

**STOCKBRIDGE
PLANNING COMMISSION**

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Ryan Anderson

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Planner I

Valerie Ross, Attorney

Planning Commission Meeting Agenda January 25, 2024 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, JANUARY 25, 2024 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 December 21, 2023 Summary Minutes.**

NEW BUSINESS

**Item # 1 - TEXT AMENDMENT CASE #TX-2024-01: ORDINANCE TO ALLOW
ADDITIONAL LICENSES AND LOCATIONS IN THE CITY FOR SEVERAL TYPES
OF BUSINESSES.**

Consideration of an ordinance to amend the City of Stockbridge Code of Ordinances relating to dealers in distilled spirits, pawn shops, tire shops, used car dealerships, and precious gems, so as to clarify the number of licenses available, and to provide a process for allowing additional licenses based upon Census data.

Presented by: Ryan Anderson

PUBLIC HEARING

Item # 1 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-08. (Located in Council District 4.)

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property at 135 & 305 East Atlanta Road from “Low-Density Mixed-Use” to “Special Purpose” to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits.

- 135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
- 305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.

Presented by: Ryan Anderson

Item # 2 - REZONING CASE #RZ-2023-09. (Located in Council District 4.)
Consideration of a request for a rezoning to rezone certain property at 135 & 305 East Atlanta Road from ‘SR’ (Suburban Residential) to ‘MFR’ (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits.

- 135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
- 305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.

Presented by: Ryan Anderson

Item # 3 - VARIANCE CASE #VR-2023-05. (Located in Council District 4.)
Consideration of three variances for certain property at 135 & 305 East Atlanta Road to allow for the construction of a townhome development. The variance requests are as follows: 1) to reduce the front yard setbacks from the required 50 feet to 15 feet; 2) to reduce the required side yard setbacks from 15 feet to 10 feet; and 3) to increase the allowable maximum lot coverages from 50 percent to 60 percent. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits.

- 135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
- 305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.

Presented by: Ryan Anderson

Item # 4 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-09. (Located in Council District 4.) **Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from “Low-Density Mixed-Use” and “Medium-Density Residential” to “Medium-Density Residential” to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below,**

with 15.601 +/- total acres within the Stockbridge City Limits.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use).
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use).
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres. Existing future land use designation: 'MDR' (Medium-Density Residential).
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use).
5. Parcel on Center Street with No Address (Parcel #S18-02004009) - Contains 0.56 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use).

Presented by: Ryan Anderson

Item # 5 - REZONING CASE #RZ-2023-10. (Located in Council District 4.)
 Consideration of a request for a rezoning to rezone certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from 'SR' (Suburban Residential), 'OI' (Office-Industrial), and 'C-1' (Neighborhood Commercial) to MFR (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres. Zoned 'OI' (Office-Institutional).
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Zoned 'OI' (Office-Institutional).
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres. Zoned 'SR' (Suburban Residential).
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres. Zoned 'OI' (Office-Institutional).
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres. Zoned 'C-1' (Neighborhood Commercial).

Presented by: Ryan Anderson

Item # 6 - VARIANCE CASE #VR-2023-06. (Located in Council District 4.)
 Consideration of a request for a variance on certain property on the north side of

North Henry Boulevard and west side Center Street, as are listed below, to allow for the construction of a townhome development. The purpose of the variance is to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning.

The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres.
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres.
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres.
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres.
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres.

Presented by: Ryan Anderson

STAFF COMMENTS

BOARD COMMENTS

ADJOURNMENT

PROJECT UPDATES