

**STOCKBRIDGE
PLANNING COMMISSION
BOARD MEMBERS**

Stanley Dumas, Vice Chair

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Matthew Thomas

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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 June 20, 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, JUNE 20, 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**
 - Approval of the Planning Commission Minutes for May 16, 2024**

NEW BUSINESS

Item # 1 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-02. (Council District 4)

The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 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, Georgia, to consider a request for a Comprehensive Plan Amendment for property at 111 Old Conyers Road to change the property's future land use designation of "Low-Density Residential" to "Special Purpose" to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie

Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.

Presented by: Keedra Jackson

Item # 2 - REZONING CASE #RZ-2024-02. (Council District 4)

The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 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 6:00p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for the Rezoning of property at 111 Old Conyers Road, to rezone the property from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is

Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.

Presented by: Keedra Jackson

Item # 3 - VARIANCE CASE #VR-2024-01. (Council District 4) Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 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, Georgia, to consider a request for three variances, for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.

Presented by: Keedra Jackson

Item # 4 - VARIANCE CASE #VR-2024-02. (Council District 4) Variance Request VR-2024-02 - Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 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, Georgia, to consider a request for three variances for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.

Presented by: Keedra Jackson

Item # 5 - VARIANCE CASE #VR-2024-03. (Council District 4) Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. The City of Stockbridge Planning Commission will hold a public meeting on Thursday, June 20, 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, Georgia, to consider a request for three variances for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The

applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.

Presented by: Keedra Jackson

STAFF COMMENTS

BOARD COMMENTS

ADJOURN