

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Askia Abdullah, Chair

Stanley Dumas, Vice Chair

Harold Thibodeaux

David Planchon

Anthony Mitten

Jayden Williams

ADMINISTRATION

Vacant

Community Development Director

Ryan Anderson

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Planner I

Valerie Ross, Attorney

Planning Commission Meeting Agenda December 21, 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, DECEMBER 21, 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 11/16/2023**
 - Approval of the Planning Commission Summary Minutes for November 16, 2023**

PRESENTATION

Item # 1 - Revised Provisions to the State Zoning Procedures
Presented by: Planning & Zoning Consultant

PUBLIC HEARING

Item # 1 - ANNEXATION CASE #AX-2023-05. (To be located in Council District 5.)
Consideration of a request for the annexation of certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The applicant is Pulte Group, Inc., c/o Battle Law, P.C. The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County.

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.
1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/- acres.

Parcel #088-02056000—Contains 87.33 +/- acres.

Parcel #070-01005001—Contains 12.89 +/- acres.

Presented by: Community Development Staff

Item # 2 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-06. (To be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'Low-Density Residential' to certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The applicant is Pulte Group, Inc., c/o Battle Law, P.C. The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County.

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.

1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.

Parcel #088-02056000—Contains 87.33 +/- acres.

Parcel #070-01005001—Contains 12.89 +/- acres.

Presented by: Community Development Staff

Item # 3 - REZONING CASE #RZ-2023-07. (To be located in Council District 5.)

Consideration of a request for a rezoning to assign the zoning district of 'SR' (Suburban Residential District) to certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The applicant is Pulte Group, Inc., c/o Battle Law, P.C. The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County.

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.

1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.

Parcel #088-02056000—Contains 87.33 +/- acres.

Parcel #070-01005001—Contains 12.89 +/- acres.

Presented by: Community Development Staff

Item # 4 - VARIANCE CASE #VR-2023-03. (To be located in Council District 5.)

Consideration of a request for a variance on certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The purpose of the variance request is to allow the reduction in the front yard setbacks from the required 50 feet to 35 feet. The applicant is Pulte Group, Inc., c/o Battle Law, P.C. The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County.

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.

1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.

Parcel #088-02056000—Contains 87.33 +/- acres.

Parcel #070-01005001—Contains 12.89 +/- acres.

Presented by: Community Development Staff

Item # 5 - ANNEXATION CASE #AX-2023-06. (To be located in Council District 5.) Consideration of a request for the annexation of certain property on and near Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses on a portion of the property. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP). The property contains four parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County.

Parcel #052-01025024—Contains 4.035 +/- acres.

Parcel #052-01025027—Contains 11.428 +/- acres.

Parcel #052-01025028—Contains 4.279 +/- acres.

Parcel #052-01025021—To be annexed but not included within the proposed development. Contains 1.164 +/- acres.

Presented by: Community Development Staff

Item # 6 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-07. (To be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'Medium Density Mixed-Use' to certain property on and near Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP). The property contains three parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County.

Parcel #052-01025024—Contains 4.035 +/- acres.

Parcel #052-01025027—Contains 11.428 +/- acres.

Parcel #052-01025028—Contains 4.279 +/- acres.

Presented by: Community Development Staff

Item # 7 - REZONING CASE #RZ-2023-08. (To be located in Council District 5.) Consideration of a request for a rezoning to assign the zoning districts of 'PUD' (Planned Unit Development) and 'PMU' (Parkway Mixed-Use Overlay District) to certain property on Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP). The property contains three parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County.

Parcel #052-01025024—Contains 4.035 +/- acres.

Parcel #052-01025027—Contains 11.428 +/- acres.

Parcel #052-01025028—Contains 4.279 +/- acres.

Presented by: Community Development Staff

Item # 8 - VARIANCE CASE #VR-2023-04. (To be located in Council District 5.) Consideration of a request for three variances on certain property on Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses. The applicant has requested three variances on the property: 1) a variance to allow residential uses on the first floor of buildings; 2) a variance to eliminate the requirement for a vehicular connection between adjoining properties; and 3) a variance to allow parking in front of the buildings. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP). The property contains three parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County.

Parcel #052-01025024—Contains 4.035 +/- acres.

Parcel #052-01025027—Contains 11.428 +/- acres.

Parcel #052-01025028—Contains 4.279 +/- acres.

Presented by: Community Development Staff

PROJECT UPDATES

STAFF COMMENTS

BOARD COMMENTS

ADJOURN