Stockbridge

Where Community Connects

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 May 16, 2024 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, MAY 16, 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 April 18 2024 Minutes
Minutes for April 18, 2024

ITEMS:

Item # 1 - TEXT AMENDMENT CASE #TX-2024-04 FOR HOUSING SHELTERS. Citywide.
The City of Stockbridge Mayor and City Council will hold a public hearing on Monday, June 10, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a proposed text amendment to the Stockbridge Unified Development Code (UDC) to allow for the location of various types of housing shelters within the C-2 (General Commercial), C-3 (Heavy Commercial), O-I (Office-Institutional), and LI (Light Industrial) zoning districts as Special Uses, requiring the approval of a Special Use Permit through the public hearing process.
Presented by: Ryan Anderson

Item # 2 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-01. Council District 5.
The City of Stockbridge Planning Commission will hold a public meeting on Thursday, May 16, 2024 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, June 10, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a Comprehensive Plan Amendment Request to change the future land use designation of property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from 'Medium-Density Mixed-Use' to 'Medium-Density Residential' to allow for the construction of a townhome development. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.
Presented by: Ryan Anderson

Item # 3 - REZONING CASE #RZ-2024-01. Council District 5.
The City of Stockbridge Planning Commission will hold a public meeting on Thursday, May 16, 2024 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, June 10, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request to rezone property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from the C-2 (General Commercial) zoning district to the MFR (Multiple Family Residential) zoning district to allow for the construction of a townhome development. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.
Presented by: Ryan Anderson

Item # 4 - ANNEXATION. CASE #AX-2024-01. Council District 5.
The City of Stockbridge Planning Commission will hold a public meeting on Thursday, May 16, 2024 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday July 8, 2024 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Geogia, to consider a request to annex property on the south eastern corner of Patrick Henry Parkway and Holloway Rd. 071A01088003, 071A01089000, 071A01090000, and 071A01091000 from the Henry County R-3 and C-3 to the City of Stockbridge C-3. Applicant: Nathan McGarity. The property is located in Land Lot 50,79 of District 6 in Unincorporated Henry County, and it contains 2.63 +/- acres of land.
Presented by: Ryan Anderson

PROJECT UPDATES

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.

SUMMARY MINUTES
PLANNING COMMISSION
THURSDAY, April 18, 2024 at 6:30 p.m.

BOARD MEMBERS:

Stanley Dumas, Chair
Anthony Mitten
Matthew Thomas
Harold Thibodeaux
David Planchon
Jayden Williams

ADMINISTRATION:

Ryan Anderson, Community Dev. Director
Valerie Ross, City Zoning Attorney
Vanessa Holiday, City Clerk
Keedra Jackson, Chief Planner
Linda Logan, Senior Planner
Gordon Linton, Planner

I. CALL TO ORDER – Made by Stanley Dumas at 6:31 p.m.

II. INVOCATION – Led by Anthony Mitten.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL: (Taken by Keedra Jackson)

	Present	Absent
~ Anthony Mitten	X	
~ Jayden Williams	X	
~ Stanley Dumas	X	
~ Harold Thibodeaux		X
~ David Planchon		X

~ **Matthew Thomas** ____ X _____ _____

A quorum of members was present.

V. ADOPTION OF THE AGENDA

Chairman Dumas made the motion to adopt the agenda. A vote was taken, and the agenda was unanimously adopted.

VI. ELECTION OF OFFICERS -- Required at the January meeting each year.

Keedra Jackson opened the floor for nominations for Chair and Vice Chair. Jayden Williams motioned to elect Dumas for Chair. There were no other nominations made. Stanley Dumas asked if all were in favor of the nominations. There was no opposition. The motion passes unanimously. Keedra Jackson opened the floor for nominations for Vice Chair. Anthony Mitten nominated Harold Thibodeaux for Vice Chair. Stanley Dumas stated Mr. Thibodeaux has already served as Vice Chair and don't think he can serve again. Stanley Dumas nominated Anthony Mitten. Jayden Williams seconded the motion. A vote was taken, and the motion passed unanimously.

VII. APPROVAL OF MINUTES – January 25, 2024 Summary Minutes.

Chair Dumas made a correction to Item # 7, TX-2024-01 Allows for additional licenses for several types of businesses. Harold Thibodeaux asked how the lottery system would work instead of Stanley Dumas. A motion to approve the minutes was made by Anthony Mitten and seconded by Matthew Thomas the motion. A vote was taken, and the motion passed unanimously.

IX. 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 Gordon Linton

Stanley Dumas asked if the notices will be measured from the property line and will it continue to be measured from the property line. Anthony Mitten made the motion to approve. Jayden Williams seconded the motion. This item was approved unanimously.

X. 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 Keedra Jackson.

Jayden Willimas made the motion to approve. Seconded by Matthew Thomas. This item was approved unanimously.

XI. Ryan Anderson welcomed the new Planning Commision member Matthew Thomas to the board. Stanley Dumas congratulated Ryan Anderson's new role as Director of Community Development.

Ryan Anderson presented the plat for Reeves Creek II Development. The chair signed the plat.

XII. BOARD COMMENTS Jayden Williams congratulated Ryan and welcomed Keedra Jackson to the Planning & Zoning Department.

XIII. ADJOURNMENT

The meeting was unanimously adjourned. No vote was taken.

CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING
PROPOSAL FOR THIS PROPERTY:
X REZONING ____VARIANCE ____ANNEXATION____CONDITIONAL USE PERMIT
X COMPREHENSIVE PLAN AMENDMENT ____ZONING MODIFICATION ____OTHER
APPLICANT: LENNAR GEORGIA CASE NUMBER(S): RZ-2024-01 CP-2024-01
PROPERTY LOCATION: NORTH SIDE OF HUDSON BRIDGE DRIVE
PLANNING COMMISSION PUBLIC HEARING: MAY 16, 2024 AT 6:30 p.m.
CITY COUNCIL PUBLIC HEARING: JUNE 10, 2024 AT 6:00 p.m.
PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER.
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
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CITY OF STOCKBRIDGE
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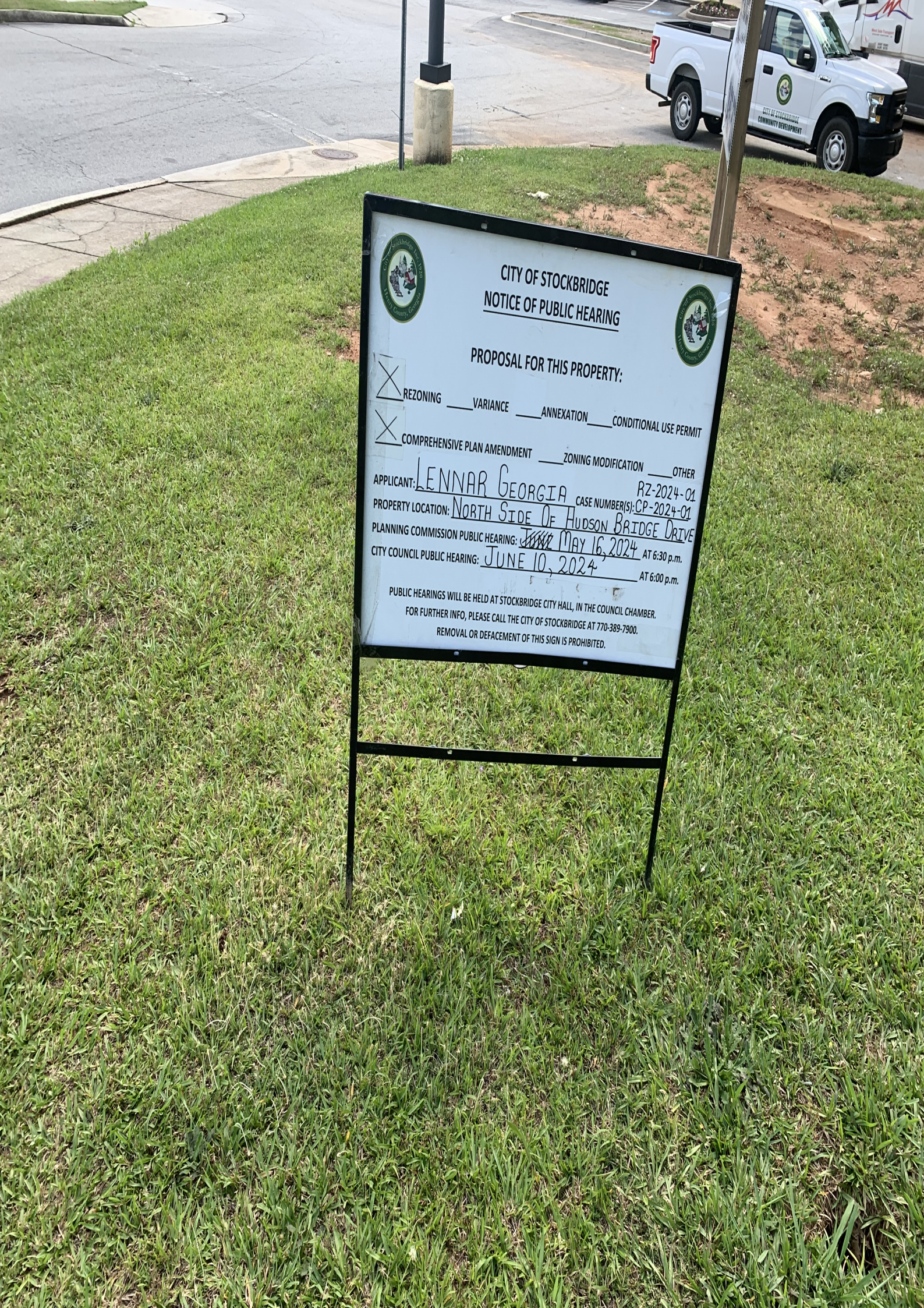
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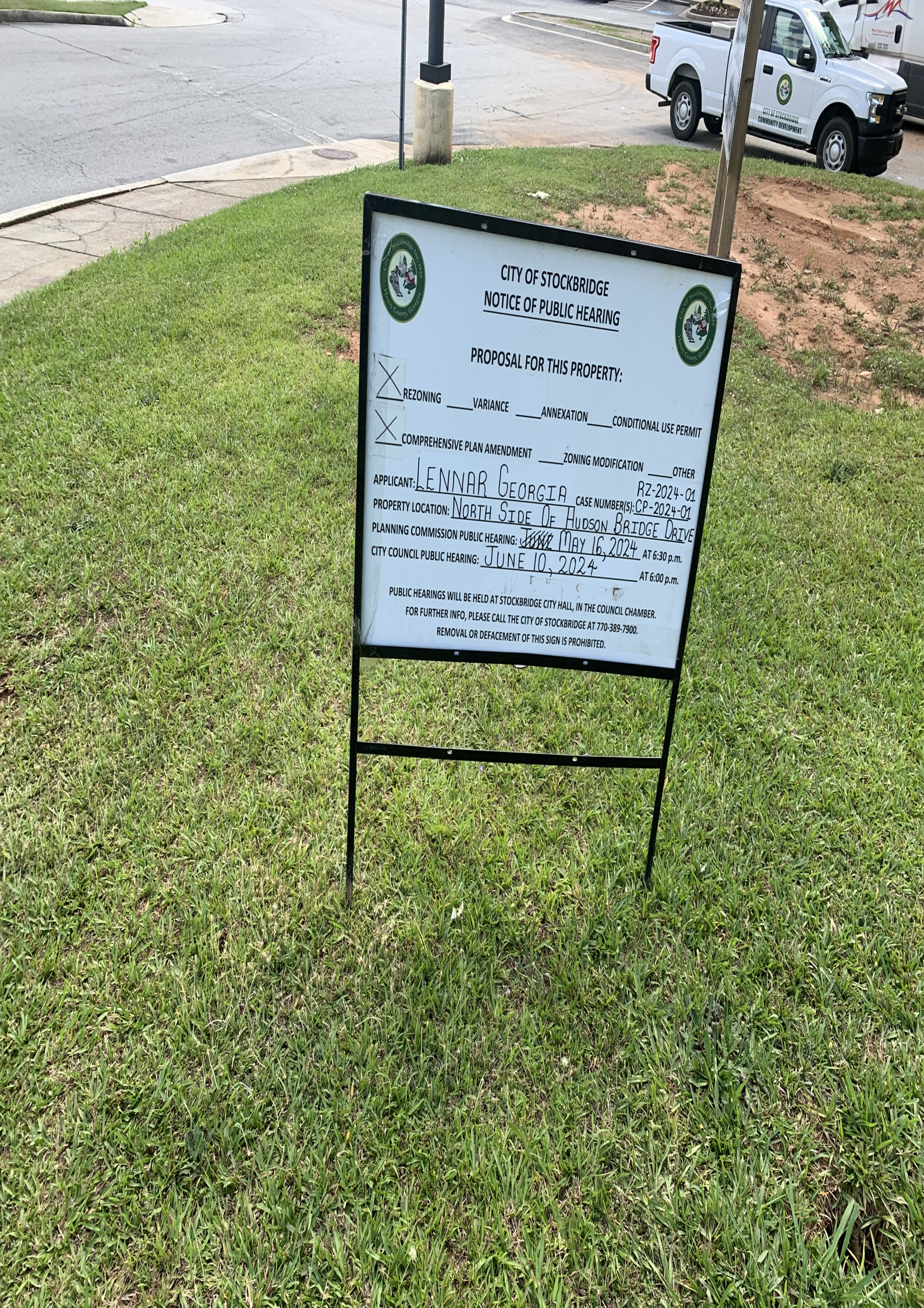
CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT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