

**STOCKBRIDGE
PLANNING COMMISSION
BOARD MEMBERS**

Stanley Dumas, Vice Chair

David Planchon

Anthony Mitten

Harold Thibodeaux

Matthew Thomas

Jayden Williams

ADMINISTRATION

Ryan Anderson

Community Development Director

Keedra Jackson

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Planner I

Valerie Ross, Attorney

Planning Commission Meeting Agenda April 18, 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, APRIL 18, 2024 6:30 PM

- I. Roll Call**
- II. Call to Order**
- III. Invocation**
- IV. Pledge of Allegiance**
- V. Adoption of the Agenda**
- VI. Approval of Minutes 01/25/2024**
Planning Commission Summary Minutes for January 25, 2024

NEW BUSINESS

Item # 1 - Election of Officers

Appointment of Planning Commission Chair

Appointment of Planning Commission Vice-Chair

Presented by: Ryan Anderson

Item # 2 - MAILED NOTICE REQUIREMENT. Notification of recent changes in the State Zoning Procedures Law (ZPL) which affect 1) the timing of when zoning applicants need to send “mailed notices” to the owners of neighboring properties; and 2) the required distance of such properties from the subject property for which a zoning case is being considered by the City of Stockbridge.

Presented by: Ryan Anderson

Item # 3 - TEXT AMENDMENT CASE #TX-2024-03. Consideration of a text amendment to amend Title 12 (Unified Development Code) of the Stockbridge Code of Ordinances to provide various changes to Section 2.5.2, which contains the regulations for the Parkway Mixed-Use (PMU) Overlay District.

Presented by: Ryan Anderson

STAFF COMMENTS

BOARD COMMENTS

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.



AGENDA

PLANNING COMMISSION

THURSDAY, JANUARY 25, 2024 AT 6:30 p.m.

BOARD MEMBERS:

(Vacant), Chairman
Stanley Dumas, Vice Chairman
Harold Thibodeaux
David Planchon
Anthony Mitten
Jayden Williams

ADMINISTRATION:

Ryan Anderson, Comm. Dev. Director
Valerie Ross, City Zoning Attorney
Vanessa Holiday, City Clerk
Linda Logan, Senior Planner / PC Sect'y
Jordyn Bucholtz, GIS Analyst
Gordon Linton, Planner I

I. CALL TO ORDER – Made by Stanley Dumas, Vice Chairman, at 6:30 p.m.

II. INVOCATION – Given by Stanley Dumas.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL:

	Present:	Absent:
~ (Vacant)	_____ N/A _____	_____ N/A _____
~ Stanley Dumas	_____ X _____	_____
~ Harold Thibodeaux	_____ X _____	_____
~ David Planchon	_____ X _____	_____
~ Anthony Mitten	_____ X _____	_____
~ Jayden Williams	_____ X _____	_____

V. ADOPTION OF THE AGENDA

A motion to adopt the agenda was made by Anthony Mitten and it was seconded by David Planchon. A vote was taken, and the agenda was unanimously adopted.

VI. APPROVAL OF MINUTES – December 21, 2023 Summary Minutes.

A motion to approve the Minutes was made by Harold Thibodeaux and seconded by Jayden Williams. A vote was taken, and the Minutes were unanimously approved.

VII. 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's 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.

To be presented by the Community Development Staff.

Staff Presentation -- Jordyn Bucholtz, GIS Analyst, gave a PowerPoint presentation. She showed several maps which she had prepared to illustrate the locations of existing liquor stores and the proposed corridors where new liquor stores could be located. She described a lottery system that would be created to determine which proposed new businesses would be awarded the right to locate an additional establishment for each type of use.

Board Comments and Action – Stanley Dumas asked how the lottery system would work, and he raised concern that choosing the winners of the lottery via a paper drawing system might be susceptible to error or bias. A motion to approve TX-2024-01 was made by David Planchon and seconded by Harold Thibodeaux. A vote was taken, and this case was unanimously approved.

VIII. 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.

To be presented by the Community Development Staff.

Combined Staff Presentation for CP-2023-08, RZ-2023-09, and VR-2023-05

– Gordon Linton, Planner I, gave a combined PowerPoint for these three cases. He described the proposed small townhome development to be located at 135 & 305 East Atlanta Road, which would contain twenty-seven (27) townhome lots and units, at a density of 16.36 units per acre on 1.65 acres of land. Mr. Linton showed several maps and illustrations, as well as sample townhome renderings. He concluded by stating that the Planning and Zoning Staff had recommended the approval of CP-2023-08 and VR-2023-05, and approval of RZ-2023-09 with conditions.

Board Questions – Harold Thibodeaux asked what a Tax Allocation District is. Ryan Anderson stated that it is something which the City recently introduced to generate revenue for the Downtown area, but that it is not a reduced amount of taxes. Mr. Thibodeaux then asked the anticipated cost of the townhomes would be. Mr. Anderson stated that the applicant would answer that question during his presentation.

Applicant's Presentation – Harold Singer of 4034 Lions Gate in Douglasville, Georgia, 30135, presented his proposed development plan. He said that the developer seeks to maximize the the site's size to bring quality to the community, which is why they are seeking a variance for the setbacks. He said that the preliminary price point would start at \$300,000.

Board Questions – Anthony Mitten asked how the developer came up with this price. Mr. Singer said that the developer factored in the development costs and stayed in line with market conditions. To bring diversity into the community, and this would be a good price point for people who were either looking for their first home or wanting to stay in the south part of Metro Atlanta. Anthony Mitten asked about the type of buffer that would be provided. Mr. Singer responded that he had submitted a variance request to increase the allowable lot coverages, and that landscaping would be provided. Given the size of the site, they recognize that there is not much that they can do, but that they were open to maintaining the property well to fit in with the Downtown area. There would be an HOA, and they would be open to discussion with the community. Harold Thibodeaux asked whether the applicant had spoken with members of the surrounding community. Mr. Singer stated that no, he had not, but that he did send out the required "mailed notices", and that he was open to holding a community meeting.

Jayden Williams asked whether Mr. Singer had talked with school officials about his proposed development. Mr. Singer said that no, but that he was willing to do so. Mr. Williams asked whether only one access point would be provided for the proposed development. Mr. Singer replied, "Yes." Mr. Williams said that Mr. Singer needed to look into that. He also asked whether there would be only one point of egress into the development, and Mr. Singer replied that there would be only one way in and one way out [plus an emergency access at the rear of the site]. Reggie Sylvain stated that they have had conversations with the City's Rife

Marshal, who confirmed that fire trucks would be able to go in and out of the site. Mr. Williams said that he would like to see environmentally-friendly greenery and landscaping.

Stanley Dumas expressed concerns that such a small number of homeowners could support an HOA. Harold Singer responded that it is difficult to keep up with market prices, and that they feel that the cost of maintaining the smaller site would be balanced by the small number of residents. Mr. Dumas remarked that the lack of amenities was glaring. Ryan Anderson pointed out that a “maintenance bond” would be required to guarantee the maintenance of the road.

David Planchon asked whether the proposed development would be primarily an adult living area, or for families. about the types of homeowners who would live in the proposed development. Mr. Singer replied that they were open to all types of residents, but that they expected mostly young professionals. Mr. Planchon asked about how the grounds would be maintained. Mr. Singer replied that their HOA fees would go toward maintenance. Mr. Planchon then asked where the road access would be, and where it would connect to. Reggie Sylvain, the property owner, replied that the developer would meet all of the requirements.

Combined Public Hearing for CP-2023-08, RZ-2023-09, and VR-2023-05 –

Stanley Dumas, Vice Chairman, presented the public hearing rules, then there were several speakers:

1. Reggie Sylvain (Property Owner for 135 & 305 East Atlanta Road) of 139 Bayberry Hills in McDonough – Mr. Sylvain said that the City of Stockbridge needs to welcome developments like this. Growth is needed in the Downtown area. Stockbridge is the largest city in Henry County, but the furthest behind.
2. Derrick Harris – Mr. Harris spoke in favor of the proposed development. He said that he is a developer, and that he grew up in South Fulton and Clayton County. He has watched the growth of this area, and this would be a “great product” to put here because increased density brings more business to the Downtown area.
3. Connie Snow of 426 Chase Marion Way in McDonough – Ms. Snow was opposed to this project. She said that there are too many new developments in the City and in Henry County. There are three to four developments in progress, and yet there still was no solid infrastructure. Although the Tax Allocation District helps developers with costs, it increases property owners’ taxes. Homeowners shouldn’t have to bear their support via taxes and the Tax Allocation District. What would be the impacts of this project on nearby parks? Ms. Snow pointed out that Gibeon’s business license was not active as of September 2023. The City needs developers/builders who are licensed. She was concerned about fire safety and the placement of trash pickup, especially with the proposed variance. What about pest control? How would excrement pickups be handled at the proposed dog park? Ms. Snow said that

- a lot of variances are being granted by the City. She was concerned about the overall aesthetics. The proposed townhome units would be located too close to the sidewalks. This property abuts up to existing homeowners' properties. There needs to be a safe way to get in and out for fire and emergency vehicles. What would the garbage pickup hours be?
4. Ann Fields of 329 Chase Marion Way – Ms. Fields asked about Parcel L16, which was to be located between Townhomes 19 and 20, and what would go there since the site plan in that area was blank. Her concern was for the entrance for fire safety, trash pickup, and how that would relate to the setback variances. Ms. Fields raised concern about where garbage cans would be located, due to the small yards being proposed; how garbage would be picked up; and how pest management would be handled. She also raised concern about there being no green space for pets and their excrement, as well as the Planning and Zoning Department's overall granting of variances. She believed that the Department was granting too many setback variances. Ms. Fields was concerned about the look and feel of a development being located so close to a sidewalk. She was also concerned about the public safety for firefighters and for garbage pickup workers.
 5. Benarvis Johnson, Sr. of 305 South Speer Road – Mr. Johnson said that he was opposed to this project as a young resident who was looking to become a homeowner – that he believed that something that was this small, tight, and close did not warrant this price range. He was concerned about the clutter that this development would cause. This would be a small development, and the property would have such a small space with small yards for families. Mr. Johnson raised concern about safety issues resulting from having just one way in and one way out of the property. And he would rather see two or three homes on this property instead of townhomes.

Board Question – Stanley Dumas asked the applicants to return to the podium to answer questions. Could open, green space be turned into a dog park?

Applicant's Responses -- Harold Singer stated that Parcel L16 was currently being shown as open, green space, that that it could be designated as a dog park. Regarding pet excrement, he said that projects of this size which are located in intown areas usually utilize "poop bins" for the pet owners, and that this would be taken care of by the HOA. Regarding the provision of parks, Ms. Singer said that this property is located within half of a mile from a park, and that homeowners could walk to the park with their dogs. The developer usually installs fences, and there are other restrictions to make the development less intrusive to the neighbors. Reggie Sylvain, the property owner, said that the City wants density, so that is what they are trying to provide, and there are parks nearby. Typically, buyers for this type of home are okay with a lack of yard space since they could walk to Downtown amenities. Mr. Sylvain commented that this area is changing rapidly, and that it is no longer where you have a house on two acres of land in the Downtown area. He believed that they would be assisting the City in meeting

its goal of having a denser Downtown.

6. Gary Lee of 317 Oak Hill in Stockbridge – Mr. Lee said that he is an investor and that he buys properties in Stockbridge. He is also a licensed broker. He would prefer to see an office building on this site. Mr. Lee said that the proposed setbacks for this project would be so short that large vehicles would hang over the sidewalks or park in the street. The project does not fit into the small property, and East Atlanta Road is not pedestrian-friendly since drivers speed down that road.

Applicant's Responses – The applicant responded that there are typically bins for each unit, but they would be open to working with the community to do a community trash bin if the City would prefer that. They would keep them in the driveway of each property. The HOA would be responsible for pest control and the maintenance of the property.

Board Action: David Planchon made a motion to approve CP-2023-08, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed, 3-1, with Anthony Mitten opposed.

IX. 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.

To be presented by the Community Development Staff.

Presentations, Public Hearing, and Board Questions for RZ-2023-09 -- See the minutes above for CP-2023-08.

Board Action – David Planchon made a motion to approve RZ-2023-09, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed, 3-1, with Anthony Mitten opposed.

X. 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.

To be presented by the Community Development Staff.

Presentations, Public Hearing, and Board Questions for VR-2023-05 – See the minutes above for CP-2023-08.

Board Action – David Planchon made a motion to approve VR-2023-05, and Harold Thibodeaux seconded the motion. A vote was taken, but there was a tie vote. Jayden Williams and Anthony Mitten approved the motion, but Harold Thibodeaux and David Planchon opposed it. Then Stanley Dumas as Vice Chairman cast the tie-breaking vote in opposition. Therefore, the motion to approve VR-2023-05 failed, 2-3, and the variance was denied.

XI. 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).

To be presented by the Community Development Staff.

Combined Staff Presentation for CP-2023-09, RZ-2023-10, and VR-2023-06 –

Linda Logan, Senior Planner, gave a combined staff presentation for three cases: CP-2023-09, RZ-2023-10, and VR-2023-06, for a proposed townhome development to be located on five parcels on the north side of North Henry Boulevard and the west side of Center Street (4844, 4882, 4900 (first tract), and 4900 (second tract), plus Parcel #S18-02004009 on Center Street). She described the proposed townhome development to be located on the north side of North Henry Boulevard and the west side of Center Street. She said that it would contain ninety (90) townhome lots and units, at a density of +/- 5.769 units per acre on 15.601 +/- total acres. Ms. Logan showed several maps and illustrations, as well as sample townhome renderings. She concluded by stating that the Planning and Zoning Staff had recommended the approval of CP-2023-09 and VR-2023-06, and approval of RZ-2023-10 with conditions.

Applicant's Presentation – Alex Brock, an attorney with SGR Law (Smith, Gambrell and Russell) made a presentation on behalf of the developer. He showed physical display boards to make his presentation. David Planchon asked the applicant who they anticipated marketing the townhomes to. The applicant responded that they anticipated that empty nesters and young professionals would be their target market.

Public Hearing:

1. Travis Powell of 105 Club Place – Mr. Powell stated that he grew up playing these woods. He mentioned concerns about where taxes for this property would be spent. He was also concerned about flooding issues, and whether the flooding would increase on his property due to this development. Mr. Powell said that he did not have anything negative to say about the development, but that he just wanted to ensure that the City would be getting its money's worth.
2. Gary Lee of 317 Oak Hill – Mr. Lee expressed concerns about drainage and parking, and for having just one main access into the proposed development. There is no traffic light there [in front of the proposed main driveway location]. Mr. Powell said that he did not have an issue with the development, but that he never received notice and that he owns two units nearby. He stated his concerns for flooding after taking out vegetation during construction. He was also concerned about an increase in traffic.

3. Terry Wade of 203 Oak Hill Circle -- Mr. Wade said that he was not opposed to this development, but that he had concerns about existing water runoff issues and how that would impact his property. He said that there is not enough buffering for privacy, and that there needs to be a privacy fence installed to prevent foot traffic from entering his property. Harold Thibodeaux suggested that Mr. Wade give a list of concerns to the developer. Alex Brock responded that there would be two stormwater ponds, and that the developer would be required by State and City ordinances to manage stormwater on the property. They have been in contact with Mr. Wade, and they are looking at his concerns. A hydrology study would be done, and the developer would look into adding more buffers. A deceleration lane would be provided off North Henry Boulevard at the main entrance of the development, and they are going through the required permitting process with Georgia DOT.

Board Action – Jayden Williams made a motion to approve CP-2023-09, and Harold Thibodeaux seconded the motion. A vote was taken, and the case was approved, 3-1, with Anthony Mitten opposed.

XII. 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).

To be presented by the Community Development Staff.

Presentations, Public Hearing, and Board Questions for RZ-2023-10 – See the discussion above for CP-2023-09.

Board Action – Jayden Williams made a motion to approve RZ-2023-10, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed, 3-1, with Anthony Mitten opposed.

XIII. 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.

To be presented by the Community Development Staff.

Presentations, Public Hearing, and Board Questions for VR-2023-06 – See the discussion above for CP-2023-09.

Board Action – Jayden Williams made a motion to deny VR-2023-06, and Anthony Mitten seconded the motion. A vote was taken, and it passed, 3-1, with David Planchon opposed. VR-2023-06 was therefore denied.

XIV. PROJECT UPDATES

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

[None.]

XV. STAFF COMMENTS

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

[None.]

XVI. BOARD COMMENTS

[None.]

XVII. ADJOURNMENT

The meeting was adjourned at 8:36 p.m. No vote was taken.

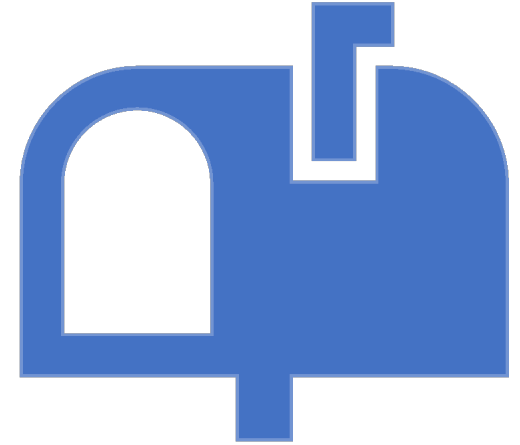
Presentation on the “Mailed Notice Requirement” Text Amendment to the UDC

Council Work Session—03/26/24

Planning Commission—04/18/24

Ryan Anderson, Director

Community Development Department



**“Mailed Notice
Requirement”
From Section
9.3.4 of the
Stockbridge
Unified
Development
Code (UDC)**

- **Mailed notice shall be provided to all adjacent properties that share a boundary line at least fifteen (15) but not more than forty-five (45) calendar days prior to the date of the hearing for all variances, conditional uses, modifications, and amendments to the official zoning map (rezoning). The applicant shall mail these notices and provide the community development director proof of mailing a minimum of seven (7) days prior to the scheduled public hearing.**

Proposed “Mailed Notice” UDC Amendment (Slide #1)

- Amend Section 9.3.4 of the City of Stockbridge’s Unified Development Code Mailed Notice Requirement from “adjacent property owners” to a mailed notice requirement of 500 feet for public meetings or hearings concerning:
 1. Amendment of the Official Zoning Map;
 2. Special Use permits;
 3. Amendment of the Unified Development Code
 4. Major Modification of Zoning Conditions and/or master development plans; and
 5. Variances
- Notices shall include the following information:
 1. Time of the public meeting or public hearing;
 2. Place of the public meeting or public hearing;
 3. Purpose of the requested action; and
 4. For requests to amend the official zoning map, the notice shall include the current and proposed zoning action.

Proposed “Mailed Notice” UDC Amendment (Slide #2)

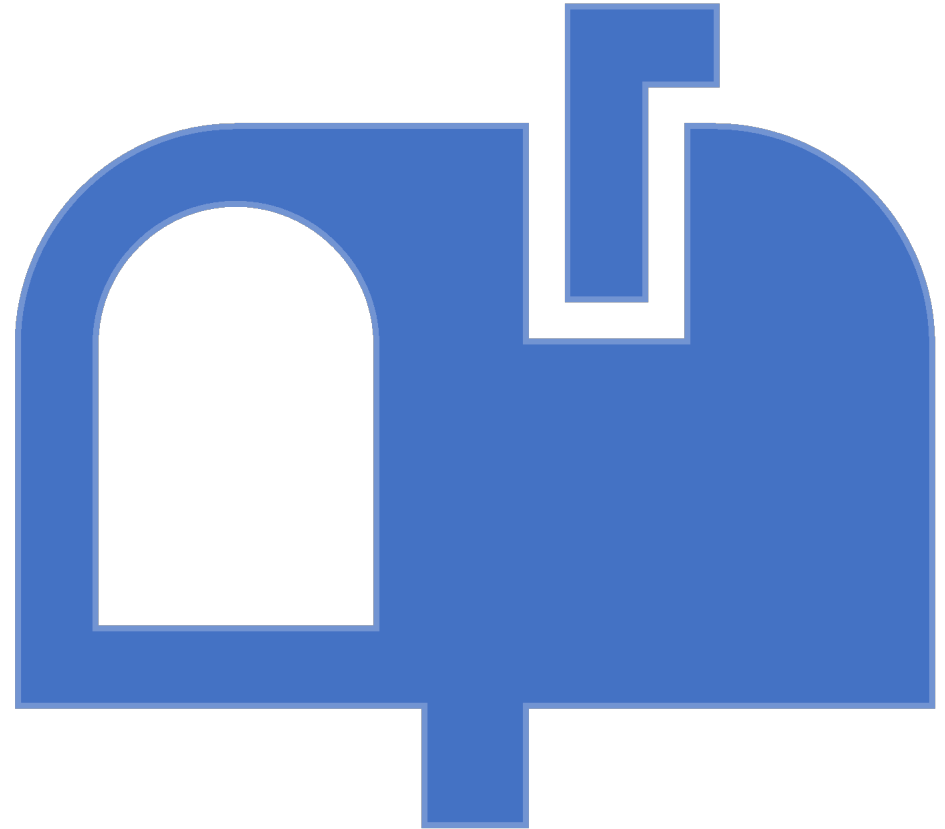
- Amend Section 9.3.4 of the City of Stockbridge’s Unified Development Code (UDC) “Mailed Notice Requirement” to also state:
- “Mailed notice shall be provided to the owners of all properties which are located within five hundred (500) feet, at least **thirty (30) calendar days** prior to the date of the hearing, for all variances, special uses, modifications, and amendments to the official zoning map (rezoning). The applicant shall mail these notices and provide the Community Development Director or designee proof of such mailing a minimum of seven (7) days prior to the scheduled public hearing.”

Number	City/County	Distance Requirement of Adjacent/Nearby Property Owners	Code Section/Document
1	East Point	500 feet for residential development; 1,000 feet for industrial development	Rezoning or Special Use Application Packet
2	Cherokee County	1,000 feet	Cherokee County Zoning Ordinance
3	Forsyth County	500 feet	Forsyth County
4	Powder Springs	200 feet	Powder Springs (Article 13 Zoning Amendment And Procedures)
5	South Fulton	Quarter mile of property	South Fulton
6	Alpharetta	500 feet	Alpharetta
7	Savannah	300 feet	Savannah Zoning Ordinance
8	Newnan	250 feet	Article 10 – Procedures and Permits
9	Morrow	500 feet	Morrow, Georgia - Code of Ordinances
10	Hall County	500 feet	Hall County
11	Riverdale	300 feet	Sec. 13.4. - Public notice of public hearings.
12	Thomaston	300 feet	Sec. 98-14.4. - Public notice of public hearings.
13	Clarkston	300 feet	City of Clarkston Zoning Ordinance
14	Stockbridge	Adjacent property owners	Section 9.3.4

Staff Recommendation

Based on its research, the Community Development Staff is recommending that the City amend its “mailed notice” requirement” as follows:

1. From requiring a distance of only the “adjacent property owners” to 500 feet from the subject property.
2. From requiring that mailed notices be mailed at least 15 days prior to a scheduled public hearing to 30 days prior to a public hearing, in compliance with the new State Zoning Procedures Law (ZPL).



Mailed Public Notice To Adjacent and Nearby Property Owners (Distance Requirements)

Number	City/County	Distance Requirement of Adjacent and Nearby Property Owners	Code Section/Document
1	East Point	500 feet for residential development); 1,000 feet for industrial development	Rezoning or Special Use Application Packet
2	Cherokee County	1,000 feet	Cherokee County Zoning Ordinance
3	Forsyth County	500 feet	Forsyth County
4	Powder Springs	200 feet	Powder Springs (Article 13 Zoning Amendment And Procedures)
5	South Fulton	Quarter mile of property	South Fulton
6	Alpharetta	500 feet	Alpharetta
7	Savannah	300 feet	Savannah Zoning Ordinance
8	Newnan	250 feet	Article 10 – Procedures and Permits
9	Morrow	500 feet	Morrow, Georgia - Code of Ordinances
10	Hall County	500 feet	Hall County
11	Riverdale	300 feet	Sec. 13.4. - Public notice of public hearings.
12	Thomaston	300 feet	Sec. 98-14.4. - Public notice of public hearings.
13	Clarkston	300 feet	City of Clarkston Zoning Ordinance
14	Stockbridge	Adjacent property owners	Section 9.3.4

Staff Recommendation: Based on the research done by Community

Development, staff is recommending the City extend its mail notice requirement from adjacent property owners only to 500 feet.

UDC Amendment: Amend Section 9.3.4 of the City of Stockbridge's Unified Development Code Mailed Notice Requirement from adjacent property owners to a mailed notice requirement of 500 feet for public meetings or hearings concerning:

- 1. Amendment of the Official Zoning Map;**
- 2. Special Use permits;**

- 3. Amendment of the Unified Development Code**
- 4. Major Modification of Zoning Conditions and/or master development plans; and**
- 5. Variances**

Notices shall include the following information:

- 1. Time of the public meeting or public hearing;**
- 2. Place of the public meeting or public hearing;**
- 3. Purpose of the requested action; and**
- 4. For requests to amend the official zoning map, the notice shall include the current and proposed zoning action.**

C. Permitted Uses. Any combination of uses permitted in C1, C2, OI, CCR, and MFR are permitted in the overlay district.

D. Prohibited Uses.

1. Adult entertainment establishments
2. Ambulance service
3. Automobile broker (No vehicle storage)
4. Automobile wash/ wax centers
5. Automobile rental and leasing facilities
6. Automotive service repair and maintenance facilities (minor or major)
7. Building and lumber supply establishments, providing that there is not outside storage of materials or equipment
8. Daycare centers
9. Funeral home, mortuaries, and crematoriums
10. Gasoline service stations
11. Greenhouses and nurseries including landscape service
12. Hookah bars/lounges and cigar bars/lounges
13. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers
14. Restaurants with drive through facilities and/ or windows
15. Retail warehouses/ wholesalers providing sales of merchandise with no outdoor storage
16. Rooming and boarding houses
17. Self-service storage, mini-warehouses, or warehousing and storage
18. Tattoo and piercing parlors
19. Trade shops, including electrical plumbing, heating/ cooling, and roofing siding, having no outside storage
20. Truck terminals, truck trailer storage lots, truck repair, and all industrial uses.
21. Vape stores
22. Veterinary clinic