet along a curve to the left, said curve having a chord of South 47°14'20" East 56.99 feet and a radius of 475.50 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.154 Acres.

The property described above is the same property that is covered by Old Republic National Title Insurance Company, Commitment No. 2-42635, Commitment date: May 24, 2023.

Legal Description

OVERALL

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 39, 40, 57 and 58, 12th District, City of Stockbridge, Henry County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southwestern intersection of the right of way of Davidson Parkway (right of way varies) and the right of way of Walter Way (80 feet right of way); thence southerly along the right of way of Walter Way a distance of 129.57 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along said right of way the following courses and distances South 00°14'18" West a distance of 118.55 feet to a point; South 00°14'18" West a distance of 118.55 feet to a point; thence South 00°15'34" West a distance of 560.28 feet to a point; thence leaving said right of way South 89°48'33" West a distance of 110.00 feet to a point; thence South 00°11'22" West a distance of 290.04 feet to a point; thence North 89°48'43" East a distance of 94.00 feet to a point located on the western right of way of Walter Way; thence along said right of way the following courses and distances: South 26°18'47" West a distance of 57.73 feet to a point; thence South 24°34'40" East a distance of 55.94 feet to a point; thence South 89°46'10" East a distance of 17.62 feet to a point; thence South 00°13'37" West a distance of 45.17 feet to a point; thence South 00°04'27" West a distance of 145.84 feet to a point; thence South 03°10'43" East a distance of 57.65 feet to a point; thence South 09°20'51" East a distance of 74.83 feet to a point; thence South 18°02'02" East a distance of 54.51 feet to a point; thence South 22°22'22" East a distance of 56.40 feet to a point; thence South 28°13'31" East a distance of 56.91 feet to a point; thence South 33°35'08" East a distance of 47.45 feet to a point; thence South 38°44'18" East a distance of 73.93 feet to a point; thence South 47°07'35" East a distance of 58.33 feet to a point; thence South 52°18'48" East a distance of 56.89 feet to a point; thence South 58°24'34" East a distance of 64.85 feet to a point; thence South 64°27'09" East a distance of 55.21 feet to a point; thence South 69°56'00" West a distance of 56.73 feet to a point; thence North 15°49'08" East a distance of 84.98 feet to a point located on the southern right of way of Walter Way; thence along said right of way 146.61 feet along a curve to the left, said curve having a chord of South 81°28'46" East 146.04 feet and a radius of 480.82 feet to a point; thence leaving said right of way South 89°50'19" West a distance of 131.81 feet to a point; thence South 00°02'41" East a distance of 1362.78 feet to a point located on the line common to City of Stockbridge and Henry County; thence along said line North 88°11'09" West a distance of 344.95 feet to a point located on the eastern right of way of Interstate 75; thence leaving said line common to City of Stockbridge and Henry County along the right of way of Interstate 75 the following courses and distances: North 40°13'41" West a distance of 325.95 feet to a point; thence North 33°31'39" West a distance of 399.70 feet to a point; thence North 27°51'53" West a distance of 301.05 feet to a point; thence North 30°47'42" West a distance of 300.86 feet to a point where the right of way of Interstate 75 becomes the right of way of Interstate 675; thence along said right of way North 34°50'11" West a distance of 202.35 feet to a point; thence North 27°45'34" West a distance of 542.97 feet to a point; thence North 19°17'56" West a distance of 289.92 feet to a point; thence North 27°25'15" West a distance of 195.89 feet to a point; thence North 15°33'35" West a distance of 193.86 feet to a point; thence North 11°49'58" West a distance of 389.10 feet to a point; thence North 06°09'18" West a distance of 250.08 feet to a point; thence South 72°32'59" East a distance of 42.41 feet to a point; thence 304.75 feet along a curve to the right, said curve having a chord of North 02°00'22" West 304.67 feet and a radius of 3819.72 feet to a point; thence leaving said right of way North 89°02'02" East a distance of 112.14 feet to a point; thence South 89°50'04" East a distance of 241.19 feet to a point; thence South 89°51'08" East a distance of 399.30 feet to a point; thence North 44°52'15" East a distance of 19.12 feet to a point; thence North 03°31'19" West a distance of 51.07 feet to a point; thence North 46°10'12" East a distance of 164.06 feet to a point located on the southwesterly right of way of Davidson Parkway; thence long said right of way the following courses and distances: 57.03 feet along a curve to the left, said curve having a chord of South 47°14'20" East 56.99 feet and a radius of 475.50 feet to a point; thence 111.77 feet along a curve to the left, said curve having a chord of South 57°24'59" East 111.51 feet and a radius of 475.50 feet to a point; thence South 64°09'01" East a distance of 88.82 feet to a point; thence leaving said right of way South 66°10'13" West a distance of 30.00 feet to a point; thence South 25°50'59" West a distance of 31.91 feet to a point; thence 50.93 feet along a curve to the left, said curve having a chord of South 14°10'42" West 50.58 feet and a radius of 125.00 feet to a point; thence South 02°30'24" West a distance of 46.00 feet to a point; thence 48.12 feet along a curve to the left, said curve having a chord of South 05°22'15" East 47.97 feet and a radius of 175.00 feet to a point; thence 100.26 feet along a curve to the left, said curve having a chord of South 29°39'29" East 98.89 feet and a radius of 175.00 feet to a point; thence South 89°45'49" East a distance of 223.37 feet to a point; thence North 00°41'16" West a distance of 9.83 feet to a point; thence South 89°49'56" East a distance of 0.96 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 79.162 Acres.

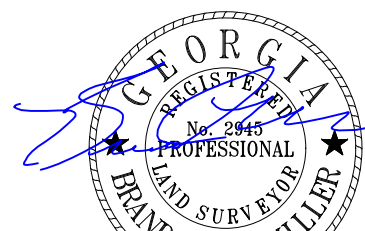
ALTANS/SPS LAND TITLE FOR:

D.R. HORTON, INC., DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (NORTHRIDGE CROSSING SUBDIVISION)

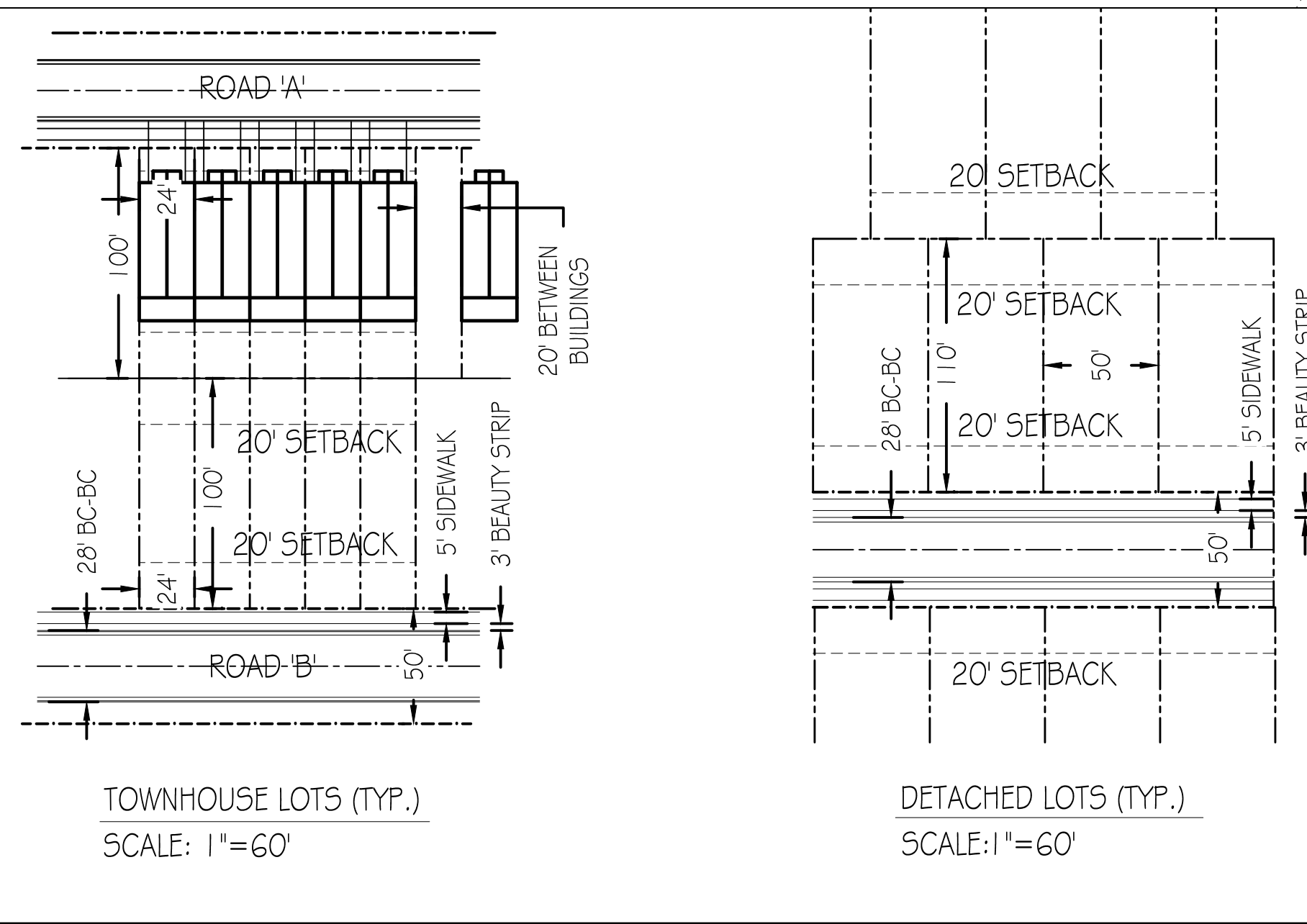
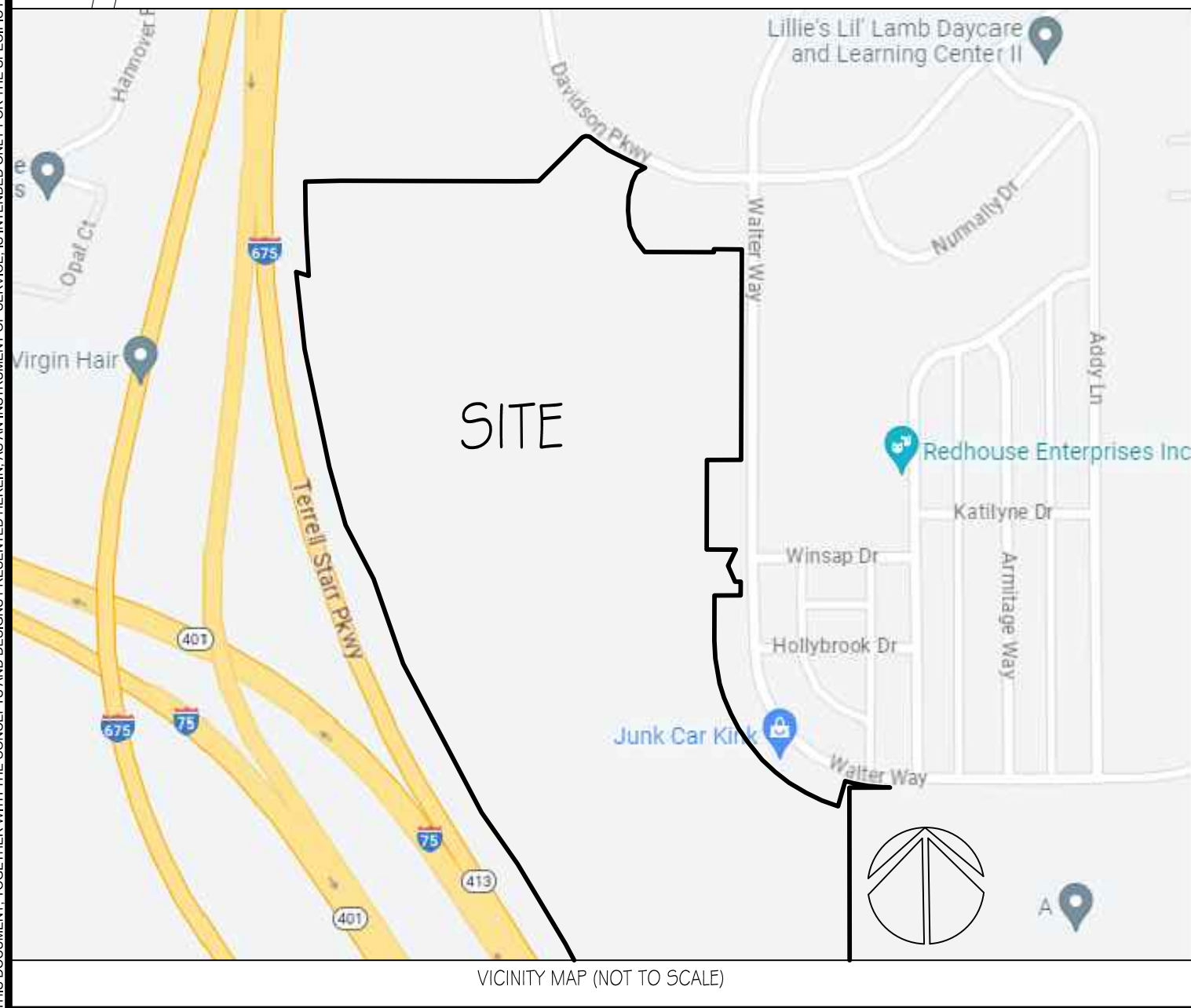
LOCATED IN: LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT CITY OF STOCKBRIDGE HENRY COUNTY, GEORGIA

DATE: AUGUST 7, 2023

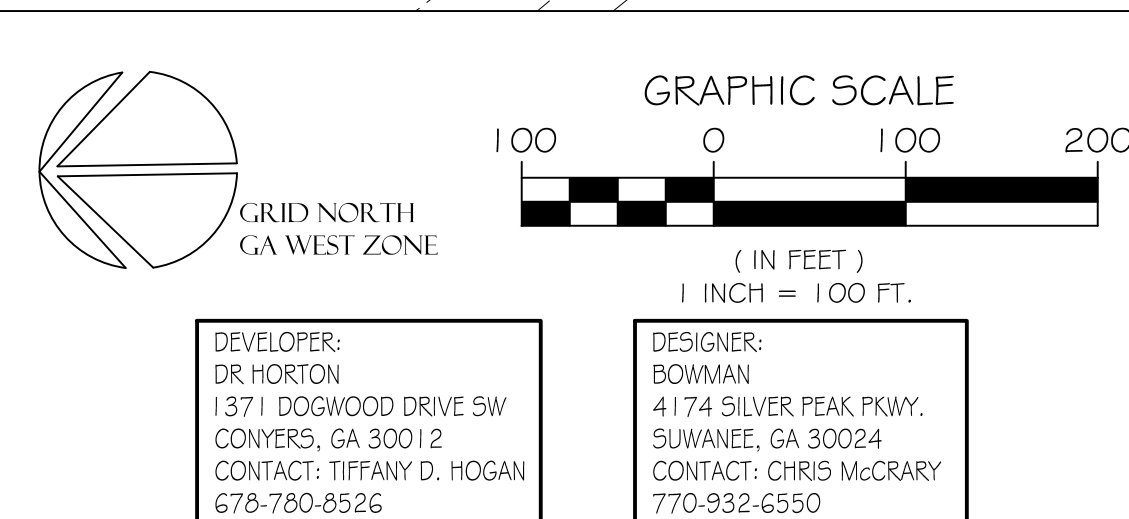
REVISION	
Bowman Consulting Group, Ltd. Phone: (770) 932-6550 474 Silver Peak Parkway Fax: (770) 932-6561 Dunwoody, GA 30346 www.bowmanconsulting.com	
Bowman Consulting Group, Ltd.	
DWG: P-20230504 Northridge Crossing P2/SURVEY/SURVEY (CADD)/23-0504-ALTA-08-07-23	BY: CDMF CHK: PM GC:
BCG PROJECT NO: 202461-01-001	TASK: 0001 SURVEY DATE: JULY 28, 2023 SHEET: 3 OF 3



8-7-2023



- AMENITY NOTES:
- PER REGULATIONS:
 - SUBDIVISIONS WITH OVER THREE HUNDRED (300) LOTS MUST INCLUDE A POOL FACILITY, CLUBHOUSE, POCKET PARK OF AT LEAST TWO THOUSAND (2,000) SQUARE FEET, AND AT LEAST TWO (2) OF THE FOLLOWING:
 - PLAYGROUND.
 - DOG PARK.
 - TENNIS COURT.
 - BASKETBALL COURT.
 - WALKING TRAIL.
 - FITNESS CENTER.
 - PICNIC AREA WITH GRILL AND COVERED PAVILION.
 - COMMUNITY GARDEN AND REFLECTION AREA.
 - FIRE PIT AND GATHERING AREA.
 - ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
 - PROVIDED AMENITIES: CLUBHOUSE, POOL, PLAYGROUND, PICKLE BALL COURTS AND POCKET PARKS WITH AN AREA GREATER THAN 2,000 SQFT.



SITE DATA	
SITE AREA	79.02 ACRES
ZONING	C-3
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	311 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	183
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.94 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN GARAGE + GUEST)	128(2) + 47 = 303 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2.25 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN GARAGE + 2 IN DRIVE)	183 (4) = 732 SPACES
ADDITIONAL PARKING AT AMENITY + GUEST	= 44 SPACES

PRELIMINARY NOT FOR CONSTRUCTION	
DATE	DESCRIPTION
CW	- CM
DESIGN	DRAWN CHKD
SCALE	1" = 100'
JOB No.	23-0504
DATE :	7-27-2023
FILE No.	23-0504
SHEET No.	1 OF 1

CONCEPT PLAN
NORTHRIDGE PHASE 2
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA



SURVEYOR'S CERTIFICATION

This plat is a representation 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 hereon. 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.



Brandon T. Miller
8-7-2023

SUPERIOR COURT RECORD INFORMATION

CLOSURE

- THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R12I MULTI-FREQUENCY GNSS RECEIVERS INCLUDING 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 0.04 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 862,585 FEET.
- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12I GPS.
- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 16).
- FIELD DATA WAS OBTAINED ON 07-28-2023.

REFERENCES:

1. DEED BOOK 15716, PAGE 100
2. DEED BOOK 15718, PAGE 107
3. DEED BOOK 15718, PAGE 119
4. PLAT BOOK 36, PAGE 135
5. PLAT BOOK 40, PAGE 60
6. PLAT BOOK 40, PAGE 170
7. PLAT BOOK 51, PAGE 165

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPERTY LINE
- ROAD RIGHT OF WAY
- ADJONER PROPERTY LINE (NOT SURVEYED)
- FENCE LINE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND COMMUNICATION SERVICE
- UNDERGROUND GAS SERVICE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC
- GUARD RAIL
- TREE LINE
- BUILDING
- CONCRETE
- IRON PIN FOUND (SIZE/TYPE NOTED)
- CONCRETE MONUMENT FOUND (CMF)
- CALCULATED POINT (NO MONUMENT SET)
- BENCHMARK
- BOLLARD / POST
- FLAG POLE (FP)
- ROOF DRAIN (RD)
- SIGN
- HANDICAP SYMBOL
- GAS METER (GM)
- GAS REGULATOR (GR)
- GAS VALVE (GV)
- POWER / UTILITY POLE (PP/UP)
- GUY ANCHOR WIRE
- LIGHT POLE (LP)
- GROUND LIGHT (GL)
- DRAIN INLET (DI)
- CURB DRAIN INLET (CDI)
- STORM DRAIN MANHOLE (JIB)
- SINGLE WING CATCH BASIN (SWCB)
- DOUBLE WING CATCH BASIN (DWCB)
- HEADWALL (HW)
- END SECTIONS (VES)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEAN-OUT (CO)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER MANHOLE (WMH)
- TREE SIZE & TYPE

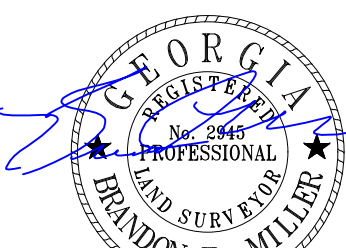
ABBREVIATIONS

- INV INVERT ELEVATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- DIP DUCTILE IRON PIPE
- FPE FINISHED FLOOR ELEVATION
- TBM TEMPORARY BENCHMARK
- UGCM UNDERGROUND CABLE MARKER
- GLM GAS LINE MARKER
- PV 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
- QTMH GREASE TRAP MANHOLE
- PI PEDESTAL INLET
- TP TELEPHONE PEDESTAL
- CWP CROSSWALK POLE
- SB SWITCH BOX
- PM POWER METER
- 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
- P.O.C. POINT OF COMMENCEMENT

TO: D.R. HORTON, INC., A DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 10, 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 28, 2023.

DATE: 8-7-2023
BRANDON T. MILLER
REGISTRATION NUMBER: 2945



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 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 Consulting Group, Ltd. 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 hereon without written authorization from and due compensation to Bowman Consulting Group, Ltd.

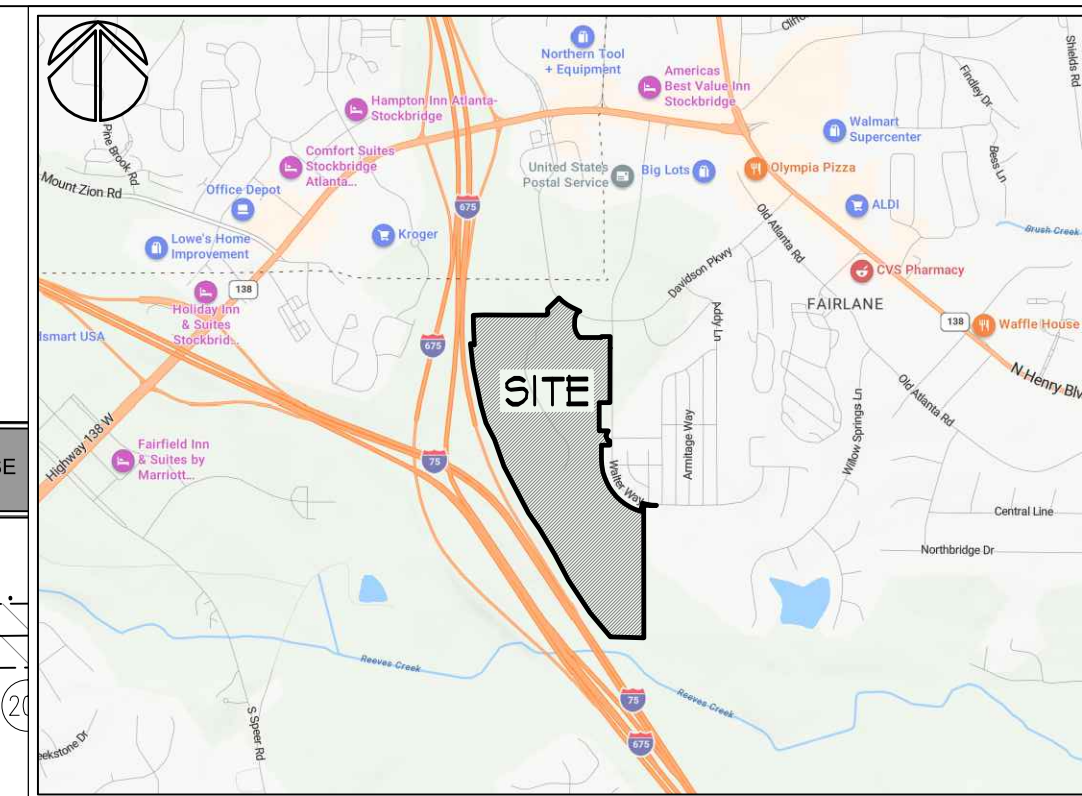
This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13151C00670, EFFECTIVE 10-06-2016, INDICATES THAT A PORTION OF THIS TRACT LIES IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD

WALTER WAY
(80' R/W)
PER PB 34, PG 71

SUBDIVIDED AS:
NORTHBRIDGE CROSSING
PHASE 1-A
PB 40, PG 170



LOCATION MAP
N.T.S.

DAVIDSON PARKWAY
(R/W VARIES)

PARCEL 3:
1.369 AC.

PARCEL 4:
0.144 AC.

PARCEL 5:
0.154 AC.

PARCEL 1:
73.859 AC.

PARCEL 1: 73.859 AC.
PARCEL 2: 3.636 AC.
PARCEL 3: 1.369 AC.
PARCEL 4: 0.144 AC.
PARCEL 5: 0.154 AC.
TOTAL: 79.162 AC.

N/F
RHEA B. NYGARD &
STEPHEN V.C. NYGARD II
DB 18579, PG 299
PB 51, PG 165

N/F
DHO STOCKBRIDGE LLC
DB 14954, PG 71
PB 51, PG 165

A- 129.69'
R- 3819.72'
C- 129.68'
N 01°04'30" E

GRAPHIC SCALE
0 60 120

INTERSTATE 675
LIMITED ACCESS HIGHWAY
(R/W SHOWN)

MATCH LINE

SIGN 5 EASEMENT
PER EXCEPTION (n)
(DB 400, PG 20)

ALTA/NSPS LAND TITLE FOR:
D.R. HORTON, INC., DELAWARE CORPORATION & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
(NORTHBRIDGE CROSSING SUBDIVISION)

LOCATED IN:
LAND LOTS 39, 40, 57 & 58, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA
DATE: AUGUST 7, 2023

SCALE: 1" = 60'

REVISION	

Bowman
Bowman Consulting Group, Ltd.
474 Silver Peak Parkway
Dunwoody, GA 30024
Phone (770) 932-6550
Fax (770) 932-6551
www.bowmanconsulting.com



8-7-2023

BCG PROJECT NO: 200461-01-001	TASK: 0001	SURVEY DATE: JULY 28, 2023	SHEET: 1 OF 3
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August 6, 2023

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

RE: Rezoning and Comprehensive Plan Amendment Application for Northbridge Crossing Phase II

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. seeks to rezone property located at Davidson Parkway and Walter Way., Stockbridge, GA, Parcel ID numbers 030-01009000, 030-01009005, 030-01009006. The property is approximately 79.02 acres. D.R. Horton seeks to rezone the subject property as a Planned Unit Development to include 311 total homes. The development will consist of 128 townhome units and 183 single family detached homes.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to a future city park. Amenities will include a pool, clubhouse, mail kiosk, playground, pickle ball courts, and multiple pocket parks.

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

- Approximately 91 Guest parking spaces
- 2 car garages on all townhome units
- 2 car garages on all single family detached homes
- A Mandatory Homeowners Association
- Multiple 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. Northbridge Crossing Phase I is a single family community located across the street from the subject property. Several years ago, the subject property was planned as a continuation of the existing single family community.

An adjacent property is also owned by the City of Stockbridge and will be 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 city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Although the property has some interstate frontage, the access points and the visibility

do not make the site ideal for a commercial use. Additionally, allowing any use other than residential at this site would generate more daily trips from vehicular traffic as well as heavy equipment and trucks on a road that has an existing residential use across the street as well as a planned residential use and city park adjacent to the subject site. Allowing the rezoning for a PUD, residential use, on the subject site would result in less light pollution, noise pollution, air pollution, and traffic for neighboring residents than any other use including a use under the current property zoning as C3.

The subject property is encumbered by a creek and buffer areas near the access points from Davidson and Walter Way. While it may be difficult for other uses to develop around such encumbrances, as planned the PUD residential development is able to utilize the buffer areas as green space that will create an aesthetically beautiful development for residents.

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. Additionally, the proposed site plan proposes 3.96 units per acre. The Stockbridge Comprehensive Plan currently shows medium density residential up and to 3.6 units per acre. High density Residential, per the current Comprehensive Plan, begins at 6 units per acre. Therefore there is currently a gap in the Comprehensive Plan that does not truly contemplate the proposed density of 3.96 units per acre, therefore requiring an application 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. The planned City park that is adjacent to the site is evidence that the city recognizes the area as one for families and residences. This development as Northbridge Crossing Phase II will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

D.R. Horton, Inc. respectfully requests approval of the rezoning from C3 to Planned Unit Development and a Comprehensive Land Map Amendment from Medium Density Residential to High Density Residential.

Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager

tdhogan@drhorton.com

678-780-8520

CITY OF STOCKBRIDGE

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

August 2, 2023

Ms. Tamiesha Lester
Land Assistant
1371 Dogwood Dr SW
Conyers, GA 30012

RE: Proposed (119 Single-Family Lots & 144 Townhome
Lots)

Ms. Tamiesha,

The city has reviewed your request for water and sewer services for the proposed (119 Single-Family Lots & Townhome Lots) at Parcel ID #s 030-01009000, 030-01009005, 030-01009006 & 030-01009003. Water and sewer services are available; however, the following are required:

- If any property is not in the City Limits, it will need to be annexed into the City before water and sewer services are granted.
- All costs associated with connecting to the water and sewer systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

The city will extend the reservation for capacity for one year from the date of this letter. Construction plans will need to be submitted before the six-month date or the reservation for capacity will expire.

Should you need additional information, please do not hesitate to contact me at (404) 862-3743.

Sincerely,



Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Adam Daniel, Chief Collections Operator

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 7th day of August, 2023

Tiffany D. Hogan

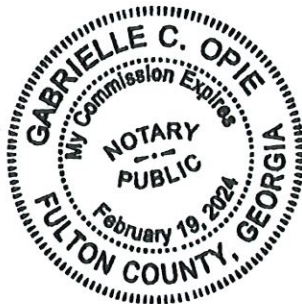
Applicant's Name - Printed

[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 7th day of August, 2023



Gabrielle C. Opie
Notary Public

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

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

GDCI GA 6, L.P.
Applicant's Name - Printed
Owner

BT: Pacific Land, LLC, AS ITS G.P.
BY: [Signature]
Signature of Applicant/Property Owner/Agent
Raymond W. Curran, AS ITS ASST. MGR

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of August, 2023.

[Signature]
Notary Public
GERILYNN KELLY
NOTARY
EXPIRES
GEORGIA
DECEMBER 17, 2023
PUBLIC
FULTON COUNTY, GA

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

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

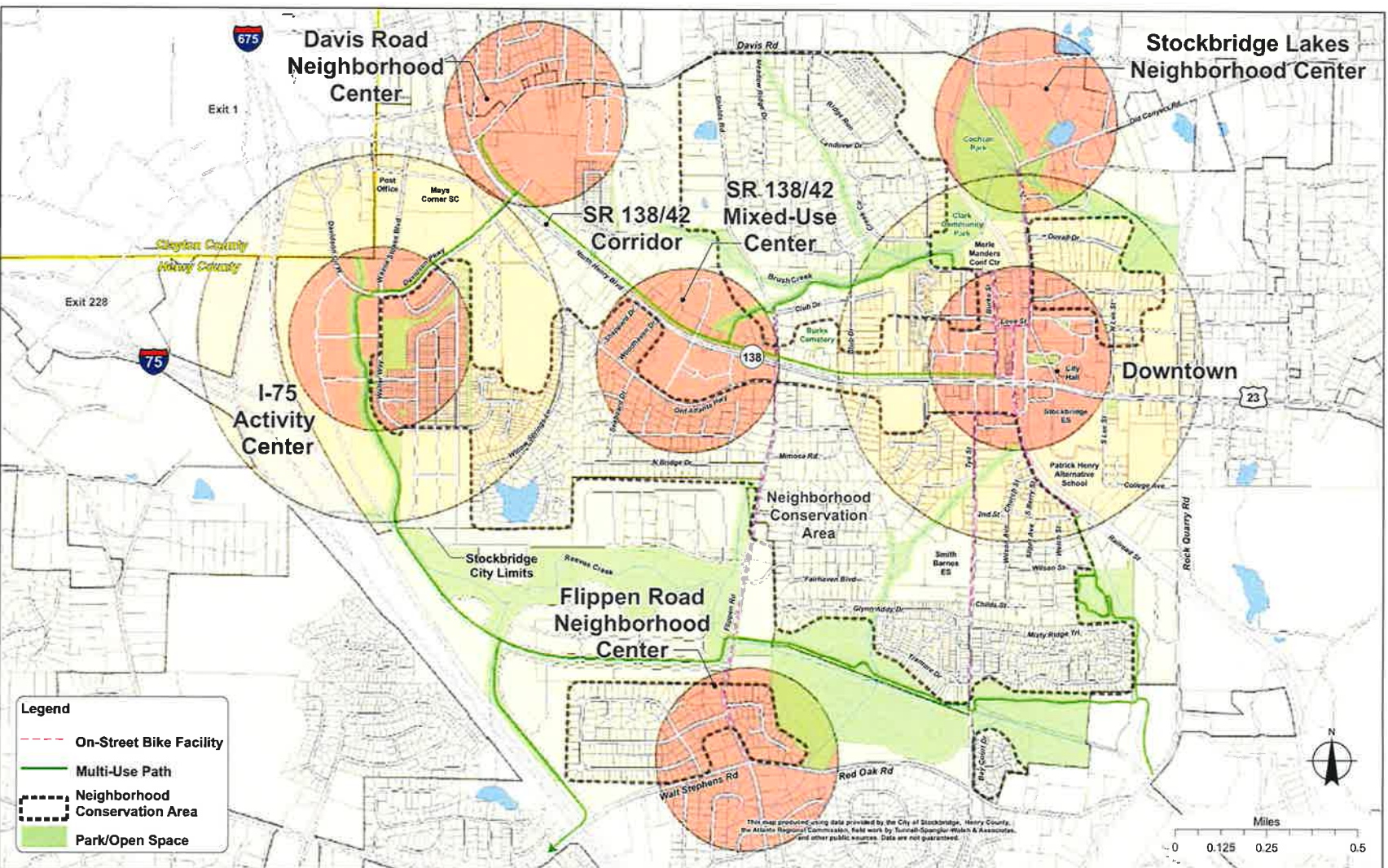
The images at right and below show one option for how the area could accommodate the following long-term development program:

- 1.0-1.5 million sf of Class A office (blue)
- 2 full-service hotels (purple)
- 250,000 - 300,000 sf of retail (red)
- 750-1,000 units of high-quality multifamily (yellow)
- 300-500 units of senior housing or assisted living (turquoise)
- 1,500 housing units (yellow and brown)
- 20-25 acres of park space (green)
- Potential long-term parking decks (white)

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and multi-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.



Figure 4.1:
Growth Centers





August 6, 2023

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

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Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager

tdhogan@drhorton.com

678-780-8520

D·R·HORTON[®]

America's Builder

August 1, 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 ^{79.1624}~~79.35~~ acres located at Davidson Parkway and Walter Way, respectively. Parcel identification numbers for the subject parcels are 030-01009000, 030-01009005, 030-01009006, 030-01009003.

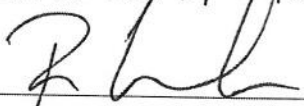
As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

Sincerely,

GDCI GA 6, L.P.

BY: PACIFIC LAND, LLC, as its General Partner

By: 

Print Name: Raymond W. Cunliffe

Title: Assistant Manager

CITY OF STOCKBRIDGE

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

August 2, 2023

Ms. Tamiesha Lester
Land Assistant
1371 Dogwood Dr SW
Conyers, GA 30012

RE: Proposed (119 Single-Family Lots & 144 Townhome
Lots)

Ms. Tamiesha,

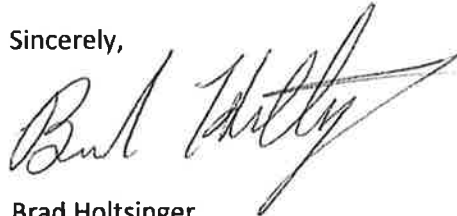
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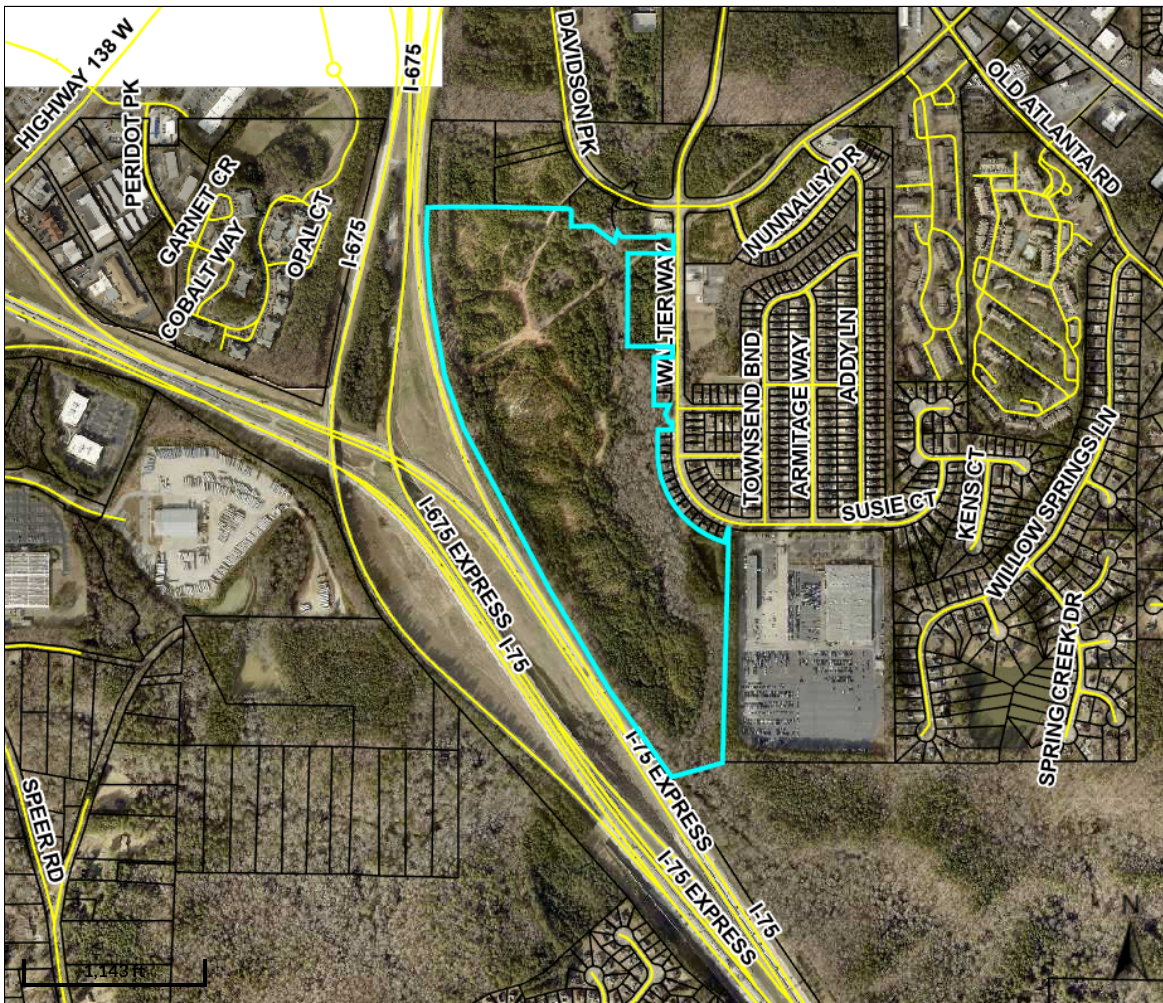
Should you need additional information, please do not hesitate to contact me at (404) 862-3743.

Sincerely,

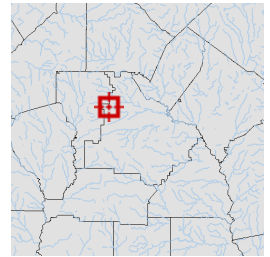


Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Adam Daniel, Chief Collections Operator



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009000	Class	C	Owner	GDCI GA 6 LP	Land	\$1.9172e+006			
Property		Acreage	73.88	Address	5755 DUPREE DR	Value:		Last 2 Sales		
Address					STE 130	Building	\$0	Date	Price	Reason Qual
District	City/Stockbridge				ATLANTA GA 30327	Value:		2/26/2018	\$1,126,655	OTHER U
						Misc	\$0	4/1/2014	\$2,500,000	DUND U
						Value:				POWR
						Total	\$1917200			
						Value:				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

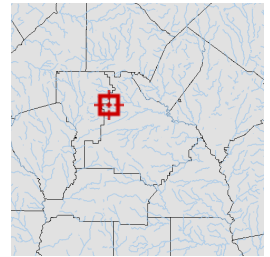
Date created: 9/5/2023

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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

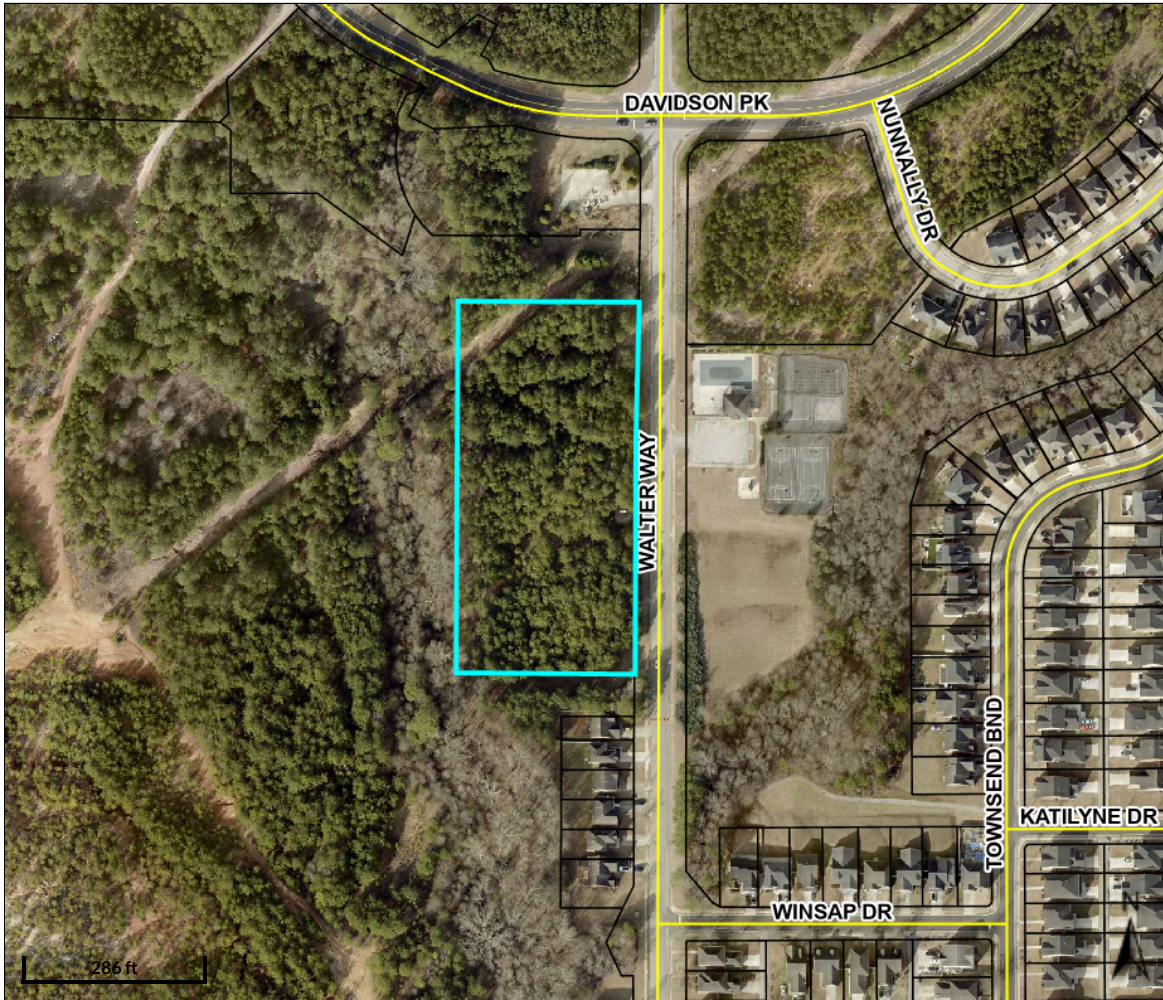
Parcel ID	030-01009006	Class	C	Owner	GDCI GA 6 LP	Land	\$72300				
Property		Acreage	1.66	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$72300				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								2/26/2018	\$1,126,655	OTHER	U
								4/23/2014	\$0	CORPORATE	U

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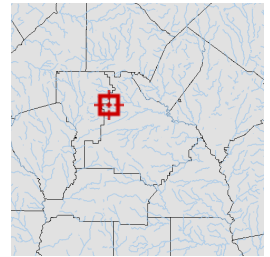
Date created: 9/5/2023

Last Data Uploaded: 9/5/2023 1:24:23 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01009005	Class	C	Owner	GDCI GA 6 LP	Land	\$108900				
Property		Acreage	3.63	Address	5755 DUPREE DR	Value:					
Address					STE 130	Building	\$0				
District	City/Stockbridge				ATLANTA GA	Value:					
					30327	Misc	\$0				
						Value:					
						Total	\$108900				
						Value:					

Last 2 Sales				
Date	Price	Reason	Qual	
2/26/2018	\$1,126,655	OTHER	U	
4/23/2014	\$0	CORPORATE	U	

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 9/5/2023

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Developed by  **Schneider**
GEOSPATIAL



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: September 28, 2023

SUBJECT: Staff Report for Rezoning Case #RZ-2023-05 for Three Parcels At Davidson Parkway and Walter Way (Parcel #0303-01009000, Parcel #030-01009005, and Parcel #030-01009006). Council District: 2.

I. PURPOSE

Consider a Rezoning application (#RZ-2023-05) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone the subject property on Davidson Parkway and Walter Way from the existing 'C-3' (Heavy Commercial) zoning district to the 'PUD' (Planned Unit Development) district to allow for the development of a mixed residential development. The applicant proposes to build 312 total units, including 184 single-family detached dwellings and 128 townhomes. To allow for the proposed development, the applicant also simultaneously submitted an application for a Comprehensive Plan amendment (Case #CP-2023-04) to change the property's future land use designation from 'Low Density Vertical Mixed-Use' to 'High-Density Residential'. The applicant would also need to apply for a recombination of the three parcels into one parcel if and after the requested rezoning is approved.

II. EXISTING CONDITIONS

A. Property Location. The subject property is located in the northwestern area of the City of Stockbridge, near the Clayton County line; about half a mile south of Highway 138 / Lake Spivey Parkway and about half a mile west of North Henry Boulevard. It is bordered by Davidson Parkway to the north, Walter Way to the east, and Interstates 75 and 675 to the south and west. One of the three parcels comprising the subject property

is located on the curve of Davidson Parkway, south of the Clayton County line. The main project access to the development site would occur from this curve.

B. Property Characteristics. The subject property is comprised of three parcels, including a large parcel on Walter Way with 73.859 +/- acres, a small parcel on Walter Way with 3.636 +/- acres, and a small parcel on Davidson Parkway with 1.369 +/- acres. These parcels are shown on the three aerial photographs below. The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. Reeves Creek is located near the eastern boundary of the development site, with required buffers. The large parcel contains approximately 10.5 acres of "Restricted Use Commercial", thus only the remaining 63.35 +/- acres is developable. The property is mostly level and wooded. The City of Stockbridge owns a lift station near the south end of the large parcel, which is accessed from a driveway through an easement off Walter Way. Due to the lack of access to the property from the south and west, the subject property is viewed as being landlocked.

C. Surrounding Land Use and Zoning. The subject property is surrounded by a mixture of land uses and zoning districts, as is indicated by Table 1 below. To the north, along Davidson Parkway within Clayton County, are several commercial uses, including motels, a gas station, a fast food restaurant, a fitness center, and an automotive repair center. To the northeast is some vacant land along Davidson Parkway and Walter Way, which is zoned 'C-2' (General Commercial). To the west and southwest, the subject property is bordered by Interstate 675. To the east is the Northbridge Crossing Subdivision (whose property is zoned 'RM-2' for Multifamily/Townhomes). The subdivision is the predominant land use in the vicinity. Its clubhouse and pool are located directly across Walter Way from the proposed development site. Bordering the site to the southeast is the Drivetime Automotive Reconditioning Center off Walter Way, which was established in 1997 and whose property is zoned 'LI' (Light Industrial).

III. CASE FACTS

Proposed Development:	Mixed residential development with 312 total units (184 single-family detached dwellings and 128 townhomes).
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	Three parcels at Davidson Parkway and Walter Way.

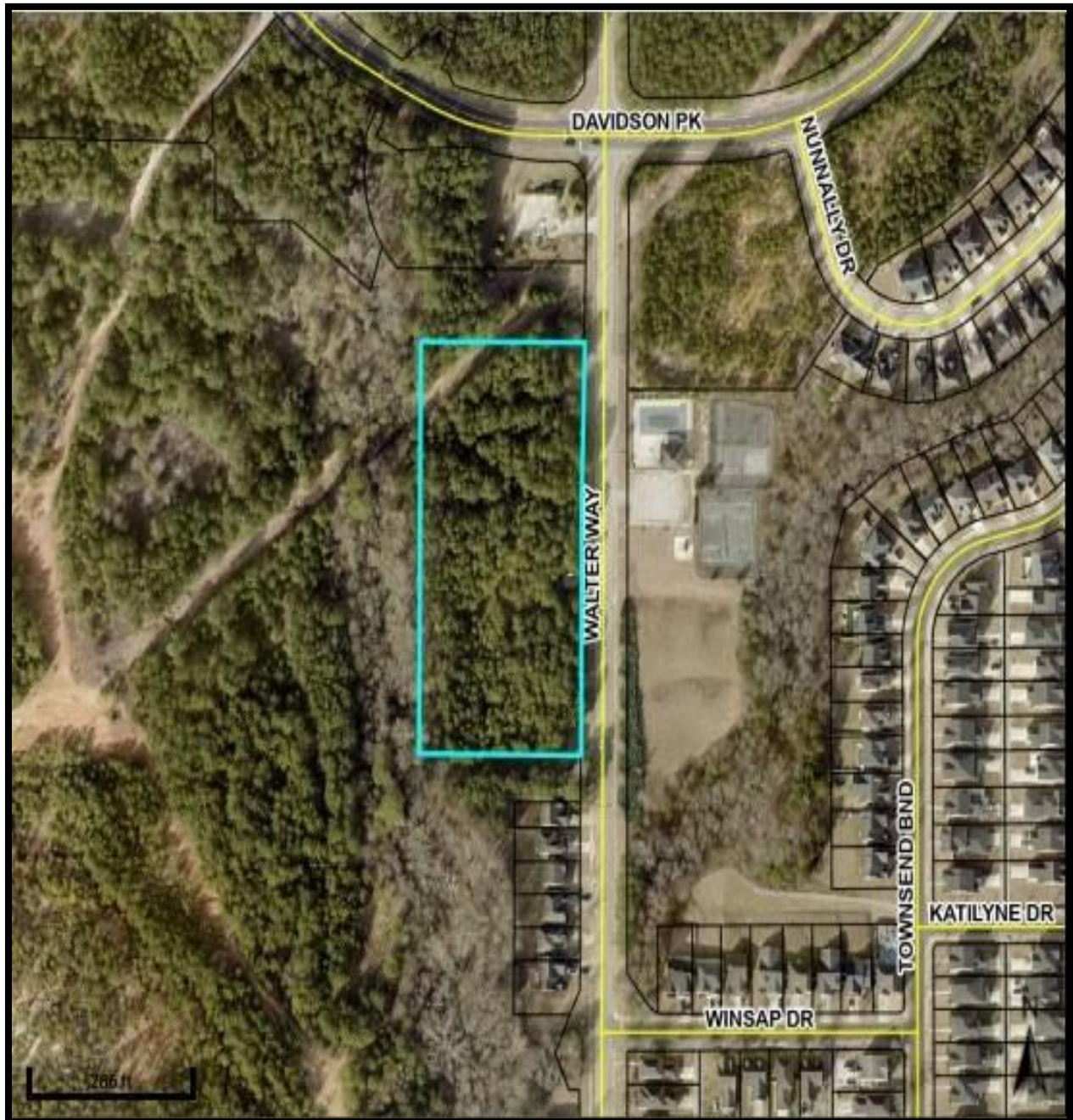
Parcel ID and Acreage:	~ <u>Large Parcel on Walter Way</u>—Parcel #03001009000 with 73.859 +/- acres. ~ <u>Small Parcel on Walter Way</u>—Parcel #030-3.636 with 3.636 +/- acres. ~ <u>Small Parcel on Davidson Parkway</u>—Parcel # 030-01009006 with 1.369 +/- acres.
District and Land Lot:	District 12, Land Lot 57.
Owner:	GDCI GA 6LP
Property Location:	In Council District 2, on the south side of Davidson Parkway and the west side of Walter Way.
Current Use:	Vacant.
Surrounding Uses:	~ <u>North</u>—Vacant land. ~ <u>Northwest</u>—Clayton County. ~ <u>South</u>—Vacant land, recently approved by the City (via CP-2022-04, RZ-2022-05, and DRI #3799) for a major mixed-use development off Flippen Road. ~ <u>Southeast</u>—Automobile refurbishing business (Drivetime). ~ <u>East</u>—Northbridge Crossing I Subdivision. ~ <u>West</u>—Interstates 75 and 675.
Existing & Proposed Zoning:	From 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development). The property also lies within the Parkway Mixed-Use Overlay District.
Surrounding Zoning:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown) ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—SR (Suburban Residential).
Existing and Proposed Future Land Use Designation:	From 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.

Property Conditions:	The large parcel has roughly three-fourths of a mile of frontage along Interstates 75 and 675. It contains Reeves Creek near the eastern boundary; about 10.5 acres of “Restricted Use Commercial”; and a lift station which is owned by the City of Stockbridge, with an easement access off Walter Way. The property is mostly level and wooded. Due to its lack of access from the south and west, it is viewed as being landlocked. A lift station which is owned by the City of Stockbridge is present near the southeast corner of the property, accessed from an easement off Walter Way.
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**AERIAL PHOTOGRAPH:
Large Parcel on Walter Way
(Parcel #030-01009000 with 73.859 +/- Acres)**



**AERIAL PHOTOGRAPH:
Small Parcel on Walter Way
(Parcel #030-01009005 with 3.636 +/- Acres)**



AERIAL PHOTOGRAPH:

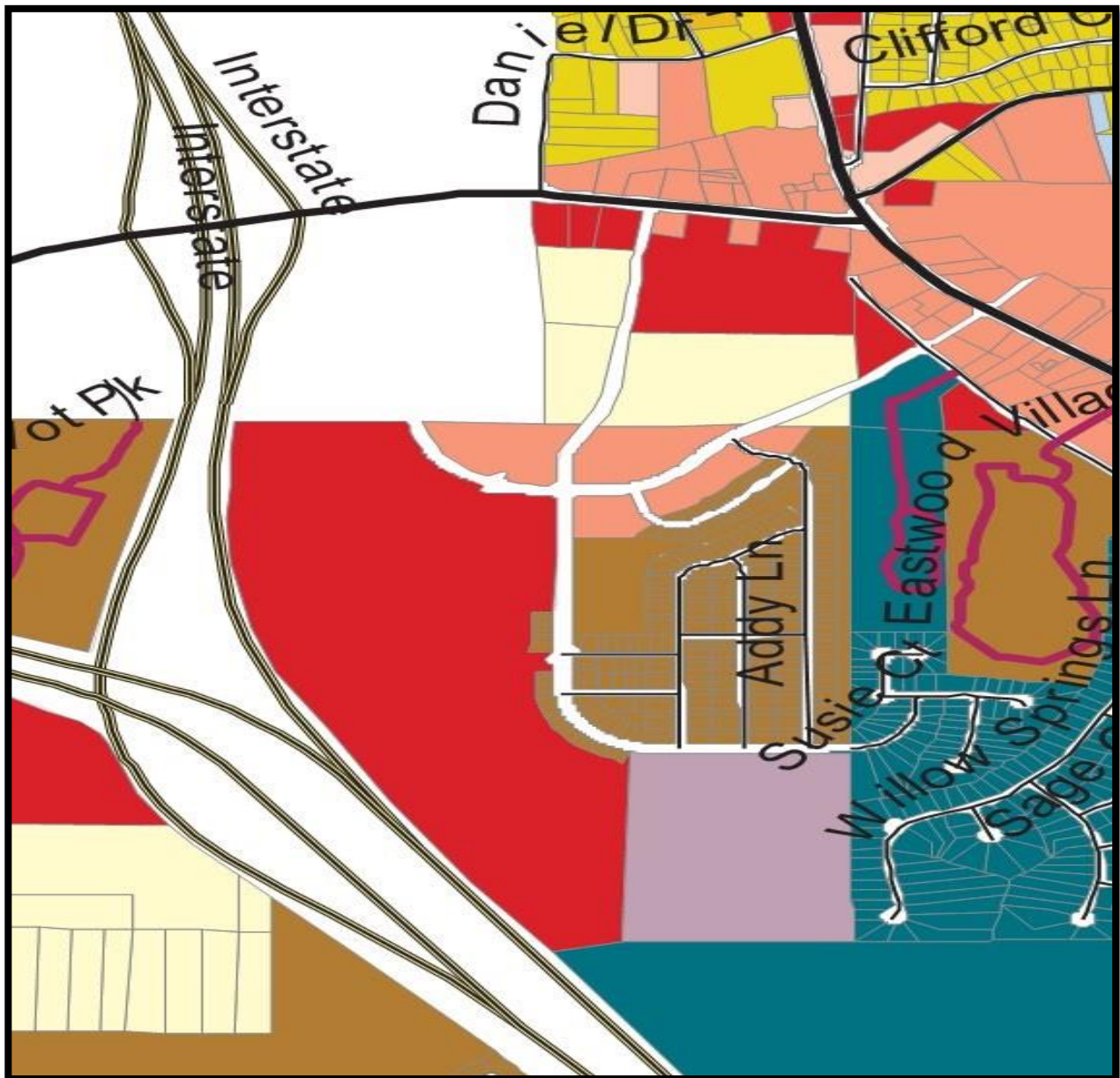
**Small Parcel on Davidson Parkway
(Parcel #030-01009006 with 1.369 +/- Acres)**



CITY OF STOCKBRIDGE 2023 ZONING MAP

KEY:

- Red—C-3 (Heavy Commercial)
- Salmon – C-2 (General Commercial)
- Pink – C-1 (Neighborhood Commercial)
- Lavender—LI (Light Industrial)
- Pale Yellow—RR (Rural Residential)
- Gold—SR (Suburban Residential)
- Brown--MFR (Multiple Family Residential)
- Teal—PUD (Planned Unit Development)

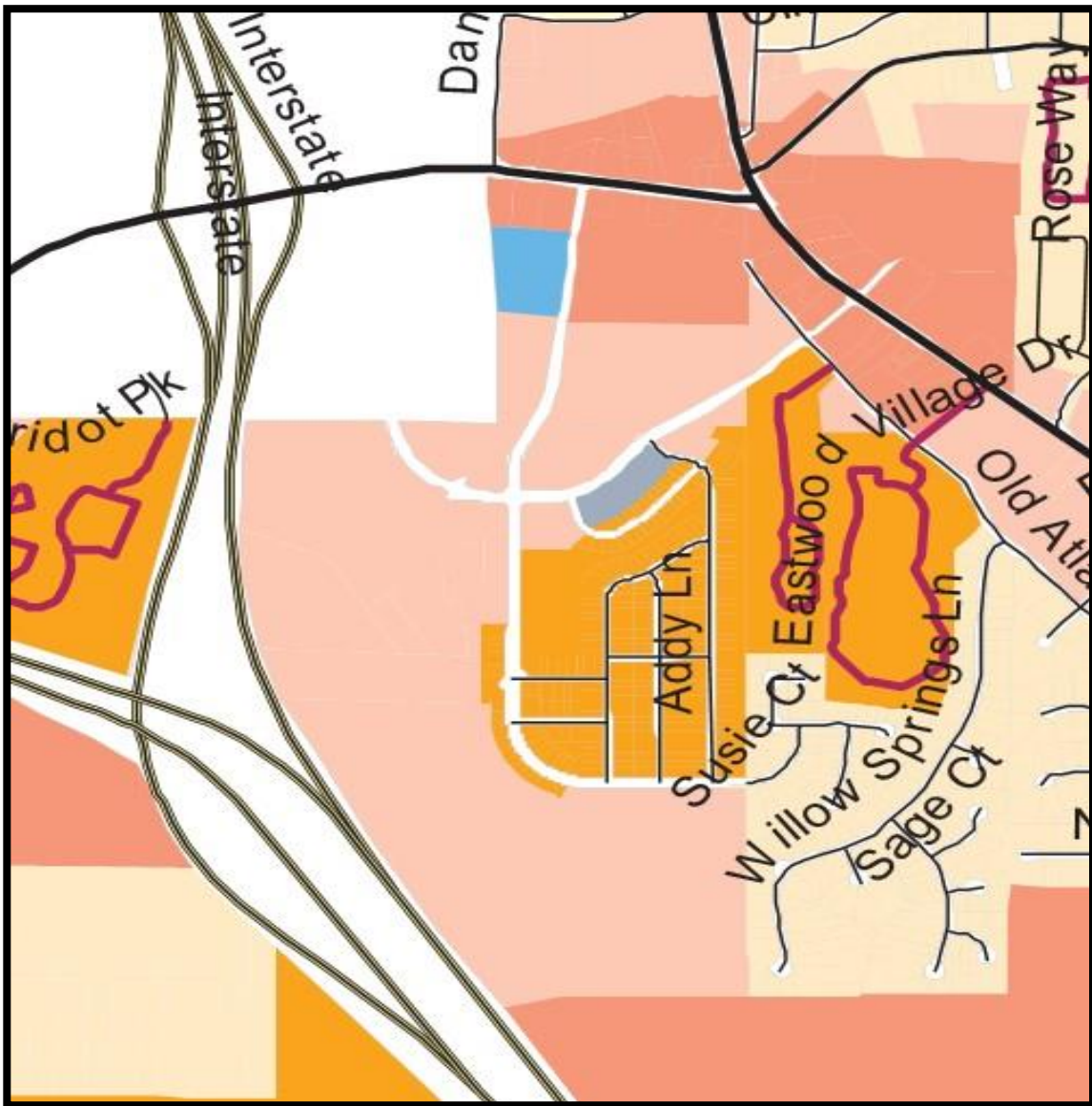


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

(Subject property is shown with a star.)

KEY:

Peach—Low-Density Vertical Mixed-Use
 Salmon—Medium-Density Vertical Mixed-Use
 Orange—High-Density Residential
 Beige—Medium-Density Residential
 Slate—Light Industrial
 Blue—Office-Institutional



IV. ZONING HISTORY

Over the years, parts of the subject property and the adjacent properties to the east and south have had a very active zoning history, having been rezoned and being the subject of four Development of Regional Impact (DRI) reviews by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). Although the existing Northbridge Crossing subdivision was developed as a result of the approval of the Northbridge Crossing I DRI #284, no development has yet occurred on the subject property. A description of each zoning action is provided below.

- Multiple rezonings for Northbridge Crossing Development
- Northbridge Crossing DRI #284 review
- Development Agreement for Northbridge Crossing
- Rezoning Case #RZ-09-12-S
- Reeves Creek DRI #2996 review
- Davidson Parkway Commerce Center DRI #3309 review
- Reeves Creek II DRI Review #3799

A. Multiple Rezonings for Northbridge Crossing Development. In 2003, DRA Development requested the rezoning of about 49 acres around the intersection of Davidson Parkway and Walter Way, as part of the “Northbridge Crossing Development”, from ‘RA’ (Residential-Agricultural), ‘C-3’ (Heavy Commercial), and ‘M-1’ (Light Manufacturing) to ‘RM-3’ (Multifamily Residential for Condominiums) to allow for condominium development. The rezoning was approved with conditions via Ordinance No. 03-148. Then Henry County Planning and Zoning completed a staff report for Rezoning Case #RZ-02-71-S for a 7.24-acre tract adjacent to the current DriveTime Automotive Conditioning establishment. The report stated that a portion of the tract was previously rezoned from ‘RA’ to ‘M-1’ with a ‘PD’ (Planned Development) district on September 8, 1996.

B. Northbridge Crossing DRI #284 Review. In conjunction with the multiple rezoning requests for Northbridge Crossing, the Atlanta Regional Commission (ARC) completed a Final Report for a Development of Regional Impact (DRI) Review on November 15, 2002, representing DRI #284. The proposed project was to have mixed uses, include residential, office, and commercial. The Georgia Regional Transportation Authority (GRTA) approved the project with the conditions that additional turn lanes be constructed along Davidson Parkway; that the intersection of Davidson Parkway and Walter Way be reconstructed; and that sidewalks be installed.

C. Development Agreement for Northbridge Crossing. A Development Agreement was prepared for Northbridge Crossing (formerly known as “Stockbridge Station”) on May 15, 2003 between the City of Stockbridge and DRA Development, Inc. It pertained to the rezoning of a 143.72-acre site and it included multiple zoning conditions for different types of uses to be included within the development plan. Four amendments were later made

through 2007. Among the zoning conditions were the requirements that residential units not have rear alleyways; that any new roadway have four lanes with a raised median; and that any connections to the existing streets at Flippen Road and Davidson Parkway should be coordinated with the Henry County DOT.

D. Rezoning Case #RZ-09-12-S. On April 12, 2010, the Stockbridge City Council approved Rezoning Case #RZ-09-12-S to rezone fourteen tracts of land (including the subject property) at the southwest corner of Davidson Parkway and Walter Way from C2, RM-2, and RM-3 to the subject property's current zoning of C-3. The applicant was DRA Development, Inc. and the rezoning comprised 83.26 acres of land which constituted a portion of the original 143.72 +/- acres. Ordinance #10-185 was prepared to document the rezoning approval. The proposed development was to be a mixture of commercial, retail, and office uses. One of the nine zoning conditions was the requirement that the Development Agreement for Northbridge Crossing, which was adopted on May 15, 2003, be updated to reflect this rezoning of the property to C-3.

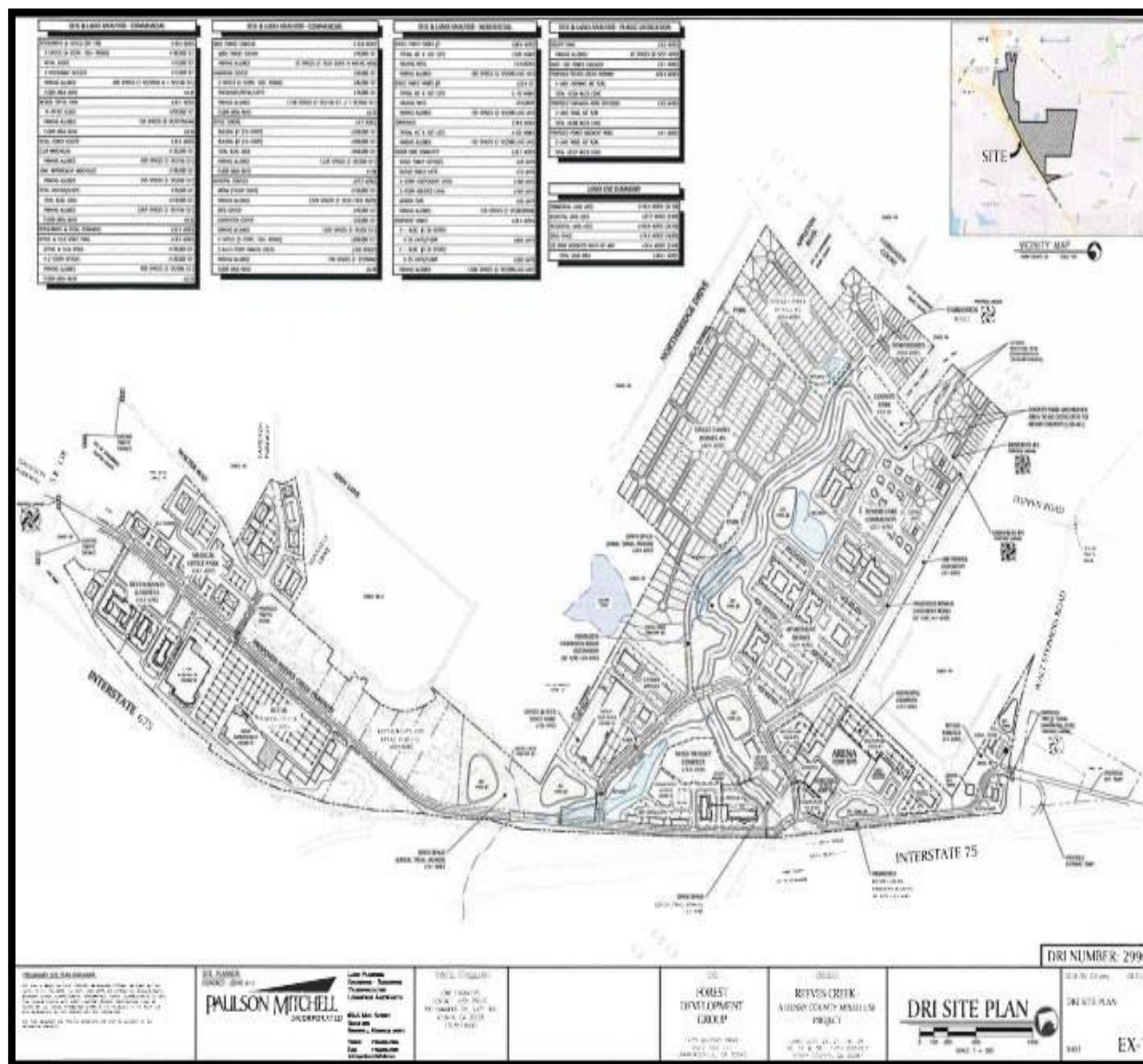
E. Reeves Creek I DRI #2996. In 2019, Forest Development Group proposed the construction of a major mixed-use development of regional scale on a portion of the subject property, as well as other property to the south within unincorporated Henry County. The development site included portions of Henry County (the submitting jurisdiction), the City of Stockbridge, and Clayton County. ARC completed its "Regional Review Finding" for DRI #2996 on October 3, 2019 for the proposed "Reeves Creek" development. The DRI request was made by Henry County Government since the majority of the land within the project boundaries was located in unincorporated Henry County. The DRI was found to be "within the best interest of the State." ARC's Decision recommended the construction of a new road through the area, to be named "Reeves Creek Parkway", the possible installation of a traffic signal at the intersection of Reeves Creek Parkway and Davidson Parkway, and the installation of additional turn lanes at the intersection of Davidson Parkway and Highway 138 West.

The approved site plan shows that the main access was to begin from Davidson Parkway off Highway 138, then a new four-lane roadway to be called "Reeves Creek Parkway" was to extend through the middle of the subject property and run southward along the right-of-way of Interstates 75 and 675 to Walt Stephens Road, where a proposed new interstate exit would be created. The portion of the development site which would have comprised the subject property was to be developed with a retail power center, a club warehouse, restaurants, and retail establishments. A medical complex was to be located on the north side of Davidson Parkway, while hotels and restaurants were to be located within the Clayton County portion of the site. To the south, in the Henry County portion of the site, larger uses were to be developed, including a mass transit complex, an arena, a convention center, a municipal complex, retail and office uses, a county park, a senior care community, and an apartment community.

F. Davidson Parkway DRI #3309. In 2021, EastGroup Properties, L.P., the developer/applicant, proposed the development of a “business distribution center”, to be named “Davidson Parkway Commerce Center”, on the subject property. It was to be comprised of five buildings serving multiple tenants with various office and warehouse uses, having a total building space of 695,860 square feet. Battle Law, P.C. represented the developer. The applicant applied for Comprehensive Plan Amendment Case #CP2021-01 and Rezoning Case #RZ-2021-01. Although the DRI decisions by ARC and GRTA were for approval with conditions, the Stockbridge Planning and Zoning Staff and the Planning Commission both recommended the denial of the proposed project due to their belief that industrial uses were inappropriate for the subject property. The City Council agreed, denying Comprehensive Plan Amendment Case #CP-2021-01 and Rezoning Case #RZ-2021-01 due to the incompatibility of land uses and the excessive amount of truck traffic which the proposed project would have generated.

G. Reeves Creek II DRI #3799. In 2022, Vista Realty Partners applied for Comprehensive Plan Amendment Case #CP-2022-04 and Rezoning Case #2022-05 for property at 384 and 630 Flippen Road, plus a third small parcel off Flippen Road. The property includes 276.91 acres of land. It is located directly south of the subject property, and a portion of it also comprised the Reeves Creek I DRI Case #2996. The Stockbridge City Council approved the rezoning by assigning the ‘PUD’ zoning district to the property, which was previously zoned ‘RA’ (Residential-Agricultural) by Henry County prior to its annexation. The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. Besides having three full access driveways off Flippen Road, the approved development will have a full access driveway stubbed for future connection to the subject property and Davidson Parkway to the north.

REEVES CREEK I D.R.I.: APPROVED SITE PLAN

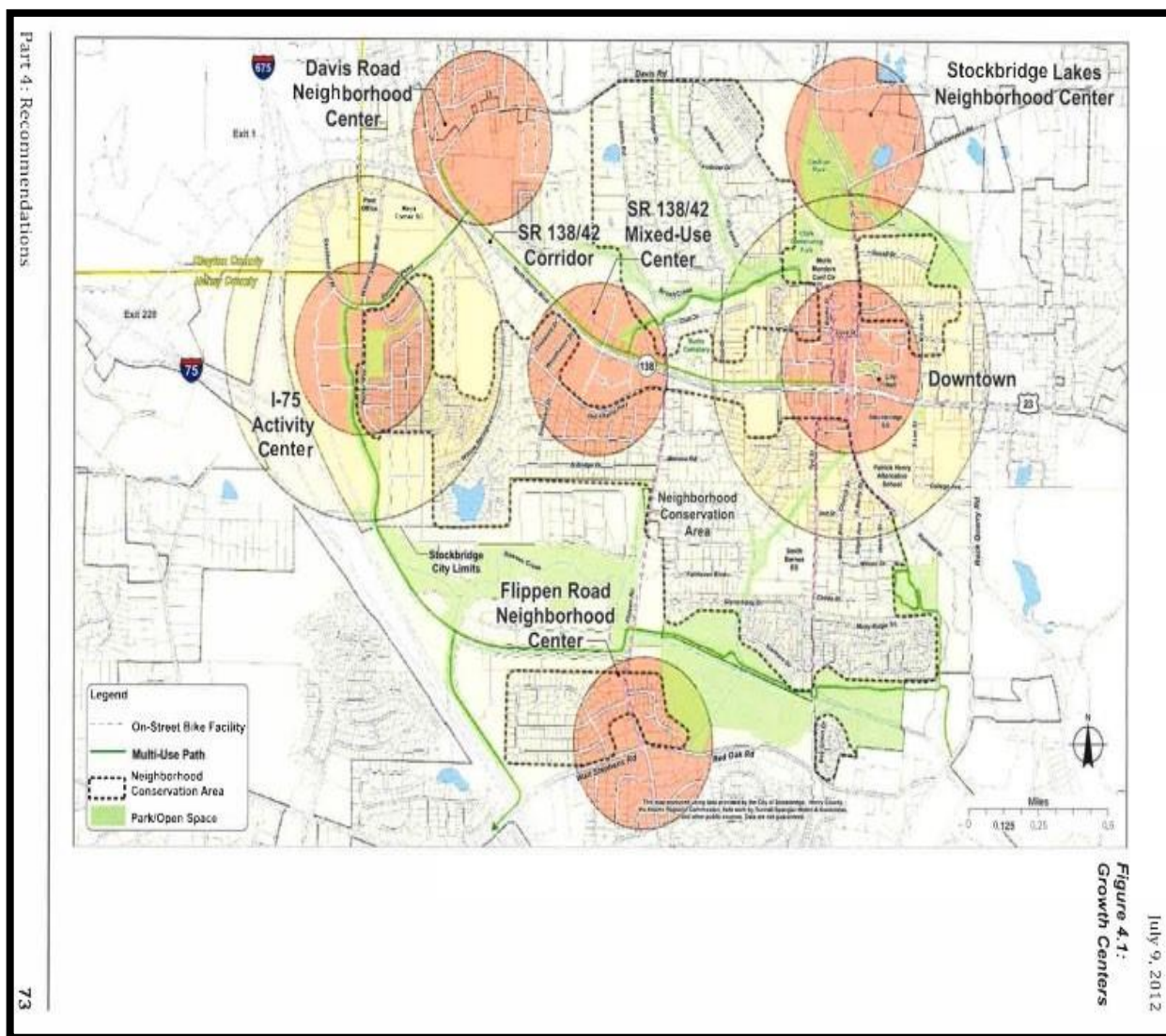


V. FUTURE DEVELOPMENT PLANS

A. Comprehensive Plan / Future Land Use Designation. The Stockbridge Future Land Use Map, which is a part of the City of Stockbridge 2018-2038 Comprehensive Plan, shows that the subject property has a future land use designation of “Low-Density Vertical Mixed-Use. This designation is intended for commercial/retail areas along various corridors and intersections; should mainly serve the residents of the surrounding residential neighborhoods; and should maintain a community orientation. But the proposed mixed residential project would not be compatible with this designation since its uses would be very different and they would be internally-focused rather than community-focused. A Comprehensive Plan Amendment would therefore be required to assign a more suitable land use designation to the subject property. Due to the proposed density of the proposed development, the new land use designation would need to be High-Density Residential, which is the subject of the applicant’s request via CP-2023-04.

B. Livable Centers Initiative. The City of Stockbridge Livable Centers Initiative (“LCI Study”) 10-Year Update from 2012 contains a map of Stockbridge “growth centers”, and the subject property is shown as part of an “I-75 Activity Center.” Further, an “I-75 Activity Center Concept Plan” was prepared, showing the subject property as being a part of a project major employment center with mixed uses. Such uses were envisioned to include Class A office space, hotels, retail uses, high-quality multifamily, senior housing, and park space. A new north/south roadway would be constructed through the subject property to connect with Flippen Road, with non-residential uses being located on the western side, adjacent to I-75 and I-675, and high-quality multi-family and senior housing uses being located on the eastern side.

LCI STUDY: STOCKBRIDGE GROWTH CENTERS



LCI STUDY: I-75 ACTIVITY CENTER -- AREA DESCRIPTION

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

The images at right and below show one option for how the area could accommodate the following long-term development program:

- 1.0-1.5 million sf of Class A office (blue)
- 2 full-service hotels (purple)
- 250,000 - 300,000 sf of retail (red)
- 750-1,000 units of high-quality multifamily (yellow)
- 300-500 units of senior housing or assisted living (turquoise)
- 1,500 housing units (yellow and brown)
- 20-25 acres of park space (green)
- Potential long-term parking decks (white)

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and multi-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.



LCI STUDY: I-75 ACTIVITY CENTER – SITE PLAN ENLARGEMENT

KEY:

- Purple—Two Full-Service Hotels
- Red—Big-Box Retail Space
- Yellow—High-Quality Multi-Family
- White—Long-Term Parking Decks
- Blue—Class ‘A’ Office Space
- Turquoise—Senior Housing or Assisted Living



VI. PROPOSED DEVELOPMENT

A. Project Description. The applicant, D.R. Horton, Inc., proposes to build 312 residential units on the subject property, including 184 single-family detached homes and 128 townhomes, at a density of 3.95 units per acre on 79.16 +/- total acres. Currently, the property contains three parcels (a large parcel and two very small parcels), which would need to be combined into one parcel. The proposed development would have its main off Davidson Parkway, a secondary access street off Walter Way, and a future third access street possibly being provided through an easement from the southeast corner of the property. Multiple amenities and open space areas would be provided. All residential units would have two-car garages, and guest parking would also be provided. A mandatory homeowners' association would be established. No traffic impact study has been submitted.

B. Site Plan Design. The submitted site plan is titled "Concept Plan: Northbridge 2", and it was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. It shows that a few single-family detached units would be located along Walter Way, and that the remainder would be located between Reeves Creek and Interstates 75 & 675. The internal streets would have 5-foot sidewalks and 3-foot "beauty strips" (for landscaping) on both sides. The site plan also provides a separate box with diagrams of "Lot Specifications" which show this information. The townhomes would be located in the northern area of the development site, to be accessed from Davidson Parkway. Amenities would be located near the center of the site. These would include a clubhouse, a pool, a playground, and four pickleball courts. Several pocket parks would also be located throughout the site. A 55-foot Interstate buffer would be provided along the rights-of-way of Interstates 75 and 675, and the five billboard signs, plus their access easements, which are present within the Interstate rights-of-way would remain.

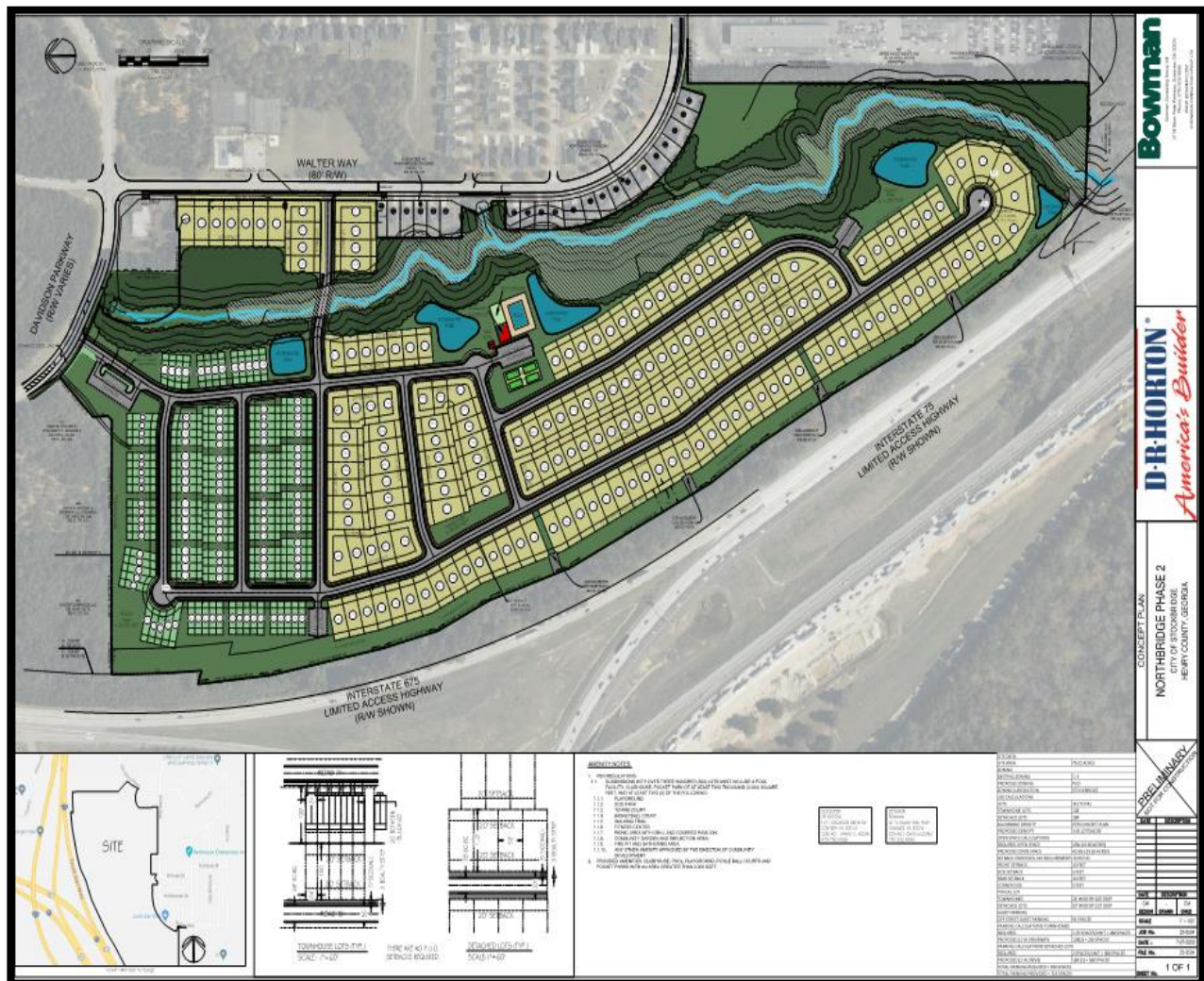
C. Open Space and Buffers. The developer would provide 33.63 acres (42.60 percent of the site) of open space, compared to the 15.80 acres (20 percent) which are required. No buffers are shown. A revised site plan showing a buffer of 25 feet on the western side of the property will need to be submitted to the Planning and Zoning Office.

D. Typical Lot Specifications. The "Site Data" table from the conceptual site plan states that the typical single-family detached lots would be 50 feet wide and 110 feet deep, while the typical townhome lots would be 24 feet wide and 100 feet deep. The setbacks to be provided would be 20 feet for the front yard setbacks, 5 feet for the side yard setbacks, 20 feet for the rear yard setbacks, and 5 feet for the corner side setbacks. This is shown in the "Lot Specifications" diagrams of the site plan.

E. Parking. Section 4.8.5 of the UDC provides a table of "Parking and Loading Space Standards." Multifamily developments having units with three bedrooms or more are required to have 2.25 parking spaces per unit. With 128 townhomes, 288 parking spaces

are required. Single-family detached homes are required to have 2.00 parking spaces per unit. Thus, 368 parking spaces are required for the 184 single-family detached homes. The applicant would provide these, as well as 91 guest and amenity parking spaces.

CONCEPTUAL SITE PLAN—TOTAL AREA



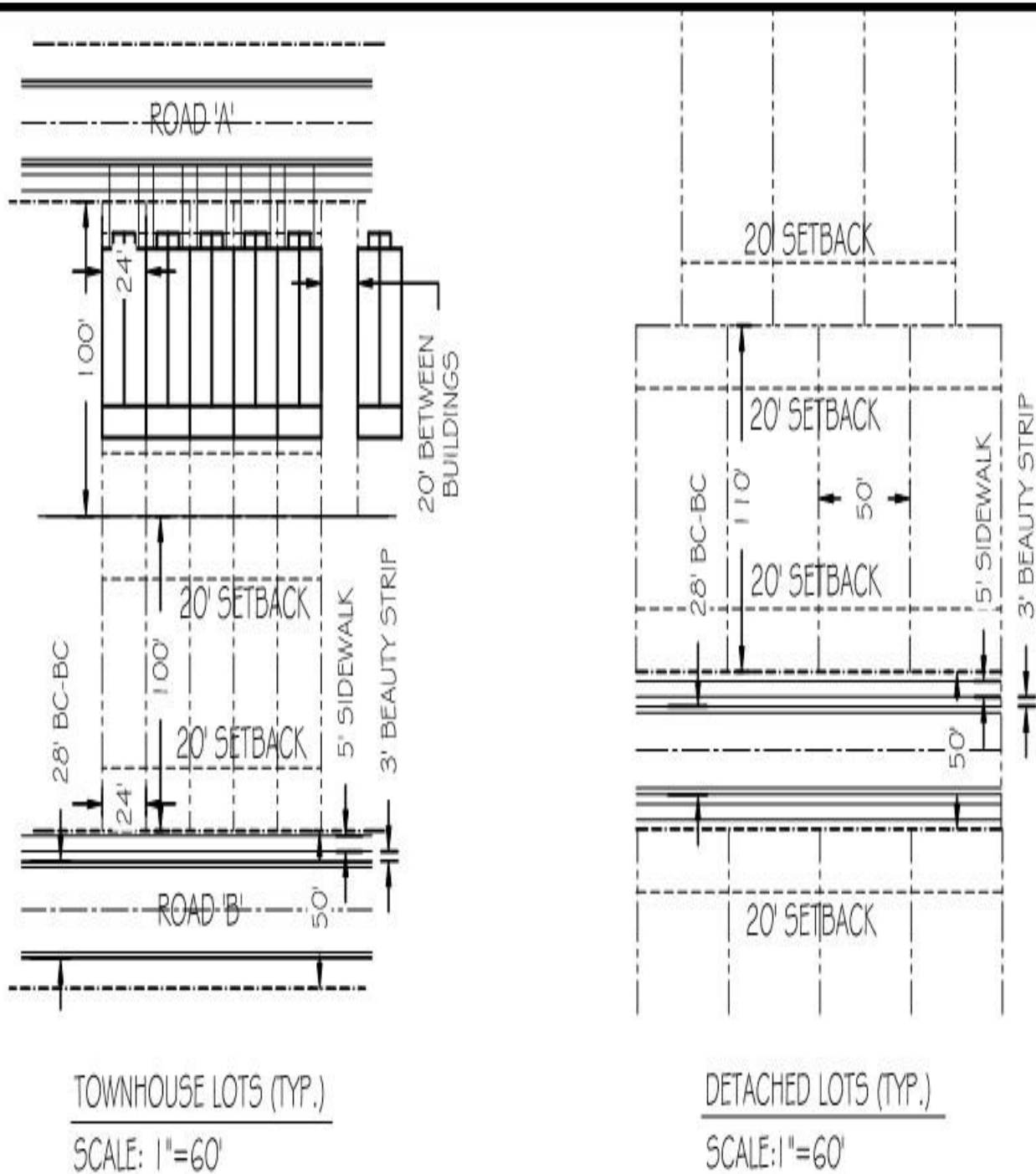
CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN

SITE DATA	
SITE AREA	79.02 ACRES
ZONING	
EXISTING ZONING	C-3
PROPOSED ZONING	PUD
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	312 TOTAL
TOWNHOME LOTS	128
DETACHED LOTS	184
ALLOWABLE DENSITY	PER CONCEPT PLAN
PROPOSED DENSITY	3.95 LOTS/ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	20% (15.80 ACRES)
PROPOSED OPEN SPACE	42.6% (33.63 ACRES)
SETBACK PROPOSED. NO REQUIREMENTS FOR PUD	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	20 FEET
CORNER SIDE	5 FEET
TYPICAL LOT	
TOWNHOMES	24' WIDE BY 100' DEEP
DETACHED LOTS	50' WIDE BY 110' DEEP
GUEST PARKING	
OFF STREET GUEST PARKING	91 SPACES
PARKING CALCULATIONS TOWNHOMES	
REQUIRED	2.25 SPACES/UNIT = 288 SPACES
PROPOSED (2 IN DRIVEWAY)	128(2) = 256 SPACES
PARKING CALCULATIONS DETACHED LOTS	
REQUIRED	2 SPACES/UNIT = 368 SPACES
PROPOSED (2 IN DRIVE)	184 (2) = 368 SPACES
TOTAL PARKING REQUIRED = 656 SPACES	
TOTAL PARKING PROVIDED = 715 SPACES	

LOT SPECIFICATIONS PER CONCEPTUAL SITE PLAN



VII. 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.

The applicant proposes the development of multiple-story townhomes as part of a planned development. However, these types of uses would not be consistent with the small, low-intensity types of community-oriented uses which the Low-Density Vertical Mixed-Use designation calls for. The applicant has therefore requested that the future land use designation of the subject property be changed to 'High-Density Residential', which permits the proposed uses. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-04.

The High-Density Residential designation allows 6 to 16 units per acre, yet the applicant is only proposing to provide a density of 3.94 units per acre, which falls well below this range. However, the applicant may not apply for the 'Medium-Density Residential' designation because it only allows a maximum of 3.6 units per acre, which is slightly less than the applicant's proposed density of 3.94 units per acre. Therefore, the High-Density Residential designation is the appropriate request. It would also be compatible with the adjacent High-Density Residential area to the east, where the existing Northbridge Crossing Subdivision off Walter Way is located.

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 applicant proposes to rezone the subject property from its existing 'C-3' (Heavy Commercial) district to the 'PUD' (Planned Unit Development) District. The purposes/intents of the C-3 and PUD districts, according to the Stockbridge UDC, are provided below.

C-3 District Intent / Purpose (from Section 2.4.10 of the UDC):

The intent of the C-3 district is to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections, and freeway interchange areas, due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services that would not be appropriately located in areas providing neighborhood or other commercial retail and service activities. Uses in this district shall be located on roads having a minimum classification of major arterial.

PUD District Intent / Purpose (from Section 2.4.13 of the UDC):

The intent of the Planned Unit Development district is to: 1) Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones; 2) Provide an appropriate district for mixed-use developments; and 3) Allow flexibility in design for environmentally challenged properties.

The property's current C-3 district classification does not allow for the proposed mixed residential uses, while the applicant's requested PUD district allows mixed-use developments and flexibility in design for properties such as the subject property which have creeks, wetlands, and other environmentally-challenged features. The flexibility in design which the PUD district offers also allows the applicant to protect the existing natural resources on the property.

Section 1.4 of the UDC lists several purposes and intents which the UDC aims to accomplish. Among them, the ones that are listed below are of particular relevance to this rezoning proposal.

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
- F. Prevent the overcrowding of land, avoiding both undue concentration of population and urban sprawl;
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;

Considering the first two UDC intents and purposes above, the proposed mixed residential development may not be the most appropriate use for the subject property. The construction of 183 more single-family detached dwellings in this area could be viewed as overpopulation and urban sprawl due to 1) the presence of the existing Northbridge Crossing Subdivision and other subdivisions immediately to the east; and 2) the fact that the City Council has just approved (on June 12, 2023) Rezoning Case #RZ-2022-05 for the rezoning of 276.91 +/- acres on the south side of the subject property for the development of 1,347 total units (including single-family detached, townhomes, and senior housing units). The latter will be a major residential development, and the need for even more housing in this area is questionable. The existing residents in this area might feel overwhelmed by the coming of so many more new residents. As such, their prosperity and general welfare might decline.

The proposed mixed residential development might also not be the best use of the subject property. There are few remaining large properties within the Stockbridge City Limits which could be used for major commercial uses, and the subject property has ideal visibility from Interstates 75 and 675 for any community- or regional-serving commercial uses which could currently locate there under the existing C-3 zoning. Such uses might

include hotels, shopping centers, arenas, public buildings, and office parks. Even though current market conditions might not be favorable for such uses, whenever market conditions become more conducive, large C-3-zoned properties must be available, or else the City of Stockbridge might lose the opportunity to attract major economic development uses to the City. These uses were called for by both the LCI Study and the Reeves Creek I DRI rezoning. The LCI Study even identified the subject property as being the focus of an “I-75 Activity Center”, to become a major employment center for the City.

For these reasons, the proposed rezoning and residential development of the subject property would not carry out the best intents and purposes of the UDC.

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 requested rezoning of the subject property to allow for the proposed mixed-residential development may be beneficial to the area by allowing the continuation of further residential development rather than some other type of use, which the existing residents of Northbridge Crossing are likely to be in favor of. If additional housing is needed in this area, besides the existing subdivisions and the 1,347 residential units to the south which were just approved via RZ-2022-05, then the subject property and the proposed development offer the opportunity to provide it.

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. The City of Stockbridge's existing lift station is also present near the southeastern corner of the property. Although the applicant has designed the site such that the proposed residential uses would avoid those areas, no environmental impact study has been submitted to the City.

Due to the presence of Reeves Creek, the required buffers would need to be provided and maintained. The site plan should adequately label the locations of these buffers.

The submitted site plan shows that the proposed development would have its main access of Davidson Parkway, with a secondary access to be located off Walter Way. For such a large site, a third access is desirable and needed to connect with the property to the south. Such access should be located close to the Drive Time property, and a “stub-out” should be shown on the site plan for that purpose.

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

The proposed single-family detached homes would be a continuation of the existing single-family detached subdivision along Walter Way and the adjacent streets, so it would not be an adverse type of land use. The proposed townhomes, though, would represent the introduction of a new type of land use to the area. They would be accessed directly from Davidson Parkway, however, so traffic from them would most likely not impact the adjacent residential streets.

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, which was dated August 2, 2023. It states that water and sewer services are available to serve the proposed development, but that the City will extend the reservation for capacity for one year after that date. Moreover, construction plans must be submitted to Public Works before six months prior to that date, or else the reservation for capacity will expire.

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

The applicant has not mentioned whether a traffic impact study is forthcoming, but it is highly desirable. The addition of a substantial volume of traffic from the proposed residential development may require the installation of a traffic light on Davidson Parkway, and some other improvements to Davidson Parkway itself.

The fact that the proposed development would not include a new roadway extension of Davidson Parkway through the subject property to connect with the property to the south is disappointing. Such an extension was planned by the Reeves Creek I DRI, which called for the creation of a "Reeves Creek Parkway" to go through the subject property, travel alongside Interstates 75 and 675, and ultimately connect with Walt Stephens Road, with possibly a new interstate interchange to be built there. To allow the proposed development would be the loss of that opportunity.

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.

As was previously mentioned, the Comprehensive Plan encourages the development of commercial nodes throughout the City, and the LCI Study in particular recommended the development of the subject property as the focus for a commercial node to serve as an employment center. The approved Reeves Creek DRI I then recommended specific types of major commercial uses to be located on the subject property. Such commercial uses

would be a much better use of the subject property in serving as an employment center, generating economic development revenues for the City, and providing valuable services to the general public. Thus, the City needs to be able to provide major commercial uses, and suitable sites for such uses must be available. The subject property represents a rare opportunity to meet those objectives.

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

The subject property can and should be developed according to its present zoning of C-3, in furtherance of the City's objectives of promoting economic development in general and providing for the development of major commercial uses in particular. The visibility of the property from Interstates 75 and 675 is ideal for major commercial uses. For passing motorists, the property could serve as a visual gateway into the City. The property also offers access from one of the City's major arteries, Highway 138, via Davidson Parkway, from which an improved Davidson Parkway could serve commercial development on the property.

VIII. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) via RZ-2023-05 to allow for the proposed mixed residential development would not be in the best interests of the City of Stockbridge for the following reasons:

1. Rationale for Additional Residential Uses in the Vicinity--Although the Comprehensive Plan encourages the development of more housing, several large residential developments have already been approved by the City of Stockbridge over the last few years. In particular, the Reeves Creek II development was just approved on June 12, 2023 for a total of 1,347 new residential units to be built immediately south of the subject property. The need for the addition of even more residential uses on the subject property is questionable.
2. Inconsistency with Major Plan Recommendations --The proposed mixed residential development would not meet the recommendations of the Comprehensive Plan, the LCI Study, nor the Reeves Creek I DRI rezoning, which all called for the development of major commercial uses on the subject property in lieu of further strip commercial development elsewhere in the City.
3. Not the Best Use of the Property -- The proposed mixed-residential development would not be the best use for the subject property since it would deprive the City of the opportunity to use the property for much more community-serving major commercial uses. The subject property is one of the few remaining large tracts of land which exist in the City, and it represents a unique opportunity to provide major services and

facilities to benefit the general public, which may not be possible elsewhere in the City. Although current market conditions might not be favorable for the development of major commercial uses, the subject property should be available for commercial development for whenever market conditions improve.

4. Scarcity of Large Commercially-Zoned Tracts of Land -- Few large commercial developments have been approved by the City in recent years, and the subject property is one of the last remaining large tracts of land where large commercial uses could be located. The property is ideally located for visibility from Interstates 75 and 675. In addition, the subject property could be developed as a continuation of the motel and restaurant uses that are found along Davidson Parkway to the north, within Clayton County, where they could serve the traveling public off Highway 138.

For the reasons above, the applicant's rezoning request via RZ-2023-05 should be **denied**.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned conclusions, the Planning and Zoning Staff recommends **DENIAL** for this rezoning case (RZ-2023-05). However, if the Stockbridge City Council decides to approve this case, such approval should be contingent upon the developer meeting the **ZONING CONDITIONS** that are listed below.

1. **Comprehensive Plan Amendment –** The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-04, to change the subject property's future land use designation from Low-Density Vertical Mixed-Use to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-05.
2. **Parcel Recombination --** The rezoning shall not be finalized until the applicant officially combines the three parcels comprising the subject property via a recorded plat, which has been reviewed and approved by the Planning Commission. Further, no permits shall be issued by the City of Stockbridge until the developer provides to the Planning and Zoning Office a copy of the recorded plat. (If the applicant wishes to rezone each of the three parcels individually without combining them, then no recombination plat application is required; however, the proposed development may NOT occur.)
3. **Site Plan –** The proposed mixed-residential 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: Northbridge 2", which was prepared by Bowman Consulting Group, Ltd. on July 27, 2023. Further, the revised site plan shall show a 25-foot buffer along the western side of the property.

4. **Water and Sewer Availability** – The developer shall submit construction plans to the Stockbridge Public Works Department by the six-month point prior to August 2, 2024 in order to take advantage of that office's reservation of water and sewer capacity to serve the proposed development.
5. **Transportation and Traffic Impacts** – The applicant shall submit a traffic impact study which provides satisfactory traffic and transportation data; and the applicant shall provide the appropriate needed transportation and traffic improvements, in conjunction with officials from the City of Stockbridge, Henry County DOT, and Georgia DOT.
6. **Environmental Impacts** – The developer shall submit an environmental impact study or hydrology / geology study which provides satisfactory environmental data; and the applicant shall take appropriate steps to preserve/protect the existing natural resources on the subject property and prevent the occurrence of any adverse environmental impacts.
7. **Landscape Design** -- The developer shall submit an acceptable landscape design plan for the proposed development during the plan review process for a land disturbance permit.
8. **Preservation of the City's Lift Station** – The developer shall take appropriate steps to preserve and protect the City's existing lift station on the subject property, such as providing appropriate buffering and ensuring the clear access to the lift station facilities.
9. **Architectural Design** – The architectural design of the single-family detached units which are to be located along and close to Walter Way shall be similar to the architectural design of the existing homes along Walter Way.
10. **Homeowners' Association** – The developer shall establish a homeowners' association or property management company, or separate ones for the single-family detached subdivision and the townhome community, to maintain the subject property, the streets, and the project amenities.

I-75 Activity Center Concept Plan

The I-75 Activity Center has the potential to become a major employment center for the City of Stockbridge and North Henry County. This concept plan shows how that might occur in a way that is consistent with the vision of this plan.

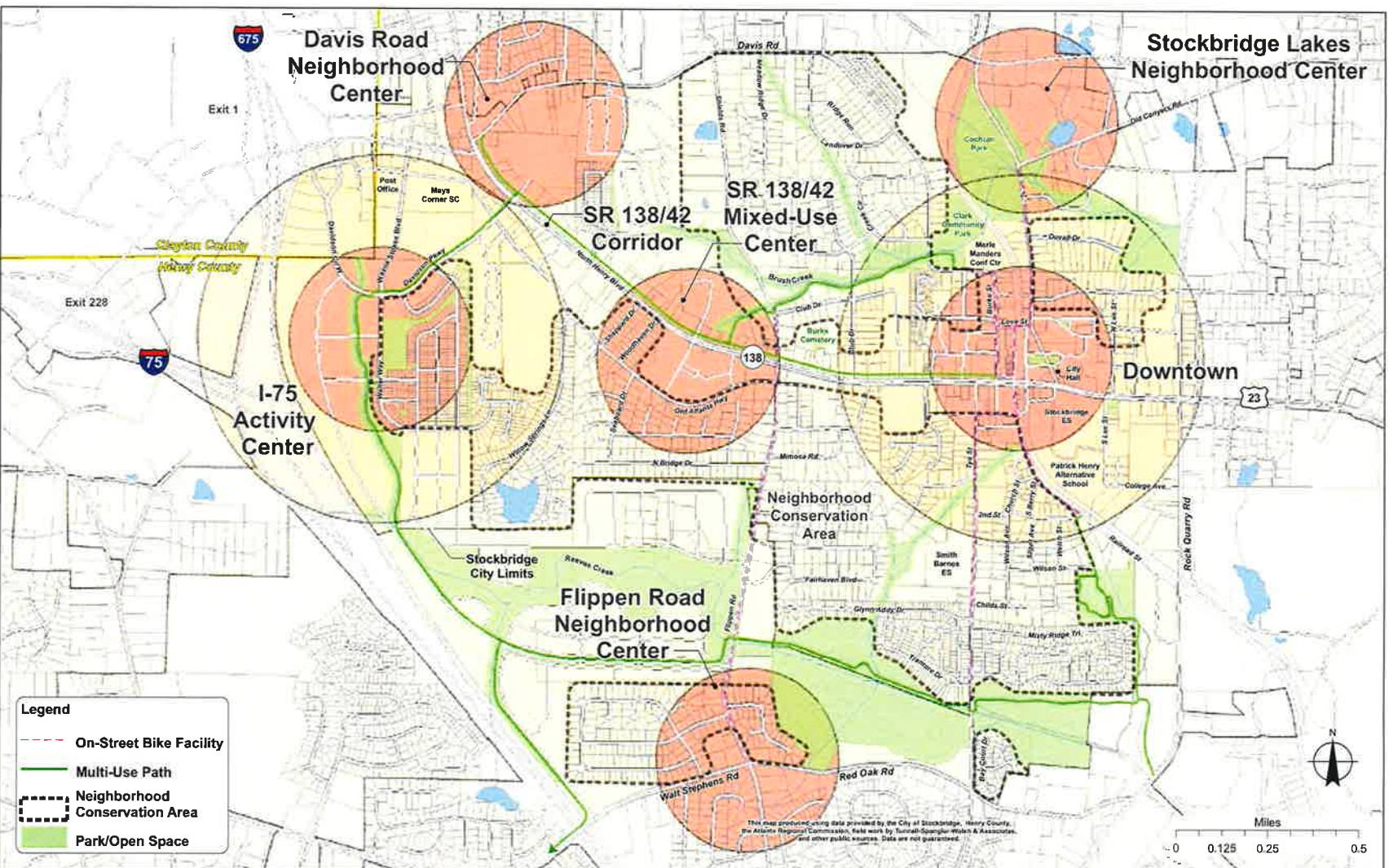
The images at right and below show one option for how the area could accommodate the following long-term development program:

- 1.0-1.5 million sf of Class A office (blue)
- 2 full-service hotels (purple)
- 250,000 - 300,000 sf of retail (red)
- 750-1,000 units of high-quality multifamily (yellow)
- 300-500 units of senior housing or assisted living (turquoise)
- 1,500 housing units (yellow and brown)
- 20-25 acres of park space (green)
- Potential long-term parking decks (white)

Of these uses, big box retail and parking could front I-75, with mixed-uses and offices lining a new north-south roadway connecting to Flippen Road. Housing could occur to the east, where proposed parks and multi-use paths would create a quality residential address. Nearby, the former Manheim Drive Center could become a college.



Figure 4.1:
Growth Centers





August 6, 2023

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

RE: Rezoning and Comprehensive Plan Amendment Application for Northbridge Crossing Phase II

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. seeks to rezone property located at Davidson Parkway and Walter Way., Stockbridge, GA, Parcel ID numbers 030-01009000, 030-01009005, 030-01009006. The property is approximately 79.16 acres. D.R. Horton seeks to rezone the subject property as a Planned Unit Development to include 311 total homes. The development will consist of 128 townhome units and 183 single family detached homes.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to a future city park. Amenities will include a pool, clubhouse, mail kiosk, playground, pickle ball courts, and multiple pocket parks.

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

- Approximately 91 Guest parking spaces
- 2 car garages on all townhome units
- 2 car garages on all single family detached homes
- A Mandatory Homeowners Association
- Multiple 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. Northbridge Crossing Phase I is a single-family community located across the street from the subject property. Several years ago, the subject property was planned as a continuation of the existing single-family community.

An adjacent property is also owned by the City of Stockbridge and will be 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 city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Although the property has some interstate frontage, the access points and the visibility

do not make the site ideal for a commercial use. Additionally, allowing any use other than residential at this site would generate more daily trips from vehicular traffic as well as heavy equipment and trucks on a road that has an existing residential use across the street as well as a planned residential use and city park adjacent to the subject site. Allowing the rezoning for a PUD, residential use, on the subject site would result in less light pollution, noise pollution, air pollution, and traffic for neighboring residents than any other use including a use under the current property zoning as C3.

The subject property is encumbered by a creek and buffer areas near the access points from Davidson and Walter Way. While it may be difficult for other uses to develop around such encumbrances, as planned the PUD residential development is able to utilize the buffer areas as green space that will create an aesthetically beautiful development for residents.

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. Additionally, the proposed site plan proposes 3.96 units per acre. The Stockbridge Comprehensive Plan currently shows medium density residential up and to 3.6 units per acre. High density Residential, per the current Comprehensive Plan, begins at 6 units per acre. Therefore, there is currently a gap in the Comprehensive Plan that does not truly contemplate the proposed density of 3.96 units per acre, therefore requiring an application 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. The planned City park that is adjacent to the site is evidence that the city recognizes the area as one for families and residences. This development as Northbridge Crossing Phase II will not only provide additional single-family homes for Stockbridge residents, but will also create a community atmosphere.

D.R. Horton, Inc. respectfully requests approval of the rezoning from C3 to Planned Unit Development and a Comprehensive Land Map Amendment from Medium Density Residential to High Density Residential.

Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager

tdhogan@drhorton.com

678-780-8520

D·R·HORTON[®]

America's Builder

August 1, 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 ^{79.1624}~~79.35~~ acres located at Davidson Parkway and Walter Way, respectively. Parcel identification numbers for the subject parcels are 030-01009000, 030-01009005, 030-01009006, 030-01009003.

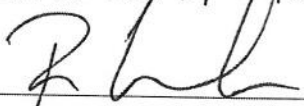
As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

Sincerely,

GDCI GA 6, L.P.

BY: PACIFIC LAND, LLC, as its General Partner

By: 

Print Name: Raymond W. Cunliffe

Title: Assistant Manager

CITY OF STOCKBRIDGE

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

August 2, 2023

Ms. Tamiesha Lester
Land Assistant
1371 Dogwood Dr SW
Conyers, GA 30012

RE: Proposed (119 Single-Family Lots & 144 Townhome
Lots)

Ms. Tamiesha,

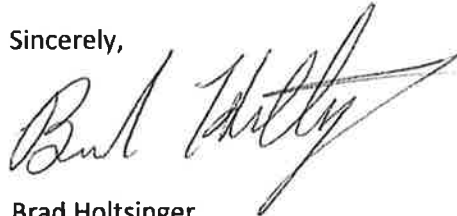
The city has reviewed your request for water and sewer services for the proposed (119 Single-Family Lots & Townhome Lots) at Parcel ID #s 030-01009000, 030-01009005, 030-01009006 & 030-01009003. Water and sewer services are available; however, the following are required:

- If any property is not in the City Limits, it will need to be annexed into the City before water and sewer services are granted.
- All costs associated with connecting to the water and sewer systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

The city will extend the reservation for capacity for one year from the date of this letter. Construction plans will need to be submitted before the six-month date or the reservation for capacity will expire.

Should you need additional information, please do not hesitate to contact me at (404) 862-3743.

Sincerely,



Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Adam Daniel, Chief Collections Operator

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.]

Procedures

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

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

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

Notes

Contacts

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

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

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

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

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

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

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

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

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

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

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

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized.	
Letter of Ownership	as one for each owner	Letter stating that the owner is aware of the rezoning request and owns the property in question.	
Letter of Intent	1	Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	
Survey Plat (8 1/2 x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	
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. Atlanta East Phone: 678-780-8526 Date: 8/6/2023

Address Applicant: 1371 Dogwood Drive, SW Fax _____ 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: 8/6/2023

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.

79.16 Rezoning being requested Applicant seeks to rezone approximately
79.02 acres located at Davidson Parkway and Walter Way from
C-3 to PUD for a 311 unit single family community to include
128 attached single family residences and 183 detached single
family residences.

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. TH Acknowledgement

Address of Property: Davidson Parkway and Walter Way

Nearest intersection to the property: Davidson Parkway and Walter Way

Size of Tract: 79.02 ^(Street Address) 79.16 acre(s), Land Lot Number(s): 39, 40, 57, 58, District(s): 12

Property Tax Parcel Number(s): 030-01009000, 030-01009005, 030-01009006 (Required)

Witness' Signature

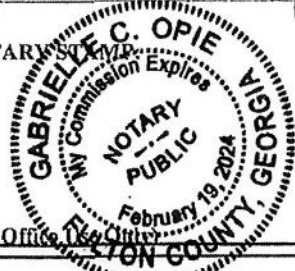
Sarah Haughton

Printed Name of Witness

Gabrielle C. Opie

Notary

NOTARY



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: _____

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 7th day of August, 2023

Tiffany D. Hogan as agent of D.R. Horton, Inc. Atlanta East

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 7th day of AUGUST, 2023



Gabrielle C. Opie
Notary Public

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

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No X

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

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

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

GDCI GA 6, L.P.

Applicant's Name - Printed
OWNER

By: PACIFIC LAGO, INC., AS ITS G.P.

By: [Signature]
Signature of Applicant/Property Owner/Agent

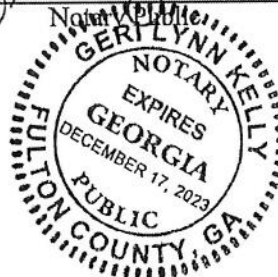
RAYMOND W. CURRIFFE, AS ITS ASST. MGR.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of August, 2023.

[Signature]



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