



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
November 16, 2023 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, NOVEMBER 16, 2023 6:30 PM

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Adoption of the Agenda**
- VI. Approval of Minutes**
 - Approval of the September 28, 2023 Planning Commission Minutes**

VII. AMENDMENT OF THE STOCKBRIDGE PLANNING COMMISSION BYLAWS

Item # 1 - Consideration of an amendment to Section 3.2, "Regular Meetings", of the City of Stockbridge Planning Commission Bylaws to schedule meetings for the third Thursday of each month, rather than the fourth Thursday.

Presented by: Community Development Staff

VIII. ADOPTION OF THE 2024 PLANNING & ZONING MEETING SCHEDULE

Item # 1 - Consideration of the adoption of the 2024 Planning & Zoning Schedule, which incorporates the schedule change to allow Planning Commission meetings to be held on the third, rather than the fourth, Thursday of each month for 2024. This new schedule may only be adopted if the Bylaws change above is approved.

Presented by: Community Development Staff

IX. ANNEXATION CASE AX-2023-04 (To be located in District 5)

Item # 1 - Consideration of a request for the annexation of property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, into the

Stockbridge City Limits to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.

2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.

2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.

Presented by: Community Development Staff

X. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-05 (To be located in District 5)

Item # 1 - Consideration of a request to assign the future land use designation of 'High-Density Mixed-Use' to property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, into the Stockbridge City Limits to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.

2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.

2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.

Presented by: Community Development Staff

XI. REZONING CASE #RZ-2023-06 (To be located in District 5)

Item # 1 - Consideration of a request to assign the zoning district of 'PUD' (Planned Unit Development) to four parcels at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits, to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.

2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.

2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.

Presented by: Community Development Staff

XII. PROJECT UPDATES

XIII. STAFF COMMENTS

XIV. BOARD COMMENTS

XV. ADJOURN

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, September 28, 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, Interim Director
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 at 6:34 p.m.

II. INVOCATION – Led by Harold Thibodeaux.

III. PLEDGE OF ALLEGIANCE

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

~ Askia Abdullah	<u> X </u>	<u> </u>
~ Stanley Dumas	<u> X </u>	<u> </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 members was achieved.

V. ADOPTION OF THE AGENDA

A motion to adopt the agenda was made by Jayden Williams and seconded by Stanley Dumas. A vote was taken, and the motion was approved unanimously.

VI. APPROVAL OF MINUTES – August 24, 2023 Summary Minutes.

A motion to approve the minutes was made by David Planchon and seconded by Jayden Williams. A vote was taken, and the motion was approved unanimously.

VII. FINAL PLAT APPROVAL FOR TOWNHOMES AT THE BRIDGES AT JODECO DEVELOPMENT. (Council District 5)

To be presented by the Community Development Staff.

This item was presented by Gordon Linton and Ryan Anderson. They explained that all of the requirements had been met and that the Community Development Staff had approved the plat. The applicant, Jeff Grant, spoke briefly. Jayden Williams made a motion to approve the plat, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion was approved unanimously. The Chairman will be scheduled to come to the Planning and Zoning Office to officially sign the approved plat.

VIII. 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).

To be presented by the Community Development Staff.

Staff Presentation – Made by Gordon Linton. He explained that the developer wished to change the locations of the proposed apartments and the proposed senior residential units within the originally-approved master plan for the Bridges at Jodeco mixed-use development. There would be 219 apartments, which is below the threshold for needing a DRI review by ARC. The development would also include 40 parking spaces and various amenities. The Planning and Zoning Staff recommended approval. Chairman Abdullah clarified that the purpose of this case was to allow the reconfiguration of the site plan.

Applicant's Statement – The applicant, Jef Grant, confirmed that he proposes to reconfigure the originally-approved master plan by changing the location of the apartments on the site.

Public Hearing – Ann Fews of 329 Chase Marion Way in McDonough stated that she wanted to see better amenities in this project. The applicant confirmed that no other uses would be changed in the project. Chairman Abdullah suggested that signs be posted to announce the names of the tenants to be coming to the commercial spaces. But Mr. Grant said that sometimes businesses were not at liberty to announce ahead of time their plans to come to the City of Stockbridge. Robert Lopez of 851 Chase Trail stated that he was in favor of this case. Kaisha Holmes of 124 Eagles Crest Lane expressed her concerns about traffic and whether more townhomes are needed in this area.

Board Action -- David Planchon made a motion to approve the proposed amendment to the Jodeco Conceptual Plan to allow this change, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion was approved unanimously. Jayden Williams stated that he wanted a copy of the traffic study.

IX. 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).

To be presented by the Community Development Staff.

Staff Presentation – Made by Gordon Linton. He stated that the developer proposes to build a small single-family subdivision with 16 lots on the property, and that the amenities would be located near the rear. The three existing parcels would need to be combined before any permits could be issued by the City. Since the three parcels do not currently all have the same zoning, the recombination process may only take place after the requested rezoning is approved.

Builder's Comments – Jewells Lloyd of Restored Vision stated that he tried to hook up the property with the nearby sewer system lines, but that he was unable to do so. Chairman Abdullah stated that he thought that there might be issues with having septic tanks. Mr. Lloyd explained that he had contacted the HOAs of the adjacent subdivisions, but that they would not allow him sewer line connections. Besides, it would have been very expensive to extend the sewer lines to this property. David Planchon asked who had rejected the sewer request. Mr. Lloyd replied that he could not connect, and that he considered using “dry plumbs.” Mr. Planchon asked about this. Mr. Lloyd explained that yards would have “breathing filters”, which the builder would replace every six months.

Public Hearing – Two citizens spoke:

Susan Grosvenor of 310 Valley Hill Road — Ms. Grosvenor expressed her concerns. She stated that soldiers are buried on the property and that there is too much traffic on Valley Hill Road. She was concerned about water runoff, and the fact that the proposed amenities would be located next to the creek by her house. She did not want 16 new houses in her back yard, exclaiming that the proposed subdivision would destroy her house. Chairman Abdullah told the builder that many issues could have been resolved ahead of time if he had met with the adjacent property owners. Jewells Lloyd stated that all of the houses would be built on slabs. Harold Thibodeaux asked Mr. Lloyd why he had not met with the homeowner [Ms. Grosvenor]. Mr. Lloyd replied that he was willing to meet with the homeowners.

Susan Cosby of 110 Highlane Drive – Ms. Cosby stated that the Henry County Water Authority had to replace the piping due to granite being present under the nearby Highland Drive. She stated that the proposed turn lane [deceleration lane] would be located at a blind spot on Valley Hill Road. She wanted the area to continue to be a nature area, centered around the creek, where animals live. She said that she would not be able to use the proposed amenities since the subdivision would be a gated community. Water problems exist in the area already, and the proposed amenities would prevent the existing residents from continuing to enjoy the creek. Ms. Crosby was also concerned that traffic and crime in the area would increase.

Board Comments and Action – David Planchon expressed his concerns about townhomes being built on the property, but Linda Logan stated that townhomes may not be built on the property under either the current or proposed zoning. Stanley Dumas asked for further clarification on what the zoning classification of the property allows. He expressed concerns about rock blasting, and he encouraged the applicant to reach out to the community. But he said that he supported this case. Chairman Abdullah stated that the three parcels must still be combined, and that the builder needs to consider all aspects of his development proposal. Stanley Dumas made a motion to approve this case, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed.

unanimously. Chairman Abdullah observed that this was the first step, and that the builder would still need to combine the three parcels.

X. 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.

To be presented by the Community Development Staff.

Staff Presentation – Made by Gordon Linton. He described the applicant's proposed mixed residential development. The subject property is contiguous to the Stockbridge City Limits. The Planning and Zoning Staff recommended approval.

Applicant's Presentation—Made by Michele Battle of Battle Law. Ms. Battle stated that the developer would be Avilla, who planned to build a non-typical design with single-story buildings, all rental, having small yards. It would feature new types of housing product, whereby the residents would not need to maintain big yards.

Public Hearing – Ten Citizens Spoke:

1. Connie Snow of 426 Chase Marion Way in McDonough – Ms. Snow stated that the area of the subject property now has crime, especially with the proximity of the RaceTrac station. (She cited several examples.) She exclaimed to the applicant: "Don't tell me that your apartments won't bring me crime!" She was strongly opposed to the proposed development. She wanted the property to stay zoned as 'RA' (Residential-Agricultural) within Henry County. [There were lots of cheers from the audience.] She said that "they keep coming out because there's nowhere else for them to go."
2. Anne Fields of 329 Chase Marion Way in McDonough – Ms. Fields stated that beautiful farmland in this area was used to make way for the construction of I-75 and I-675. She wondered whether the proposed annexation would be a "done deal." But she said that she was not for or against the annexation, and that the deal was dependent upon the approval of all three of the applicant's applications being approved.
3. Kenneth Kemple of 410 Chase Marion Way in McDonough – Mr. Temple expressed traffic concerns, saying that traffic from the proposed development

would make the area more dangerous.

4. Tasha Kemple of 410 Chase Marion Way in McDonough – Ms. Temple stated that she did not want trees to be cut down, nor for wildlife to be disturbed. She also wondered why a rental community had to be located next to her neighborhood, and what type of fencing would be provided.
5. Rose H. Sweeten of 962 Chase Trail in McDonough – Ms. Sweeten said that there was not enough room to put in more housing, and that there was too much traffic on I-75.
6. Darryl Johnson of 336 Chase Marion Way in McDonough – Mr. Johnson said that there was too much growth and too much traffic in the area. He did like the proposed ranch-style units. But he said that trees would be torn down, and that he wanted this proposal to be vetoed.
7. Jodie Mesler of 320 Chase Marion Way in McDonough – Ms. Mesler was opposed to the proposed development, citing a likely decrease in her property values. She said that hospitals in the area were “backed up.” Regarding the site plan, she said that it needed a fence and some green space should be left, and she was concerned about water retention. Regarding the area, she said that she wanted fewer homes to be built, and that the area should be more rural with more sidewalks. Police are never there, she said, and cars are driving too fast. The proposed development would bring more pollution, and that it would include a big dumpster near her home.
8. Jacyln Smiley of 218 Eagles Crest Court in McDonough – Ms. Smiley said that the proposed development would bring crime and too much traffic, and that it would reduce their property values. Also, a traffic light is needed.
9. Nicole Leyva of 1147 Collyns Court in McDonough – Ms. Leyva stated that she was only 16 years old. She asked the Board members to please consider everything that was said because people were worried. She said that she was speaking as a voice of a younger generation, and that she was worried about an increase in crime.
10. Harold Webster of 312 Chase Marion Way in McDonough – Mr. Webster stated that the proposed development would bring an “insane” number of units, and that there was not enough space for them.

Board Comments and Action – Stanley Dumas said that he wanted to commend Michele Battle for being “upfront.” He believed that annexation was not necessary to develop the proposed project. He observed that the subject property was almost surround by unincorporated Henry County, and he wondered whether the proposed annexation would create another “doughnut hole.” Jayden Williams made a motion to deny the annexation request, and Mr. Dumas

seconded the motion. A vote was taken, and the Board voted 4-1 to deny this case, with David Planchon voting against the motion.

XI. 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.

To be presented by the Community Development Staff.

This case was not discussed since the Board voted to deny AX-2023-03.

XII. 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.

To be presented by the Community Development Staff.

This case was not discussed since the Board voted to deny AX-2023-03.

XIII. 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.

To be presented by the Community Development Staff.

Staff Presentation – Made by Linda Logan. Ms. Logan presented the zoning and land use history of the property, pointing out that various previous studies and zoning cases had recommended that the subject property be used for commercial purposes due to its strategic location next to I-75 and I-675, as well as the fact that it remains as one of the City's few remaining large commercially-zoned tracts of land. The Staff recommendation was therefore the denial of this case.

Applicant's Presentation – Tiffany Hogan of D. R. Horton presented this case as the applicant. She provided an overview of the proposed project components and density.

Public Hearing:

LaShanda Green of 271 Addy Lane said that she supported the rezoning of the property to residential, but she was concerned about the number of units to be built.

Tiffany Hogan stated that the rezoning proposal was from C-3 (Heavy Commercial) to PUD (Planned Unit Development). She noted that although the previous rezonings which Ms. Logan had mentioned were approved for commercial uses, there is no current interest by developers in building commercial uses. Further, this is not a great site for commercial uses, especially because the rear portion of the property has a steep drop-off and would require the construction of a bridge over Reeves Creek. There would be 313 new homes and an HOA, with D.R. Horton offering a homebuyer's club to prospective new homeowners.

Chairman Abdullah stated that these types of communities "wind up being rental", and he wondered whether there would be a rental cap. Ms. Hogan stated that the rental cap would be 10 percent.

Ms. Green said that she was in favor of this residential development. She asked whether it would have separate amenities – separate from the existing amenities at the current Northbridge Crossing Subdivision. She said that there would be too many homes in one area, and that the short distance on Walter Way to the stop sign would create a traffic bottleneck. Ms. Hogan replied that there would be separate HOAs and separate amenities; that a traffic impact study is coming; and that a deceleration lane would be installed on Walter Way.

XIV. 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.

To be presented by the Community Development Staff.

This case was not discussed since the Board voted to deny CP-2023-04.

XV. PROJECT UPDATES

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

There were no project updates.

XVI. STAFF COMMENTS

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

There were no staff comments.

XVII. BOARD COMMENTS

There were no Board comments.

XVIII. ADJOURNMENT

The meeting was adjourned.

CITY OF STOCKBRIDGE PLANNING COMMISSION BYLAWS

1. BYLAWS

- 1.1 The City of Stockbridge Planning Commission, (Planning Commission) pursuant to Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances, has the responsibility for adopting a Master Plan which is a comprehensive long term general plan for the physical development of the City; recommending development code amendments; and providing a recommendation or approving specified development applications. In furtherance of these responsibilities the Planning Commission adopts the following bylaws pursuant to DCA and from time to time may amend said bylaws. These bylaws are for the benefit of the City of Stockbridge Planning Commission and do not confer any rights upon third persons. Robert's Rules of Order, as amended and applicable, may be used for guidance when a question or controversy arises that is not answered by these bylaws.

2. ELECTION OF OFFICERS; POWERS AND DUTIES

- 2.1 The Planning Commission shall be comprised of six (6) board members. At its first regular meeting in January, the board members shall elect from its membership a Chair and Vice-Chair and each shall serve for a term of one year, with the Chair eligible for re-election to one additional consecutive year. The Chair shall not nominate himself or herself for re-election. In addition, a new board member (one who has served for less than one year) may not be elected as Chair.
- 2.2 The Chair is responsible for presiding over the Planning Commission meetings, for placing items on the agenda as may be requested by the Planning Commission, and for reviewing the draft agenda. He/she shall exercise general supervision over the business, papers and property of the Commission and shall execute all formal documents on behalf of the Commission. The Chair shall only vote on agenda items whenever there is a tie vote.
- 2.3 The Vice-Chair acts as Chair in his/her absence.
- 2.4 In absence of both the Chair and Vice-Chair, the quorum present shall appoint a Chair Pro-Tempore by majority vote.
- 2.5 The Chair shall recognize members of the Planning Commission, staff and citizens desiring to speak during meetings. For the record, whenever the board members take a vote, the Chair shall verbalize the name of the board member who made a motion and the name of the board member who seconded the motion; shall state whether or not the motion passed; and shall state what the numeric vote count was.
- 2.6 All questions and remarks during meetings shall be addressed to the Chair. The Chair may rule out of order and admonish any person that makes personal derogatory or disrespectful comments about individual members of the Commission, staff or participants.
- 2.7 If any person willfully disrupts a Planning Commission meeting, the Chair, after giving a warning, if reasonable under the circumstances, may admonish him/her or may bar such person

¹ These bylaws serve as the Planning Commission's rules for transacting business as allowed per the City Code of Ordinances, as amended.

from further audiences before the Planning Commission during the meeting. If such person does not remove himself/herself, the Chair may cause the removal of that person for the Planning Commission meeting.

2.8 The Chair may call for a short recess during a Planning Commission meeting when deemed necessary.

2.9 Commissioners have a duty to preserve order and decorum at meetings, including:

- a. Treating fellow Commissioners, staff, applicants and the public with professionalism, respect and courtesy;
- b. Honoring the role of the Chair in maintaining order;
- c. Giving a signal to the Chair indicating they want to speak. The Chair will acknowledge them before they begin speaking;
- d. Efficiently conducting business. Commissioners shall be attentive to the proceedings and refrain from engaging in private conversations; performing tasks not associated with the meeting or otherwise delay or interrupt the proceedings;
- e. Practicing civility in discussions and debates; and
- f. Valuing each Commissioners' time and opinion. Recognizing Commissioners may disagree with each other, but they will always respect and value each other as individuals.

3. **MEETINGS, STUDY SESSIONS, AGENDAS AND STAFF REPORTS**

3.1 Meetings shall comply with the Georgia open meeting laws, (O.C.G.A.) § 50-14-1, as amended.

3.2 **Regular Meetings:**

Regular meetings of the Planning Commission shall be held on the fourth Thursday of each calendar month, except for November and December, when the meetings shall be held one week earlier, provided that such date is at least 45 days from the application closing date. If the regular meeting date falls on a holiday (non-judicial day), the meeting shall then be held on the next business day. The board members may vote to decide whether to hold their meetings in person or whether the meetings are to be conducted virtually. All regular meetings of the Planning Commission will be called to order at 6:30 p.m., unless advertised otherwise, canceled or rescheduled. The Community Development Director will provide notice of any continued hearing or other unfinished business, as may be required by law.

3.3 **Emergency or Special Meetings:**

An emergency or special meeting may be called at any time by the Chair of the Planning Commission or by a majority of the members of the Planning Commission. A special meeting is convened to address important matters that may arise between regular meetings that require discussion or action. Written notice shall be provided pursuant to the applicable NRS provisions. The notice shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at the meeting.

3.4 Study Sessions/Workshops:

The Planning Commission may hold a study session/workshop as part of a regular or as a special meeting. When an item is scheduled for a study session/workshop, for discussion only, public comment will be taken as required by the open meeting law. A record of the study sessions/workshop on specific matters for which public hearings are anticipated shall be entered into the minutes of any such future public hearings so the record will indicate whether any information received at the study sessions/workshop was taken into consideration as evidence at the subsequent public hearings. Informal meetings may be conducted by the Staff with individual board members to discuss matters or to seek the board members' opinions or wishes. Such meetings may be held as long as there is not a quorum of members attending any one such informal meeting.

3.5 Open and Closed Sessions:

Except as otherwise provided in these bylaws, all meetings of the Planning Commission shall be open and public, and all persons shall be permitted to attend. The Planning Commission may hold a closed session during a regular or special meeting, or at any time otherwise authorized by law, to consider or hear any matter it is authorized by state law to hear or consider in closed session.

3.6 Quorum:

A quorum shall consist of four Planning Commissioners; however, except those actions where the minimum number of affirmative votes is specifically set forth in these by-laws.

- 3.6.1 Should members of the Planning Commission be invited to other meetings or events in their capacity as a Planning Commissioner, then the Community Development Director will poll the members to determine which members would like to attend the function. Should a majority of the Commissioners respond affirmatively then staff shall prepare a notice indicating a quorum of the Planning Commission maybe attending a meeting or function. Should there not be enough time for staff to prepare the proper notice then three (3) or less Planning Commissioners shall be the maximum number that can attend a function. The preference to which Commissioners can attend a meeting or function will be on the basis of who has responded in a timely fashion.

3.7 Agendas:

The Community Development Director and the Clerk's office shall prepare, post, publish and mail the Planning Commission agenda. Agendas must comply with the Georgia open meeting law, (O.C.G.A.) § 50-14-1 as amended. At least fifteen (15) days prior to a regular meeting, notice of a public hearing item shall be posted and/or published as may be required by Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances.

- 3.7.1 Any individual Planning Commissioner may request relevant topics be placed on the agenda provided that the request is timely. At the Chair's discretion the topic may be postponed, but no later than the next regular meeting of the Planning Commission.
- 3.7.2 The Planning Commission may not take action on any item that did not appear on the posted agenda. The Chair may rearrange the order of items appearing on the agenda, may combine two or more agenda items for consideration and may

remove or delay an item as he/she may deem necessary or desirable for the conduct of the meeting. No person shall be entitled to rely upon the order in which public hearing items appear on the posted agenda, and any public hearing on any agenda may commence immediately upon the time the meeting is called to order.

3.8 Staff Reports:

When planning staff reports exist, they shall be made public before or at the beginning of any hearing or meeting. Staff reports shall be prepared with recommendations and the basis for recommendations, and they shall be included in the hearing record on any application. Reports or recommendations on applications/requests shall be provided in writing and they shall be transmitted to the applicant at least three (3) days before any hearing or action on the project by the Planning Commission. Staff reports and other meeting materials which are relevant to actionable items on the meeting agenda shall be sent or distributed by the Staff to the board members at least one week prior to the Planning Commission meeting. Except for requests to withdraw or table/defer a zoning matter, an applicant must provide any changes to his or her submittal during the public hearing portion of the meeting.

3.9 Annual Updates of Documents:

The Community Development Department shall provide to the members, on an annual basis, updated pages pertaining to the master plan, the development code, and the design manual.

4. ETHICS AND GENERAL RESPONSIBILITIES OF PLANNING COMMISSIONERS

4.1 Conflict of Interest:

Planning Commissioners shall comply with state and City regulations related to conflict of interest.

4.1.1 In connection with matters coming before the Planning Commission, pursuant to Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances, as amended, discusses three circumstances where disclosure and abstention may be required. These three circumstances include when a member of the Commission has: received a gift or loan, a pecuniary interest, or a commitment in a private capacity to others in connection with the matter, (i.e.: familial relationship, business relationship or close personal friendship).

4.1.2. If a member of the Commission has an ownership interest in property or a project being considered individually for a master plan amendment, rezoning, special use permit, variance, tentative map or an entitlement, the member must abstain, but may address the Commission to discuss facts about the property but must not ask, advocate or give any reasons for or against a vote.

4.1.3. The Legislature encourages appointed or elected members of public bodies to vote, not abstain: "Because abstention by a public officer disrupts the normal course of representative government and deprives the public and the public officer's constituents of a voice in governmental affairs the provisions of Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances, are intended to require abstention only in clear cases where the independence of judgment of a reasonable person in the public officer's situation would be materially affected by the public officer's acceptance of a gift or loan, the public officer's pecuniary interest, or the public officer's commitment in a private capacity to the

interests of others.”

- 4.1.4 It shall be the policy of the Planning Commission that the appearance of a conflict of interest is as prejudicial in nature for the credibility of the Planning Commission as an actual conflict of interest. Planning Commissioners, on behalf of the good of the Planning Commission and to maintain its public credibility, shall utilize discretion and judgment and should disclose any appearance of conflict. If a Planning Commissioner is uncertain as to the merit of a possible conflict of interest, he/she should consult with the District Attorney.

4.2 Communication Outside of the Public Hearing or Meetings:

Planning Commissioners shall be discreet in the discussion of pending matters outside of the meeting forum. No commitments or prejudicial comments shall be made prior to a public hearing in advance of any official action.

- 421 Commissioners should avoid ex-parte communications with parties who have an interest in a pending matter or anticipated to be brought before the Planning Commission. Parties should be encouraged to discuss their comments with staff or at the public hearing rather than privately with individual Planning Commission members. Unsolicited correspondence and emails should be preserved so they may be put in the record. Commissioners must disclose all ex-parte communications.
- 422 If during any such ex-parte contacts, a member of the Planning Commission obtains information that he/she might consider as important when deciding an adjudicative matter, the Commissioner must assure the information is: already public knowledge, has been included in the reports or presentations, or disclosed or otherwise brought out at the public hearing so that interested parties may have an opportunity to comment on it.

4.3 Agenda Items and On-Site Inspections:

Commissioners may find it helpful to physically inspect properties involved in the agenda items, and this can be accomplished by an individual Planning Commissioner at their convenience. However, when an applicant arranges for a tour of the property in question in order to clarify potential issues pertaining to their application, it is strongly recommended that two or three Planning Commissioners attend jointly.

4.4 Construction and Effect of Planning Bylaws:

No Planning Commissioner(s) shall intentionally set forth to participate in, be party to, or cause to take place any planning and zoning action which is in violation of the codes over which the Planning Commission is an administrator. Such intentional action shall be grounds for the Planning Commission to request that Mayor & City Council to consider removal of that Planning Commissioner.

4.5 Representations in Public:

At public and private functions at which a Planning Commissioner is present as an individual, each Planning Commissioner shall be careful to indicate when he/she is representing the Planning Commission or acting as a private citizen. Unless specifically directed by the Chair to be a representative of the Planning Commission, members should resist speaking on the Planning Commission's behalf.

4.6 Gifts and Gratuities:

Planning Commissioners should not accept any gifts from applicants, representatives of applicants, or other persons, institutions, associations, or organizations concerned with matters which have either been or are before the Planning Commission. Even a well-intentioned and innocent action has the appearance of a conflict of interest.

4.7 Attendance and Preparation:

Planning Commissioners shall make a diligent effort to attend all meetings, and they shall be properly prepared to discuss the issues calendared for the meetings. Each board member shall be allowed three absences from Planning Commission meetings per calendar year. Upon the fourth absence, the board member shall provide an explanation to the Clerk for his or her absence from the meetings, to be evaluated by the Board to determine whether a call for resignation is necessary. Planning Commissioners shall also inform themselves concerning the laws, ordinances, regulations, and policies related to areas under its jurisdiction. Each member of the Planning Commission who will be unable to attend a meeting of the Planning Commission must notify the Planning Staff of the Community Development Department and Chair not later than 5:00 p.m. three days prior to the date of the meeting or at the earliest opportunity of his/her unavailability.

5. PRESENTATION OF AGENDA ITEMS

5.1 Minutes and Recording:

Hearings on matters before the Planning Commission must be recorded by electronic device or transcribed and preserved for public inspection for at least a one-year period. Minutes of all meetings will be formally submitted to the Planning Commission for approval. The minutes shall accurately reflect the business conducted at the meeting, and shall also include a record of those Planning Commissioners in attendance. Corrections to the minutes by any Planning Commission member will be limited to typographical errors or other errors or corrections as may be determined by listening to the recording. Unless it is decided otherwise by the Chair, the approval for previous meetings shall precede the regular order of business. Minutes shall be kept for at least five years and then archived in accordance with Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances.

5.2 Order of Presentation:

Unless the Chair in his or her discretion directs otherwise, the order for presentation of public hearing items should be as follows:

- a. Chair will read the agenda title into the public record.
- b. Staff will introduce the item and provide a report, if any. Planning Commission members

- may ask questions.
- c. Applicant, if any, will have an opportunity to present and address the Planning Commission. Planning Commission members may ask questions.
 - d. The Planning Commission may then discuss/comment on the item, including seeking clarification or asking further questions. Once the Planning Commission has concluded its discussion, public comment will be allowed.
 - e. Public comment taken.
 - f. Once public comment is completed, the Planning Commission, at the Chair's discretion, will then allow for rebuttal from staff and the applicant. The Chair shall decide what is reasonable, and the Chair is not required to afford equal time for each public comment.
 - g. The Planning Commission will then take action by motion.

Public hearings may be reopened at any time during the meeting to permit additional testimony and evidence, either to permit reconsideration of an action or for any other reason.

5.3 Evidence:

Hearings and meetings before the Planning Commission need not be conducted according to formal rules of evidence. Any relevant evidence may be considered if it is the sort of evidence upon which responsible persons are accustomed to rely in the conduct of serious affairs. The Chair may exclude irrelevant or redundant testimony and may make such other rulings as may be necessary for the orderly conduct of the proceedings while ensuring basic fairness and full consideration of the issues involved.

5.4 Burden of Proof:

The burden of proof of all legal prerequisites to the granting of the relief or action sought shall be upon the party requesting such relief or action.

5.5 Oral Evidence, Time Limits, and Number of Speakers:

Any person desiring to speak must first be recognized by the Chair. All comments must be made clearly and audibly, and all speakers must first state their full names and disclose on whose behalf, if other than themselves, they are appearing. In order to expedite the conduct of hearings the Chair, as stated on the agenda or as announced at the beginning of public comment, may limit the amount of time which a person other than the applicant or appellant may use in addressing the Planning Commission. The Chair may also limit the number of speakers or amount of testimony upon a particular issue in order to avoid repetitious and cumulative comments. Except when necessary for immediate clarification of a particular point, no person shall be allowed to speak a second time until all others wishing to speak have had an opportunity to do so, and then only at the discretion of the Chair.

5.6 Questioning of Speakers:

Any person other than a Planning Commission member desiring to direct a question to a speaker or staff member shall submit the question to the Chair, who shall determine whether the question is relevant to the subject of the hearing and whether or not it should be answered by the speaker or staff member.

5.7 City Attorney:

Any member of the Planning Commission may request the City Attorney or his or her deputy to explain the legal principles and standards pertinent to the Planning Commissions' action on a particular matter. The City Attorney or his or her deputy may further advise the

Chair on matters of evidence and procedure which may arise, including, but not limited to, the desirability of closed sessions to discuss pending or potential litigation.

6. MOTIONS

6.1 Motions – Second:

Actions upon an order, resolution, ordinance or other action of the Planning Commission may be proposed by any member by a motion. The Chair may make a motion only after all other members of the Planning Commission present have had an opportunity to make a motion on the question. Before a motion can be considered or debated it must be seconded at which time it shall be on the floor and must be considered. If not seconded, the motion is lost for lack of second and shall be so declared by the Chair. For the record, whenever the board members take a vote, the Chair shall verbalize the name of the board member who made a motion and the name of the board member who seconded the motion; shall state whether or not the motion passed; and shall state what the numeric vote count was.

6.2 Withdrawal of Motion or Second:

A motion may be withdrawn by the maker at any time before adoption or rejection, with consent of the second. A second to a motion may be withdrawn by the seconding member at any time before adoption or rejection of the motion. The motion will then be lost for lack of a second and so declared by the Chair unless seconded by another person.

6.3 Discussion, Closure, and Question:

After a motion has been seconded, any member may discuss or comment on the subject or the motion. The Chair will recognize members of the Planning Commission desiring to speak, beginning with the motion's maker, and will protect each speaker from disturbance or interference. Individual members are encouraged to discuss their views of the evidence and why they are going to vote for or against the motion. If findings of fact are required for approval of an item, members are encouraged to individually discuss proposed findings but, at a minimum, discuss those findings that he/she cannot agree with. When no member wishes to discuss or comment further, the Chair will call for a vote on the motion.

6.4 Motions for Reconsideration:

Motions for reconsideration of a matter may be made by any member who voted with the prevailing majority on the matter to be reconsidered. Any member of the Planning Commission may second a motion to reconsider. Motions to reconsider shall be made in the same meeting as the original motion. If the matter to be reconsidered was considered a public hearing, the public hearing will be reopened before additional evidence is received.

7. DECISION-MAKING

7.1 Voting:

Approval of any motion brought before the Planning Commission shall require the affirmative vote of a majority of the members present, unless otherwise specified by law. Specifically,

Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances, require a two-thirds vote of the total membership of the Planning Commission to approve a motion for a Master Plan Amendment.

7.1.1 Tie Votes:

A tie vote results in a failed motion. A tie vote is neither a denial nor approval of the motion. A denial and an approval are both "actions" requiring a majority vote. The Chair shall not vote unless there is a tie of the board members who are present. If there is a tie vote and there are less than six (6) Planning Commissioners present, upon consent of the applicant, the matter shall be continued to the next regular meeting of the Planning Commission to allow any absent members to vote on the matter. If the applicant does not consent and the Planning Commission is not sitting as an appellate body, the Planning Commission may make subsequent motions. If the matter involves an appeal and an affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-maker from which the appeal was taken.

7.1.2 Abstentions:

Abstentions shall not count as votes for the purpose of determining whether there has been an affirmative vote by the majority of the members present, but shall be counted for the purpose of determining whether a quorum is present. Planning Commissioners desiring to abstain on a question shall do so at the time the agenda item is called, and shall state the reason for the abstention. Upon declaring an abstention, the abstaining member is not allowed to influence the Planning Commission with respect to the item, and he or she shall retire to the general public area during the duration of the agenda item's discussion.

7.1.3 Roll Call:

Voting upon a motion may, at the discretion of the Chair, and shall, upon the request of any member, be by roll call. When voting is not by roll call, the Chair may, in the absence of objection of any member of the Planning Commission, declare an item to be unanimously approved.

7.1.4 Motions Include Staff Recommendations:

A motion to adopt or approve staff recommendations or simply approve the action under consideration shall, unless otherwise particularly specified, be deemed to include adoption of all proposed findings and execution of all actions recommended in both the written staff report on file on the matter and any oral staff report presented during the hearing.

7.1.5 Absences:

A Planning Commission member who is absent from any portion of a hearing conducted by the Planning Commission may vote on the matter at the time it is acted upon provided the member has listened to a recording of the entire portion of the hearing from which he/she was absent, has examined all of the exhibits presented and states for the record that the member deems himself/herself to be as familiar with the record and with the evidence presented at the hearing as he/she would have been had they personally attended the entire hearing.

7.2 Findings:

On any matter for which state law or City ordinance requires the preparation of written findings, the staff report submitted on the matter will contain findings proposed for adoption by the Planning Commission. Any motion directly or implicitly rejecting the proposed findings must include a statement of alternative or modified findings.

7.3 Continuances:

An applicant, City staff, member of the public, or member of the Planning Commission, may request a continuance on a particular item at the time set for hearing or after hearing testimony. Consistent with Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances, the Planning Commission may consider and order the hearing to be continued to a specified date and time. At the Chair's option, if a continuance is granted, the Planning Commission may still accept public testimony.

8. NEW AND SUPPORTING MATERIAL

8.1 Submittal of Materials with Applications:

It shall be the policy of the Planning Commission that staff is directed not to schedule a matter before the Commission until such time that staff has determined that all required information has been submitted in a form and manner consistent with Georgia's Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances, and the policies of the Commission.

8.1.1 Staff is directed by the Commission that if an applicant who has submitted an incomplete application insists that the project go before the Commission, staff shall recommend denial on the basis of incomplete information in order to make the required findings to consider approval of the project.

8.1.2 The Commission may accept staff's recommendation for denial, or it may elect to continue the matter to a later date in order to receive complete information. If the applicant refuses to provide additional information, the policy of the Commission shall be to deny the project.

8.2 Major Revisions to Projects Occurring Between the Planning Commission Submittal Cut-Off Date and the Date of the Commission Hearing:

It shall be the policy of the Planning Commission that if a project applicant makes a major change or revision to the scope or content of an application; including providing voluminous and/or technical supporting documentation after the closing date for receipt of application materials and prior to the Planning Commission hearing, the Director of Community Development or Planning Staff shall request correspondence from the applicant for a continuance of the matter to the following month's meeting to adequately review the nature of the changes/revisions or materials.

- a. Any changes or materials submitted by the applicant are to be considered “major” should it result in a change in design, site plan, or supporting documentation, which requires the materials to be re- circulated to reviewing agencies, reviewing City departments, including the Community Development or to be re-noticed.
- b. The Director of Community Development shall determine whether the changes or materials are “major changes to the scope or content of an application” or only the submittal of additional information which satisfies issues or questions raised by a reviewing agency, department or planning staff.

8.2.2 In the event that an applicant does not agree to a continuance, the Director and staff shall recommend denial based on inadequate time to review the submitted changes/materials to determine appropriate findings as required by the Georgia’s Zoning Procedure Law, O.C.G.A. § 36-66-1 and City of Stockbridge Code of Ordinances.

8.2.3 New materials should be submitted and received in the office of the Community Development Department not later than seventy-two (72) hours before the commencement of the meeting at which they are proposed to be considered. Such materials shall be of a supplementary nature and not be critical (such as a revised site plan) to the public decision-making process.

8.3 Supporting Materials Submitted at the Commission Hearing:

If supporting material, either for or against an item, is provided at the time of the public hearing, a minimum of 10 copies of the supporting material shall be provided to the Deputy Clerk responsible for maintaining the meeting record for distribution to the members of the Planning Commission, Community Development staff and the public, provided that the public hearing is being conducted in person.



City of Stockbridge

2024 PLANNING & ZONING SCHEDULE

Planning Commission meetings are held at 6:30 p.m.
All meetings are held in the Council Chamber at City Hall.

“Applications will be heard by the Planning Commission a minimum of 45 days from the Application Filing Deadline.” (City of Stockbridge U.D.C., Section 9.32(A), Legal Advertisements.) *“Notice of such hearing shall be provided at least 30 days prior to the quasi-judicial hearing . . . ”(State Zoning Procedures Law, Revised; Sec. 36-66-4(g).)*

Each row in the table below represents an Application Cycle.

APPLI- CATION CYCLE #	APPLICATION FILING DEADLINE (45+ days before the PC Meeting)	PUBLIC NOTIFICATION/ SIGN POSTING DEADLINE (30+ days before the PC Meeting)	PLANNING COMMISSION MEETING (Third Thursday of the Month)	MAYOR / CITY COUNCIL MEETING (Second Monday of the Month)
1	December 29, 2023 (Friday)	January 16, 2024 (Tuesday)	February 15, 2024	March 11, 2024
2	February 5, 2024 (Monday)	February 20, 2024 (Tuesday)	March 21, 2024	April 8, 2024
3	March 4, 2024 (Monday)	March 19, 2024 (Tuesday)	April 18, 2024	May 13, 2024
4	April 1, 2024 (Monday)	April 16, 2024 (Tuesday)	May 16, 2024	June 17, 2024
5	May 6, 2024 (Monday)	May 21, 2024 (Tuesday)	June 20, 2024	July 8, 2024
6	June 3, 2024 (Monday)	June 18, 2024 (Tuesday)	July 18, 2024	August 12, 2024
7	July 1, 2024 (Monday)	July 16, 2024 (Tuesday)	August 15, 2024	September 9, 2024
8	August 5, 2024 (Monday)	August 20, 2024 (Tuesday)	September 19, 2024	October 14, 2024
9	August 30, 2024 (Friday)	September 17, 2024 (Tuesday)	October 17, 2024	November 11, 2024
10	October 7, 2024 (Monday)	October 22, 2024 (Tuesday)	November 21, 2024	December 9, 2024
11	November 4, 2024 (Monday)	October 19, 2024 (Tuesday)	December 19, 2024	January 13, 2025
12	December 2, 2024	December 17, 2024 (Tuesday)	January 16, 2025	February 10, 2025

Changes in the scheduling of any of the above meetings or notifications will be made in compliance with the City of Stockbridge Unified Development Code.



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

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

DATE: November 16, 2023

Subject: #AX-2023-04 For 2250 and 2206 Jodeco Road

I. PURPOSE

Consider a request for the annexation of property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, into the Stockbridge City Limits. The property contains two parcels with 20.408 +/- acres. The applicant is Marketplace Storefronts, LLC.

II. Background

Proposed Development	320 multi-family development with a retail shopping center
Site Address	2250 and 2206 Jodeco Road
Parcel Identification	2250 Jodeco Road (Parcel #053-01017005) 2206 Jodeco Road (Parcel #053-01017000)
Parcel Acreage	20.408 +/- acres
Applicant	Marketplace Storefronts, LLC.
Owner	Marketplace Storefronts, LLC.
County Land Use Designation	MX (Mixed-Use)
County Land Use Zoning	MU (Mixed Use)
Current Use	Vacant; Heavily wooded

SURROUNDING AREAS

Location	Adjacent Property Zoning
Properties to the North	C-2 (General Commercial) - Henry County
Properties to the South	'PUD' (Planned Unit Development) - Stockbridge
Properties to the East	N/A
Properties to the West	C-3 (Heavy Commercial District); C-2 (General Commercial) - Henry County

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land	MX (Mixed-Use)
Property to the South	Bridges of Jodeco	High-Density Mixed-Use
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use)

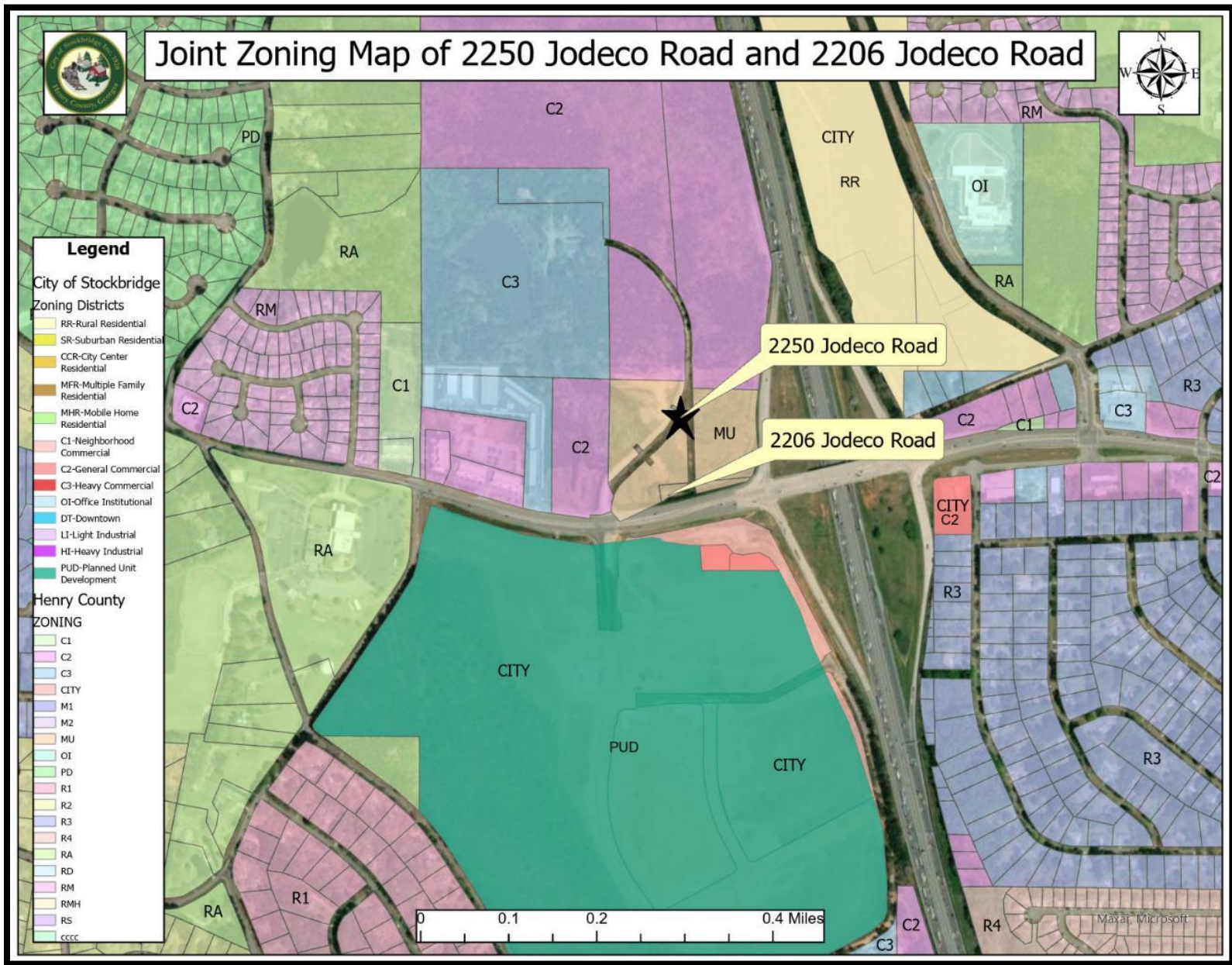
III. Findings of Fact:

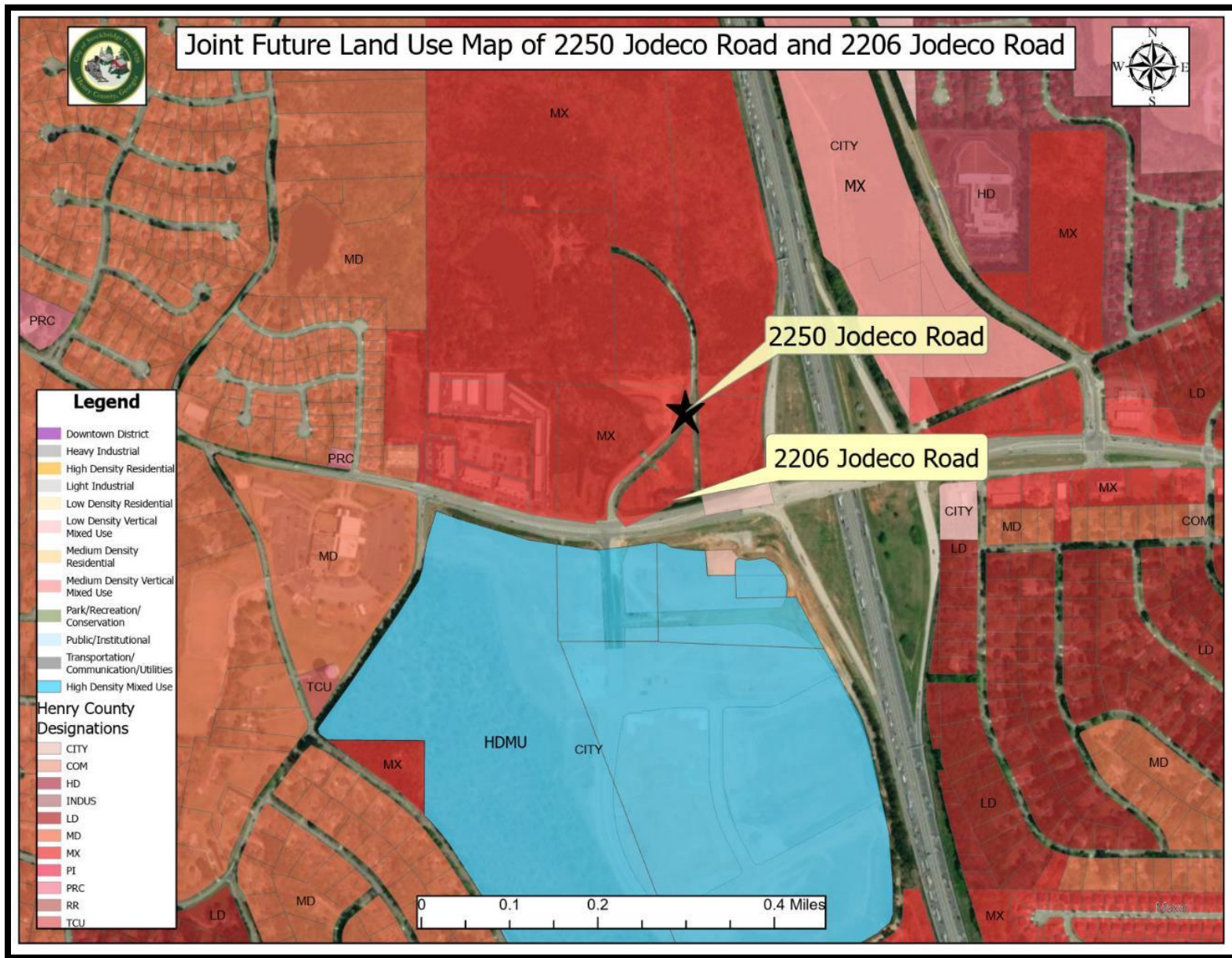
1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2023-05) to assign the future land use designation of High-Density Mixed-Use.
2. The applicant has also applied for a Rezoning application (RZ-2023-06) to assign the zoning district of 'PUD' (Planned Unit Development).
3. The subject properties are currently zoned as MU (Mixed Use) by the Henry County Zoning Ordinance and is currently designated as MX (Mixed-Use) by the Henry County Future Land Use Map.
4. The vicinity of the area is mostly residential and commercial with the following zoning classifications: C-3 (Heavy Commercial), C-1 (Neighborhood Commercial), RM (Residential Multifamily), PD (Planned Development), and RA (Residential-Agricultural). The subject property is adjacent to a parcel with a city zoning classification of PUD (Planned Unit Development) and C-2 (General Commercial District).
5. A review of zoning files indicate that the subject property was rezoned from RA-200 to C-2 (General Commercial District) by the Henry County Board of Commissioners on January 3, 1967. A review of the zoning files also indicates that a portion of the property (14.568 total acres) was rezoned from C-2 (General Commercial District) to MU (Mixed-Use) on November 29, 2022, by the Henry County Board of Commissioners with conditions.

IV. Maps and Illustrations

Aerial Photo of 2250 and 2206 Jodeco Road







Site Plan of 2250 and 2206 Jodeco Road



V. Analysis

Description

The applicant, Marketplace Storefronts, LLC. requests the annexation of two properties at 2250 and 2206 Jodeco Road, in unincorporated Henry County.

The applicant proposes to build a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

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: #053-01018000 (2245 Jodeco Road), #053-01015001 (2239 Jodeco Road), and #053-01015000.

- 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-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

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-2023-05) to assign the future land use designation of High-Density Mixed-Use.

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-2023-06) 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 addition of the mixed-use development will provide additional economic growth to the surrounding area with a proposed retail area that will provide both upscale shopping and dining. Thus, the retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area.

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 subject property appears to be physically capable of being developed. Any issue regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.

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

The area within the vicinity of the subject property consists of a mixture of residential and commercial zoning districts. Thus, adjacent property owners should see an increase in vehicular traffic on Jodeco Road if the development is approved.

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

A letter from the Henry County Water Authority, dated March 31, 2022, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. Therefore, the developer may require an acquisition of the easement.

The letter also states that sewer treatment is available to the subject property through a construction of the gravity line through the Western Parallel Connector Sanitary Sewer Extension Project. This project is currently under design with no timetable for completion.

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

A traffic study was not submitted, and as result, staff is unable to connect on the overall impact the proposed mixed-use development will have on the existing roads (Jodeco is classified as a major arterial road while Feucht Drive is classified as a local road).

The proposed mixed-use development will be impacted by the Western Parallel Connector, a new roadway that was approved by the Georgia Department of Transportation. The roadway will begin from Jonesboro Road, located in unincorporated Henry County and will end on Hudson Bridge Road. The roadway will bisect through the Bridges of Jodeco mixed-used development and will continue through the proposed mixed-use development. The addition of the Western Parallel Connector will have a positive impact since it will lead to a decrease in traffic along Jodeco Road. The Western Parallel Connector will provide necessary access to both nearby residences and businesses in the area and will add sidewalks for pedestrian safety and walkability.

VI. Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2023-04 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-05) to assign the future land use designation of High-Density Mixed-Use and the requested rezoning of RZ-2023-06 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

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

DATE: November 16, 2023

Subject: #CP-2023-05 For 2250 and 2206 Jodeco Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Marketplace Storefronts, LLC. to assign the future land use designation of 'High-Density Mixed-Use' to the property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County after the parcels are annexed into the Stockbridge City Limits. The property contains two parcels with 20.408 +/- total acres. The purpose of the request is to allow for a mixed-use development.

II. Background

Proposed Development	320 multi-family development with a retail shopping center
Site Address	2250 and 2206 Jodeco Road
Parcel Identification	2250 Jodeco Road (Parcel #053-01017005)
Parcel Acreage	20.408 +/- acres
Applicant	Marketplace Storefronts, LLC.
Owner	Marketplace Storefronts, LLC.
County Land Use Designation	Mixed Use (Henry County)

County Land Use Zoning	Mixed Use (Henry County)
Number of Proposed Units Per Acre	16 dwelling units per acre
Current Use	Vacant; Heavily wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land	MX (Mixed-Use)
Property to the South	Bridges of Jodeco	High-Density Mixed-Use
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Argento at the Bridges	306	20 units per acre
Marketplace Storefronts, LLC.	320	16 units per acre
Thompson Thrift Multifamily	214	10 units per acre
Townhomes (Bridges of Jodeco)	140	9 units per acre
Plantation Walk (Henry County)	74	3 units per acre

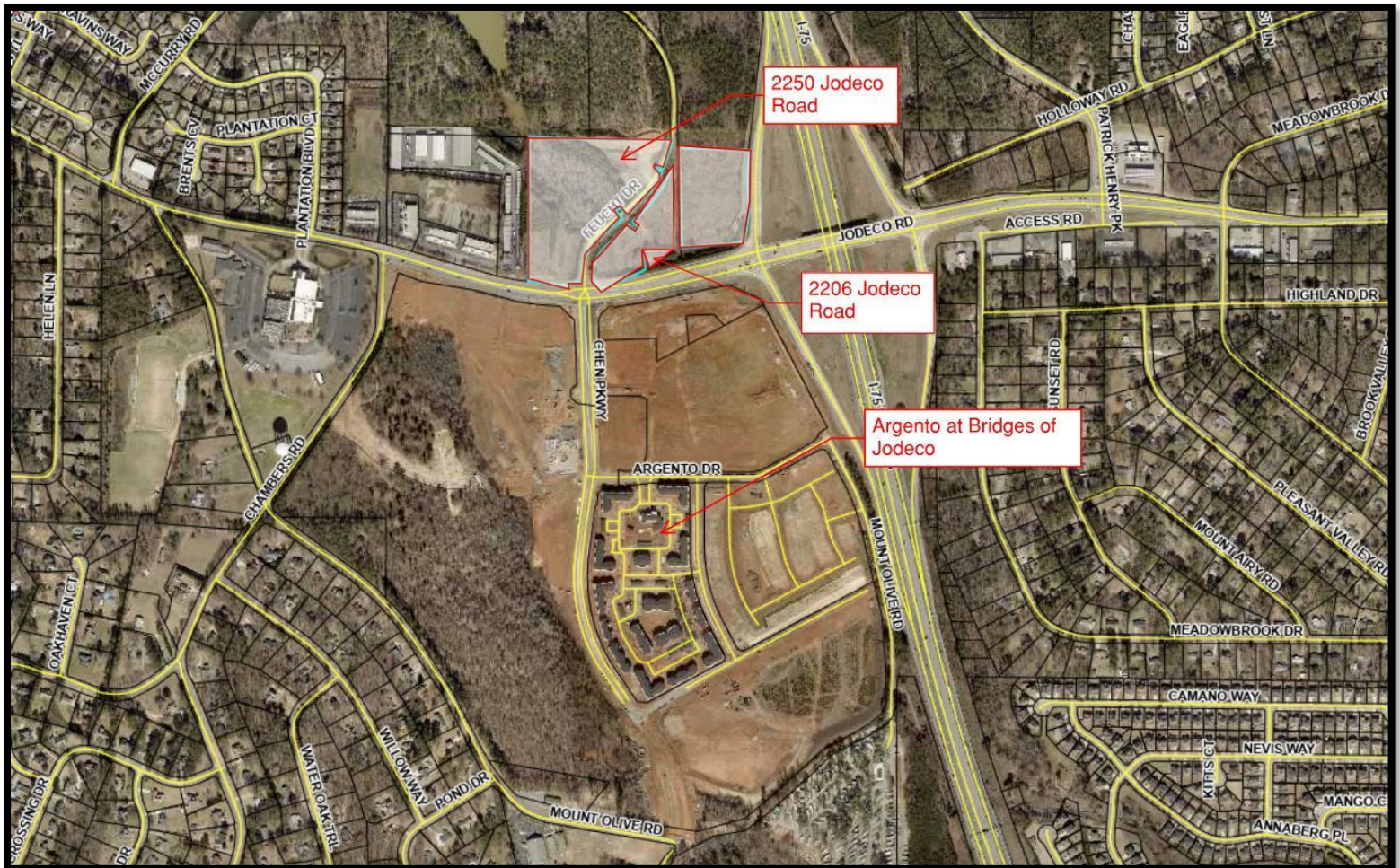
Walden (Henry County)	259	2 units per acre
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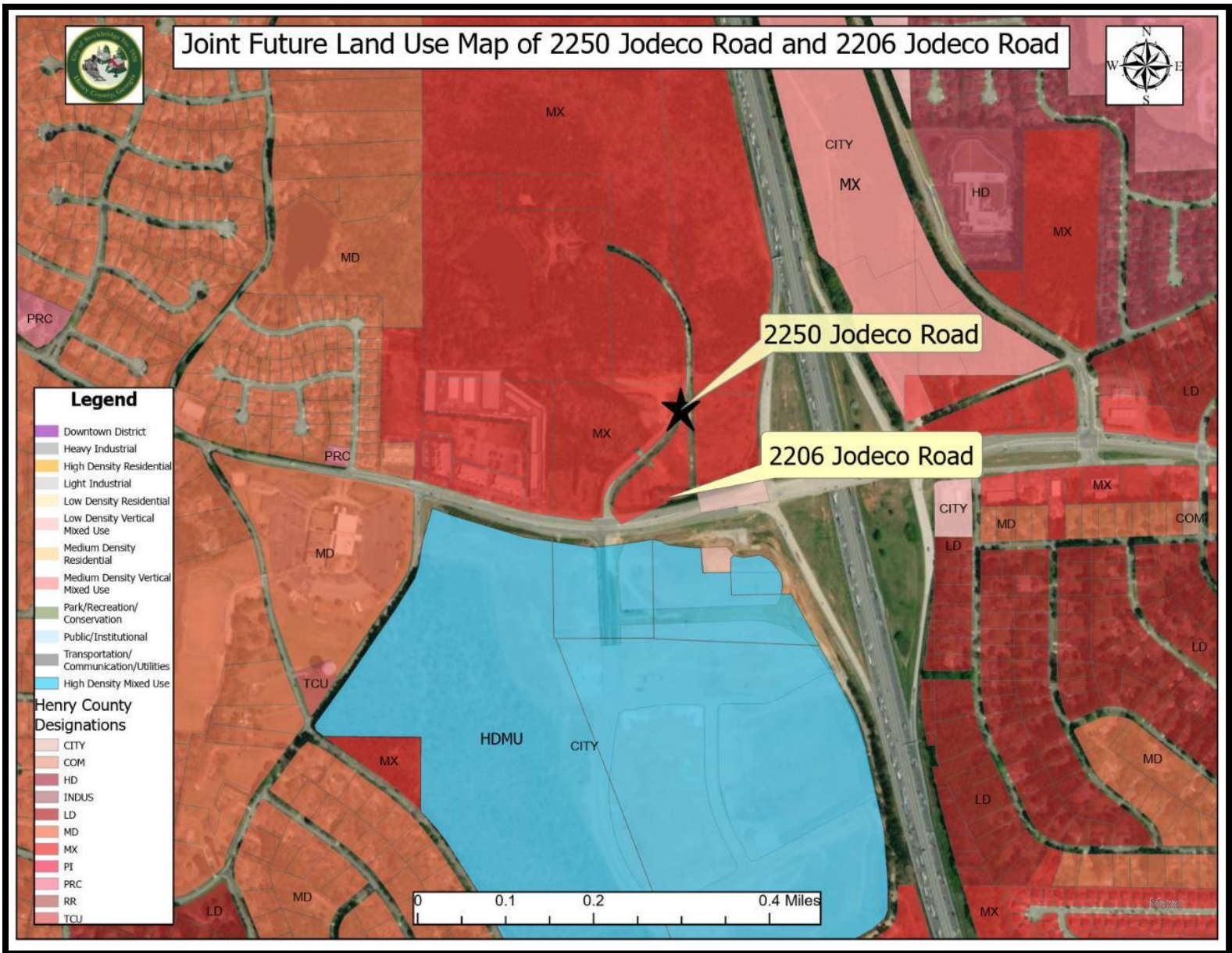
III. Findings of Fact

1. The applicant also applied for an annexation application (AX-2023-04) for both subject properties to be annexed into the City limits. The case will be heard concurrently.
2. The applicant has also applied for a Rezoning application (RZ-2023-06) to assign the zoning district 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 MX (Mixed Use), Medium Density, and High-Density Mixed-Use. There is also an existing mixed-use development to the South, and several retail uses located to the West.
4. The subject property has frontage on Jodeco Road which is classified as an arterial road. The subject property also has access to Feucht Drive, which is classified as a local road.

IV. Maps and Illustrations

Aerial Photo of 2250 and 2206 Jodeco Road





Site Plan of 2250 and 2206 Jodeco Road



Renderings of Apartments



V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to assign the City Future Land Use Designation of High-Density Mixed-Use to allow for a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

The Henry County Future Land Use Map currently designates the property as MX (Mixed Use). However, if the proposed annexation (AX-2023-04) is approved by the City, the property would be assigned the City future land use designation of High-Density Mixed-Use.

The subject property is currently zoned as MU (Mixed Use) by the Henry County Zoning Ordinance. However, once the proposed annexation is approved by the city, it will be assigned to the PUD (Planned Unit Development) zoning district. Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning district is compatible with all the Future Land Use Designation which includes the proposed High-Density Mixed-Use designation.

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 Mixed-Use is necessary because the PUD zoning district is compatible with all of the Land Use Designations in the city, which includes the proposed High-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 and 44.

Community Goals and Policies (pg. 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
	Maintain a family friendly environment and focus on attracting and retaining young adults.
	To ensure that new developments promote a better sense of place and preserve valued elements of community character.
	Encourage mixed-use development to promote a live, work, play concept.

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 existing Bridges of Jodeco mixed-use development that is located to the South. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the Future Land Use designations including the requested High-Density Mixed-Use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the PUD zoning district to allow the proposed mixed-use development to be built.

3. Suitability of the Site's Location.

The applicant is proposing 320 dwelling units per acre on 20.408 total acres with a density of 16 dwelling units per acre. Regarding the surrounding densities of the area, the adjacent Argento at the Bridges apartment, located in the Bridges of Jodeco mixed-use development, has 320 units on 15.19 total acres for a density of 16 units per acre. The Bridges of Jodeco also includes 140 townhomes being built on 16.16 units for a density of 9 units per acre. In addition, an applicant is proposing to build a 214-townhome development on an estimated 20.92 total acres for an estimated density of 10 units per acre.

The nearby subdivision of Plantation Walk in unincorporated Henry County has 74 units on an estimated 23.33 total acres, for an estimated density of 3 units per acre. The nearby Walden subdivision has 259 residential units on an estimated 123.20 total acres for an estimated density of 2 units per acre.

The requested 16 units per acre by the applicant is therefore consistent with the surrounding land use densities in the area.

4. Maintaining the Current Land Use Designation.

The proximity of the existing mixed-use development, retail shopping center, a church, and several subdivisions make the requested High-Density Mixed-Use Future Land Use Designation an appropriate future land use for the subject property. The location of the proposed mixed-use development along Jodeco Road, which is a major arterial road, makes it more suitable for a mixed-use development.

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-2023-04 and the requested rezoning of RZ-2023-06 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends **APPROVAL**.



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

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

DATE: November 16, 2023

Subject: #RZ-2023-06 For 2250 and 2206 Jodeco Road

I. PURPOSE

Consider a request to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the purpose of a developing a 320 multi-family unit development with a retail shopping center. The subject property contains two parcels, as follows:

- 2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
- 2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.

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

- Annexation Application (AX-2023-04) – The applicant requests the subject property be annexed into the City of Stockbridge from unincorporated Henry County.
- Comprehensive Plan Amendment (CP-2023-05) – The applicant requests to assign the Future Land Use designation of High-Density Mixed-Use to the subject property.

II. Background

Proposed Development	320 multi-family development with a retail shopping center
Site Address	2250 and 2206 Jodeco Road
Parcel Identification	2250 Jodeco Road (Parcel #053-01017005) 2206 Jodeco Road (Parcel #053-01017000)
Parcel Acreage	20.408 +/- acres
Applicant	Marketplace Storefronts, LLC.

Owner	Marketplace Storefronts, LLC.
Current Zoning	Mixed Use (Henry County)
Current Use	Vacant; Heavily wooded

SURROUNDING LAND USE AND ZONING

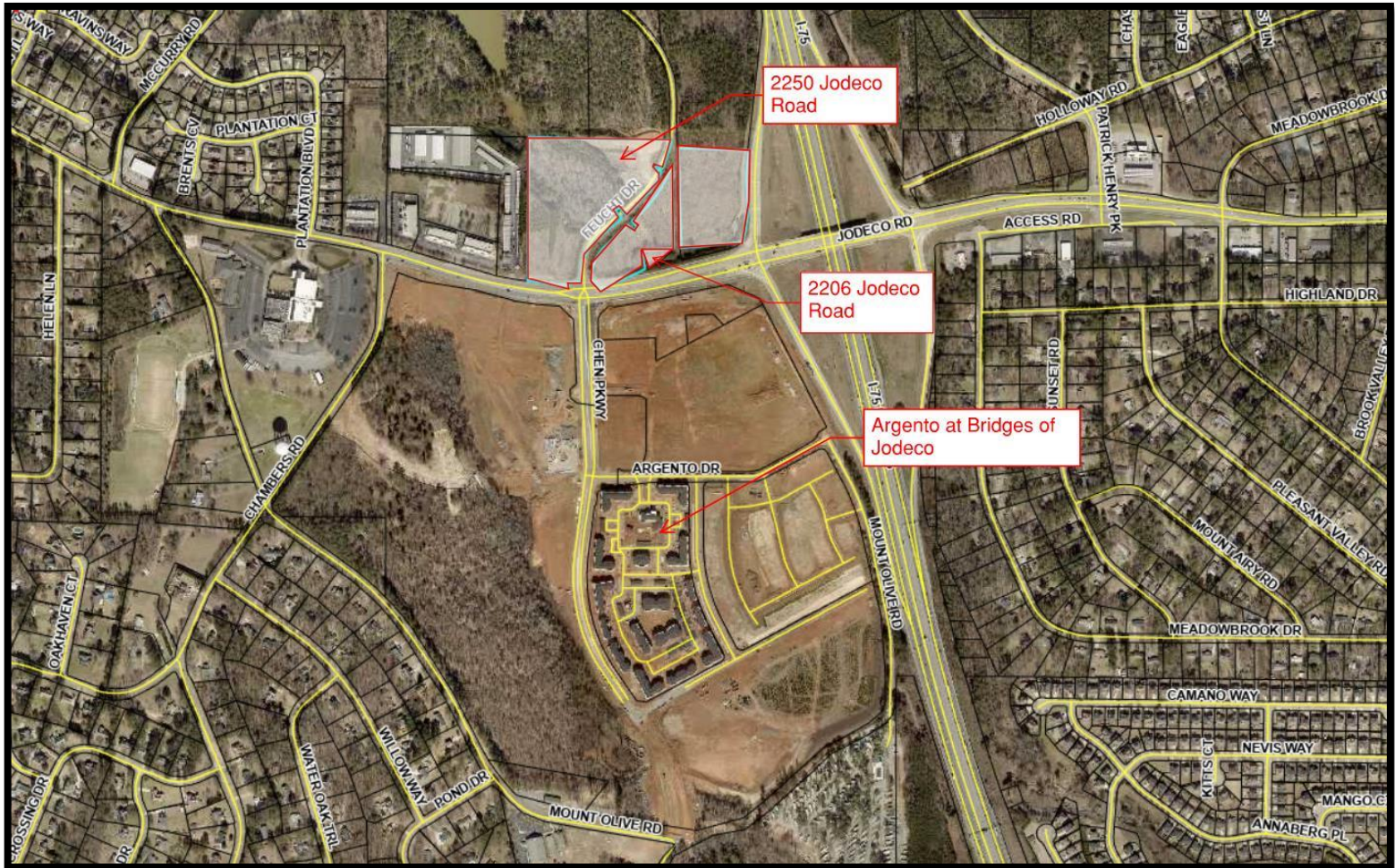
Location	Existing Land Use	Existing Zoning
Property to the North	Vacant Land	C-2 (General Commercial) - Henry County
Property to the South	Bridges of Jodeco	'PUD' (Planned Unit Development) - Stockbridge
Property to the East	N/A	N/A
Property to the West	U-Haul Neighborhood Dealer; Emerson Village (Retail Shopping Center)	MX (Mixed-Use) - Henry County

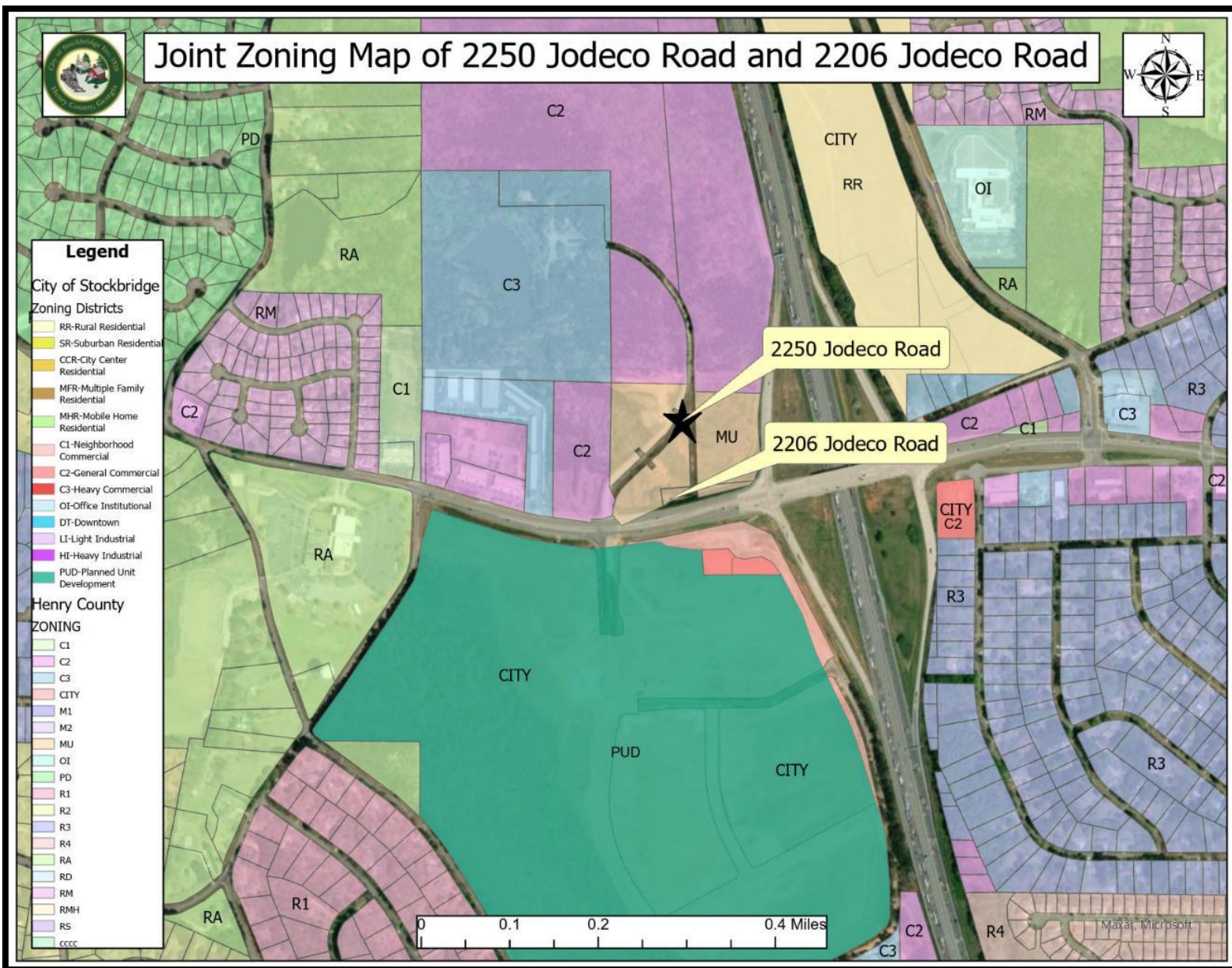
III. Finding of Facts

1. A review of zoning files indicate that the subject property was rezoned from RA-200 to C-2 (General Commercial District) by the Henry County Board of Commissioners on January 3, 1967. A review of the zoning files also indicates that a portion of the property (14.568 total acres) was rezoned from C-2 (General Commercial District) to MU (Mixed-Use) on November 29, 2022, by the Henry County Board of Commissioners with conditions.
2. The current Henry County Future Land Use Map designates the subject property as MX (Mixed Use). The applicant will be seeking to assign the city Future Land Use designation of High-Density Mixed-Use once the subject property is annexed. The case will be heard concurrently.
3. The subject property has frontage on Jodeco Road which is classified as an arterial road. The subject property also has access to Feucht Drive, which is classified as a local road.
4. The applicant also applied for an annexation application for both subject properties to be annexed into the City limits. The case will be heard concurrently.
5. The vicinity of the area is mostly residential and commercial with the following zoning classifications: C-3 (Heavy Commercial), C-1 (Neighborhood Commercial), RM (Residential Multifamily), PD (Planned Development), and RA (Residential-Agricultural). The subject property is adjacent to a parcel with a city zoning classification of PUD (Planned Unit Development) and C-2 (General Commercial District).

IV. Maps and Illustrations

Aerial Photo of 2250 and 2206 Jodeco Road





Site Plan of 2250 and 2206 Jodeco Road



Renderings of Apartments

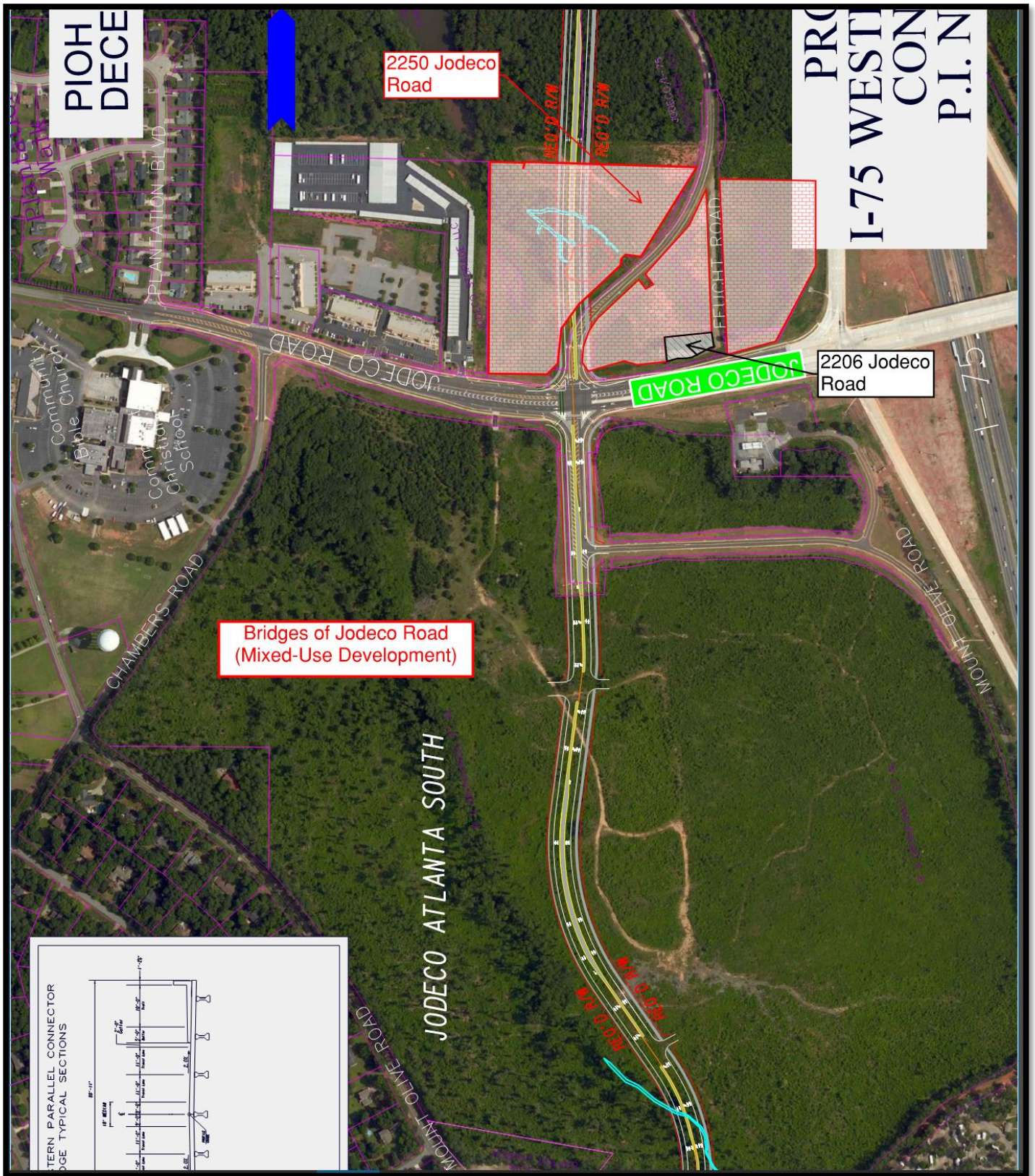


Renderings of Commercial Buildings





Project Layout of Western Parallel Connector



V. Analysis

Project Description

The applicant proposes to develop a mixed-use development with 320 multi-family units with 612 parking spaces that will be provided to the residents. The proposed mixed-use development will include a 30,000 square foot retail shopping center with 189 parking spaces that will be provided, a dog park, an amenity area, a maintenance/ car wash, and a 10-foot sidewalk.

The subject property contains 20.138 acres and is comprised of two parcels. Both parcels are heavily wooded. The development proposes one full access driveway on Jodeco Road.

The subject property is currently zoned as MU (Mixed Use) by the Henry County Zoning Ordinance. However, once the proposed annexation (AX-2023-04) is approved by the city, it will be assigned to the City zoning district of PUD (Planned Unit Development).

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 subject property is currently located in unincorporated Henry County and is not currently consistent with the City Future Land Use Map. However, once the proposed development is annexed into the City, it will be assigned the City Future Land Use designation of High-Density Mixed-Use. The proposed mixed-use development meets the overall characterization of the High-Density Mixed-Use designation, which states that it is “characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high-density residential uses. Furthermore, the applicant is proposing to build four story multi-family units, which meets the intent and purpose of the High-Density Mixed-Use designation, which states, “This area would allow for larger than three-story buildings, combining street-level commercial/ retail/ office uses with the other stories accommodating office or lofts/ apartments/condominiums.”

The proposed development is consistent with the policy goals of the City of Stockbridge 2024 Comprehensive Plan that are listed on pages 42 and 44:

- To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
- Maintain a family friendly environment and focus on attracting and retaining young adults.
- To ensure that new developments promote a better sense of place and preserve valued elements of community character.
- Encourage mixed-use development to promote a live, work, play concept.

Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning classification is compatible with all of the Future Land Use Designation which includes the proposed High-Density Mixed-Use designation. In addition, the proposed High-Density Mixed-Use designation is compatible with other land use designations in the vicinity. Currently, there is a High-Density Mixed-Use designation located to the South and to the West of the Stockbridge City limits. For these reasons, the proposed mixed-use development is consistent with the Comprehensive Plan.

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 development of the site as a mixed-use development is consistent with the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the purpose and intent of the PUD is to

- Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones.
- Provide an appropriate district for mixed-use developments; and
- Allow flexibility in design for environmentally challenged properties.

The proposed development is consistent with the overall purpose and intent of the Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides objectives to accomplish which are listed below.

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

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 approval of the requested zoning classification of PUD (Planned Unit Development) to the proposed mixed-use development will have a positive effect on the subject property. Currently, the area surrounding the subject property is characterized by a mixture of both commercial and residential uses. Furthermore, the proposed mixed-use development is adjacent to an existing mixed-used development that is zoned PUD (Planned Unit Development).

The addition of the mixed-use development will provide additional economic growth to the surrounding area with a proposed retail area that will provide both upscale shopping and dining. Thus, the retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area. In addition, the proposed development would encourage physical activity with a 10-foot sidewalk as shown on the conceptual site plan.

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 appears to be physically capable of being developed. Any issue regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.

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

The area within the vicinity of the subject property consists of a mixture of residential and commercial zoning districts. Thus, adjacent property owners should see an increase in vehicular traffic on Jodeco Road if the development is approved.

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

A letter from the Henry County Water Authority, dated March 31, 2022, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. Therefore, the developer may require an acquisition of the easement.

The letter also states that sewer treatment is available to the subject property through a construction of the gravity line through the Western Parallel Connector Sanitary Sewer Extension Project. This project is currently under design with no timetable for completion.

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

A traffic study was not submitted, and as result, staff is unable to connect on the overall impact the proposed mixed-use development will have on the existing roads (Jodeco is classified as a major arterial road while Feucht Drive is classified as a local road).

The proposed mixed-use development will be impacted by the Western Parallel Connector, a new roadway that was approved by the Georgia Department of Transportation. The roadway will begin from Jonesboro Road, located in unincorporated Henry County and will end on Hudson Bridge Road. The roadway will bisect through the Bridges of Jodeco mixed-used development and will continue through the proposed mixed-use development. The addition of the Western Parallel Connector will have a positive impact since it will lead to a decrease in traffic along Jodeco Road. The Western Parallel Connector will provide necessary access to both nearby residences and businesses in the area and will add sidewalks for pedestrian safety and walkability.

The proposed mixed-use development will have an impact on the following schools that are in the vicinity: Pates Creek Elementary, Dutchtown Middle School and Dutchtown High School. The proposed mixed-use development will generate 144 students based on the proposed 320 dwelling units. The addition of the 144 students would result in a total of 6 classrooms between the three schools impacted by the proposed development.

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 request to assign the zoning classification of PUD (Planned Unit Development) once the subject property is annexed into the City limits is consistent with the policies and goals of the Unified Development Code.

Furthermore, the proposed development meets the regulations of the PUD zoning district. In addition, the development is consistent with the assigned Future Land Use Designation of High-Density Mixed-Use.

The mixed-use development features a balanced mixture of both retail and residential uses where residents can live and shop. As mentioned, the development will include a retail shopping center that will provide jobs and bring additional services to the incoming residents of the proposed mixed-use development and the vicinity of the area.

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

Currently, the subject property is zoned MU (Mixed-Use) by the Henry County Zoning Map which allows mixed-use developments. Since the property is adjacent to an existing mixed-use development, it would be more feasible and realistic for a mixed-use development to be built.

VI. STAFF RECOMMENDATION

Staff recommends approval with conditions for the proposed rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to the property at 2250 and 2206 Jodeco Road with the following conditions:

1. The density rate shall be capped at 16 dwelling units per acre or a maximum of 320 residential units for the entire proposed mixed-use development.

2. Land disturbance permits may not be issued until the construction of a gravity line along the Western Parallel Connector Sanitary Sewer Extension Project is completed.
3. The project will be in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding the site development standards and other requirements that are found.