

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Stanley Dumas, Chair

David Planchon

Anthony Mitten, Vice-Chair

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 July 18, 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, JULY 18, 2024 6:30 PM

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Roll Call

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- V. Adoption of the Agenda
- VI. Approval of Minutes XX/XX/XX
June 20, 2024 Summary Minutes

OLD BUSINESS

NEW BUSINESS

Item # 1 - COMPREHENSIVE PLAN CASE #CP-2024-05. (To be located in Council District 5.)

Consideration of a request for a Comprehensive Land Use Amendment of property at 425 Country Club Drive, to change the property's future land use designation from 'High-Density Residential' to 'Low-Density Mixed-Use' to allow for the conversion of an assisted living facility to a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.

Presented by:

Item # 2 - REZONING CASE #RZ-2024-05. (To be located in Council District 5.)
Consideration of a request for the Rezoning of property at 425 Country Club Drive, to rezone the property from 'OI' (Office Institutional) to 'C2' (General Commercial) to allow for a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.

Presented by:

Item # 3 - TEXT AMENDMENT CASE #TX-2024-05 FOR THE MULTIPLE FAMILY RESIDENTIAL (MFR) ZONING DISTRICT. (Citywide)
Consideration of 1) revised setback standards; and 2) the creation of design standards for the MFR zoning district.

Presented by:

STAFF COMMENTS

BOARD COMMENTS

ADJOURN



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, June 20, 2024, AT 6:30 p.m.

BOARD MEMBERS:

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

ADMINISTRATION:

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

I. **CALL TO ORDER**

II. **INVOCATION**

Led by Jayden Williams

III. **PLEDGE OF ALLEGIANCE**

Done in unison

Taken by Keedra Jackson

IV. **ROLL CALL:**

Present:

Absent:

- Stanley Dumas

X

- Anthony Mitten

X

- Harold Thibodeaux

X

- David Planchon

X

- Jayden Williams

- Matthew Thomas

X

V. **ADOPTION OF THE AGENDA** Motion made by Mr. Williams and seconded by Mr. Thibodeaux

VI. **APPROVAL OF MINUTES** - April 18, 2024, Summary Minutes.

Thibodeaux- states the agenda is incorrect. The agenda states Item #6 should state May 16th instead of April 16th. David Planton made a motion to approve and seconded by Mr. Thibodeaux.

To be presented by the Community Development Staff.

VII. **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.

To be presented by the Community Development Staff.

Gordon Linton made a PowerPoint presentation of this case. Staff recommended approval.

VIII. **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 6:00 p.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.

To be presented by the Community Development Staff.

Gordon Linton made a PowerPoint presentation of this case.
Staff recommended approval with conditions.

IX. **VARIANCE CASE #VR-2024-01. (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 **three variances**, as are listed below, 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. The three requested variances are as follows:

- **Variance Request #1**—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. **Approved with 336 parking spaces**
- **Variance Request #2**--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%. **Non applicable. Not in the UDC.**
- **Variance Request #3**--Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. **Approved with conditions: reduce the units per acre to 24 units per acre.**

Gordon Linton made a PowerPoint presentation of this case.

Mr. Dumas opened the floor to the public for anyone in support of the zoning petitions.

No one spoke.

Mr. Dumas opened the floor to the public for anyone not in support of the zoning petitions.

Pastor Natasha Johnson, adjacent church, had concerns regarding traffic (both vehicular and foot traffic). What is the city's plan in regard to infrastructure for increase in traffic? What types of retail establishments will and can operate? She stated that she is not in favor of a liquor store.

Mr. Anderson spoke in regard to the comments made, audio was in and out. He responded to Pastor Johnson's comment regarding a liquor store and he stated a liquor store would not go there due to the alcohol lottery procedures.

Mr. Williams made a motion to approve the comprehensive plan be approved. Mr. Planchon seconded.

Mr. Williams made a motion to approve the rezoning case with the conditions. Seconded by
City of Stockbridge, Georgia Planning Commission Meeting Agenda for June 20, 2024

Mr. Thibodeaux.

Mr. Williams made a motion to deny variance #1 and approved variance #2 and #3.

Mr. Thibodeaux stated that he would do not deny the variance due to the ability to make changes to the conditions to control development.

Motion failed.

Mr. Thibodeaux made a motion to approve variances #1, #2, and #3. Seconded by Mr. Planceon.

Mr. Anderson is speaking (inaudible). Mr. Anderson has requested #2 should be taken off the table because it is not in the ordinance.

Mr. Thibodeaux made a motion to approve variances #1 and #3. Mr. Planceon seconded.

Mr. Thibodeaux and Mr. Planceon voted to approve. Mr. Williams voted nay.

The motion passed.

To be presented by the Community Development Staff.

X. **PROJECT UPDATES**

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

No project updates.

XI. **STAFF COMMENTS**

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

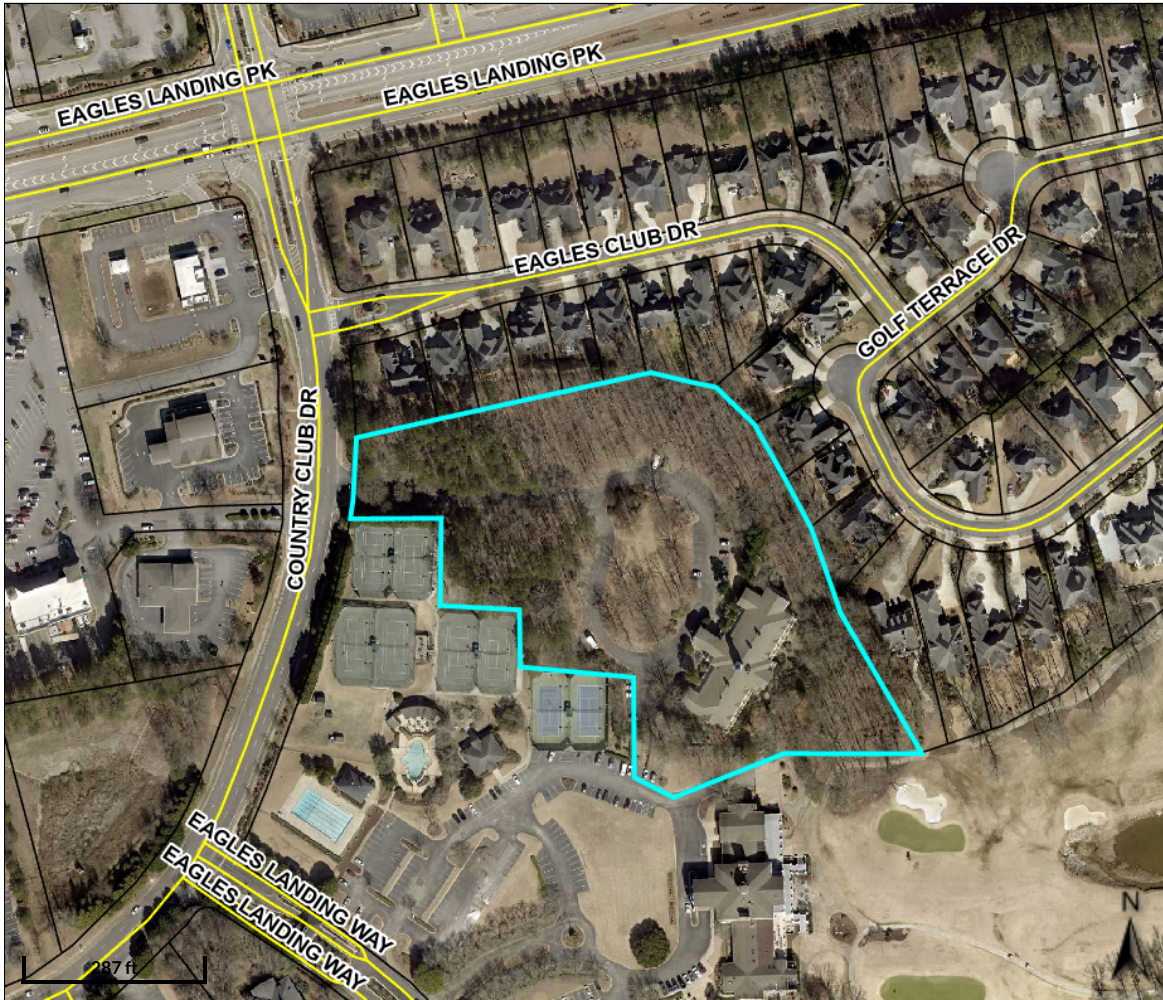
No comments from staff.

XII. **BOARD COMMENTS** - no comments from the board

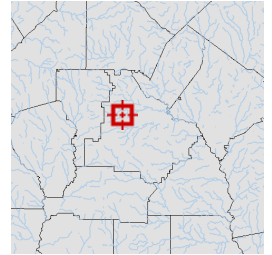
XIII. **ADJOURNMENT** – Mr. Dumas adjourned the meeting.



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	051-01016021	Class	C	Owner	STOCKBRIDGE	Land	\$692,000								
Property	425 COUNTRY	Acreage	6.92	Address	PROPCO LLC	Value:									
Address	CLUB DR					Building	\$2,328,900	Last 2 Sales							
District	City/Stockbridge					Value:		Date	Price	Reason	Qual				
						Misc	\$33,400	12/31/2019	\$7,872,000	OTHER	U				
						Value:		9/15/2005	\$0	n/a	U				
						Total	\$3,054,300								
						Value:									

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 7/12/2024

Last Data Uploaded: 7/11/2024 8:35:26 PM

Developed by Schneider
GEOSPATIAL



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: July 18, 2024 (Planning Commission)
August 12, 2024 (Mayor and Council)

Subject: #CP-2024-05 For 425 Country Club Drive

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Hope Stuart of Stockbridge Propco, LLC to change the future land use designation from High Density Residential to Low Density Mixed Use to allow for the to allow for a conversion of an assisted living facility to a boutique hotel at 425 Country Club Drive. The property is 6.92 +/- total acres.

The applicant also simultaneously submitted a rezoning request to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).

II. Background

Proposed Development	Boutique Hotel
Site Address	425 Country Club Drive
Parcel Identification	051-01016021
Parcel Acreage	6.92 +/- acres
Applicant	Hope Stuart on behalf of Stockbridge Propco, LLC
Agent	Hope Stuart

Owner	Stockbridge Propco, LLC.
Current Future Land Use Designation	High Density Residential
Proposed Future Land Use Designation	High Density Residential
Zoning of Property	O-I (Office-Institutional)
Current Use	It is a vacant senior assisted living facility

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	The Village Estates (Unit III)	High Density Residential
Property to the South	Eagles Landing Country Club	Low Density Mixed Use
Property to the East	The Village Estates (Unit III)	High Density Residential
	Eagles Landing Country Club (Golf course)	Low Density Residential
Property to the West	PNC Bank	High Density Mixed Use
	Georgia United Credit Union	High Density Mixed Use

III. Findings of Fact

1. The subject property was previously a hotel called the Inn at Eagles Landing. The hotel started construction in 1994 and it finished in 1995.

#CP-2024-05 For 425 Country Club Drive

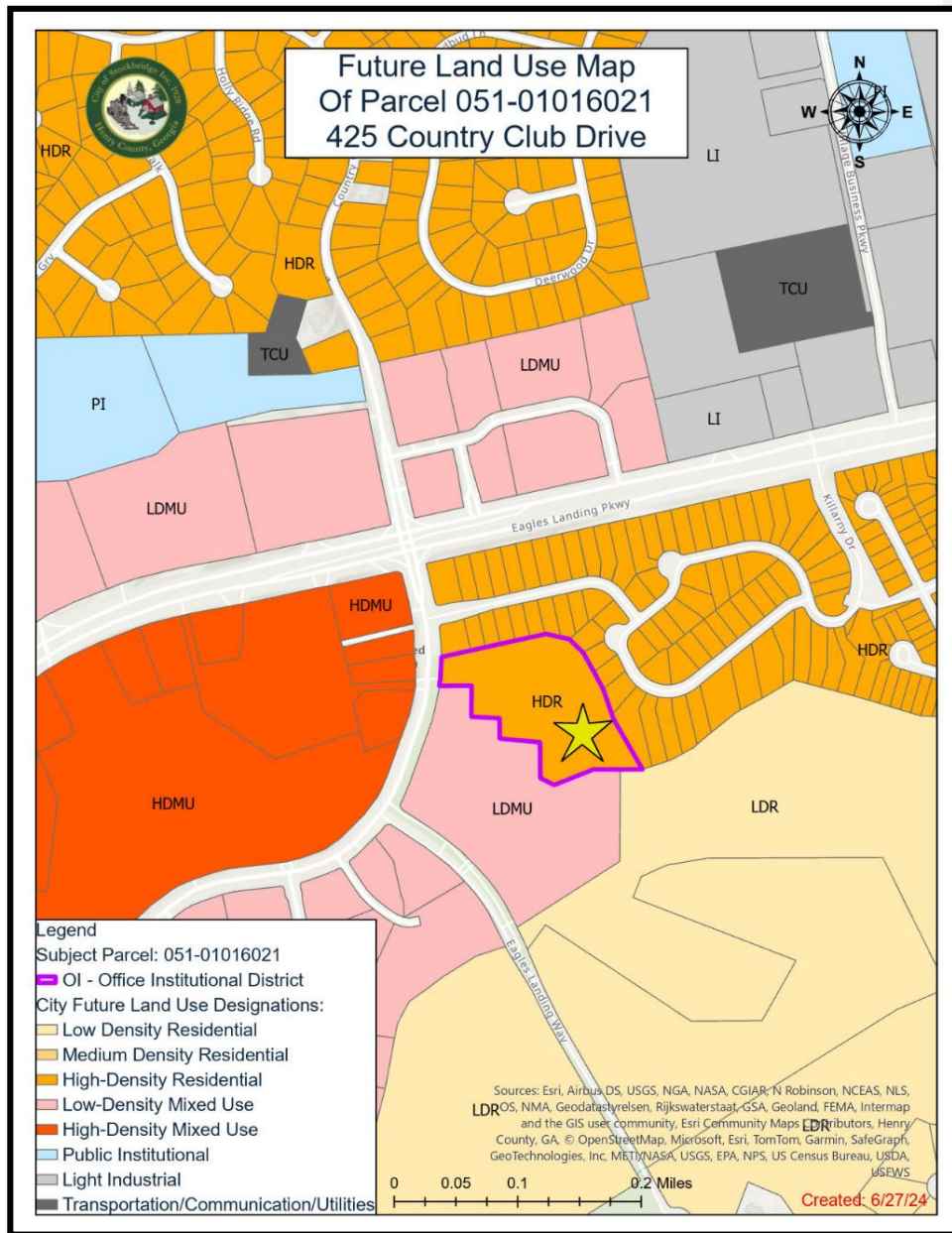
2. The subject property rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.
3. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), HDR (High Density Residential), LDR (Low Density Residential), and HDMU (High Density Mixed Use).
4. The subject property is part of the Parkway Mixed Use Overlay District.
5. The applicant has requested to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).

IV. Maps, Site Plan, and Renderings

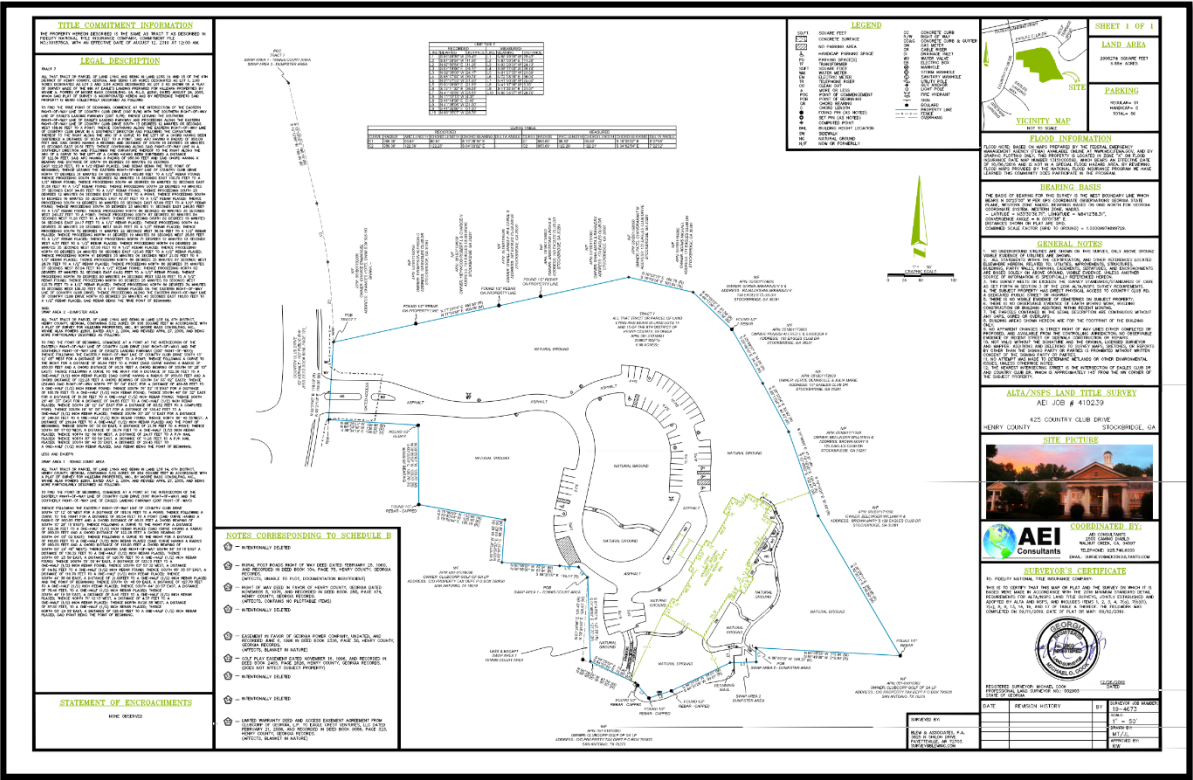
Vicinity Map



Future Land Use Map of 425 Country Club Drive



Survey of 425 Country Club Drive



Analysis

Project Description

The applicant, Stuart Hope, on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has sixty rooms with sixty-eight existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property has a current future land use designation of High Density Residential which does allow hotels.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.7**):

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The subject property has a current future land use designation of High Density Residential which does allow hotels. Therefore, the applicant requesting to change the future land use designation from High-Density Residential to Low Density Mixed Use. The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Low-Density Mixed Use is for properties with 8 to 16 units per acre.

The proposed boutique hotel is also consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44.

	To attract and retain high-quality and diverse employees with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. (Economic Development Goal)
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Community Goals and Policies (page 42- 44)	Market the City as a wonderful place to do business (Economic Development Policy)
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. (Future Land Use Goal)
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. (Future Land Use Goal)
	Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments. (Future Land Use Policy)

2. Relation to the Zoning of the Property.

In addition to the requested future land use designation, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). The current land use, High-Density Residential, allows for the use of hotels, which complements the proposed C-2.

3. Suitability of the Site’s Location.

The proposed boutique hotel would be suitable for the subject property in multiple ways. Primarily, the establishment of this hotel would catalyze economic growth in the vicinity, infusing new vitality into the local community. Furthermore, the hotel would be a hub of employment opportunities, offering a spectrum of roles from operations to management, thereby fostering local employment and contributing to the community’s economic health. The proposed boutique hotel would attract tourists who would not only visit the hotel but also contribute to the local economy by spending at nearby shopping centers. This influx of tourists could also invigorate local attractions, such as the Eagles Landing Country Club’s golf course, enhancing its appeal and popularity. Overall, the boutique hotel refined to be a significant asset, stimulating growth, employment, and tourism in the area.

4. Maintaining the Current Land Use Designation.

Currently, the subject property has a current future land use designation of High Density Residential, which would allow the proposed boutique hotel. This designation is typically more flexible and allows for a combination of residential, commercial, and other uses. It would permit the development of the boutique hotel while also allowing for other types of development that can complement the hotel and contribute to a vibrant, mixed-use community.

IV. STAFF RECOMMENDATION

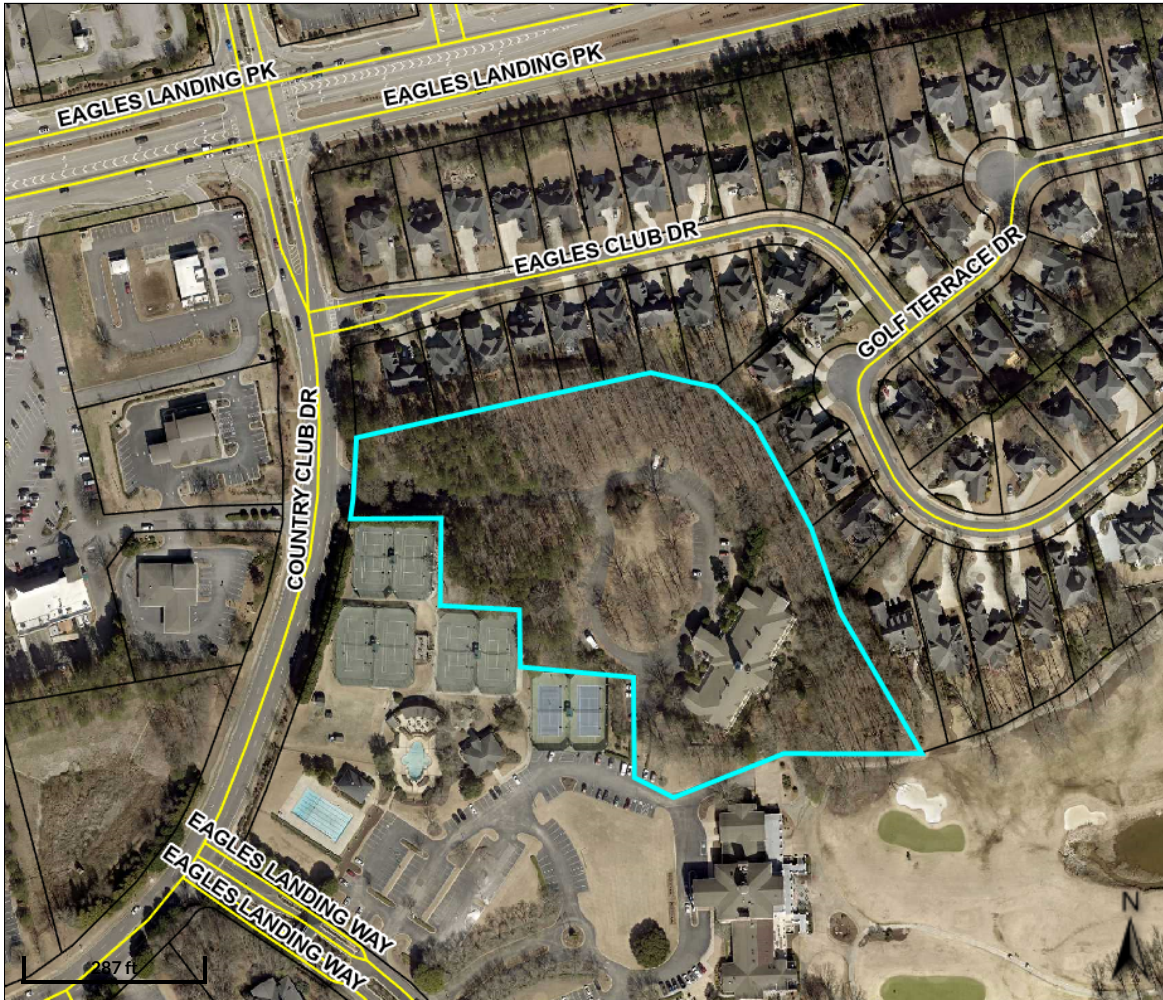
#CP-2024-05 For 425 Country Club Drive

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via #CP-2024-05 would be necessary and desirable for the subject property in conjunction with the requested rezoning of #RZ-2024-05 to change the zoning district from O-I (Office-Institutional) to C-2 (General Commercial). Staff recommends the current land use designation remain as HDR (High Density Residential).

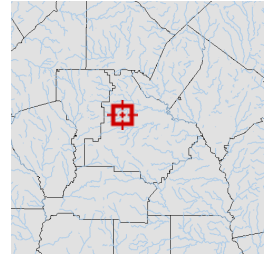
Commented [KJ1]: Staff recommends the current land use designation remain as HDR



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	051-01016021	Class	C	Owner	STOCKBRIDGE	Land	\$692,000								
Property	425 COUNTRY	Acreage	6.92	Address	PROPCO LLC	Value:									
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District	City/Stockbridge					Value:		Date	Price	Reason	Qual				
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						Value:		9/15/2005	\$0	n/a	U				
						Total	\$3,054,300								
						Value:									

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

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TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: July 18, 2024 (Planning Commission)
August 12, 2024 (Mayor and Council)

Subject: #RZ-2024-05 For 425 Country Club Drive

I. PURPOSE

Consider a rezoning request by Hope Stuart on behalf of Stockbridge Propco, LLC. to rezone property located at 425 Country Club Drive from O-I (Office-Institutional) to C-2 (General Commercial) to allow for a boutique hotel.

The applicant also simultaneously submitted a Comprehensive Plan Amendment (CP-2024-05) to change the current future land use designation from High Density Residential to Low Density Mixed Use.

II. Background

Proposed Development	Boutique Hotel
Site Address	425 Country Club Drive
Parcel Identification	051-01016021
Parcel Acreage	6.92 +/- acres
Applicant	Hope Stuart on behalf of Stockbridge Propco, LLC.
Agent:	Hope Stuart

Owner:	Stockbridge Propco, LLC.
Current Zoning	O-I (Office-Institutional) and Parkway Mixed Use Overlay District
Current Use	The building is currently vacant and was used as a senior assisted living facility.

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	MFR (Multiple Family Residential District)	The Village Estates (Unit III)
Property to the South	C-2 (General Commercial District)	Eagles Landing Country Club
Property to the East	MFR (Multiple Family Residential District) PUD (Planned Unit Development District)	The Village Estates (Unit III) Eagles Landing Country Club (Golf course)
Property to the West	C-2 (General Commercial District) C-2 (General Commercial District)	PNC Bank Georgia United Credit Union

III. Finding of Facts

1. The subject property was previously a hotel called the Inn at Eagles Landing. The construction on the hotel started construction in 1994 and it was finished in 1995.
2. The subject property was rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.
3. The vicinity of the area is mostly residential and commercial with the following zoning

classifications: C-2 (General Commercial District), PUD (Planned Unit Development District), and MFR (Multiple Family Residential District).

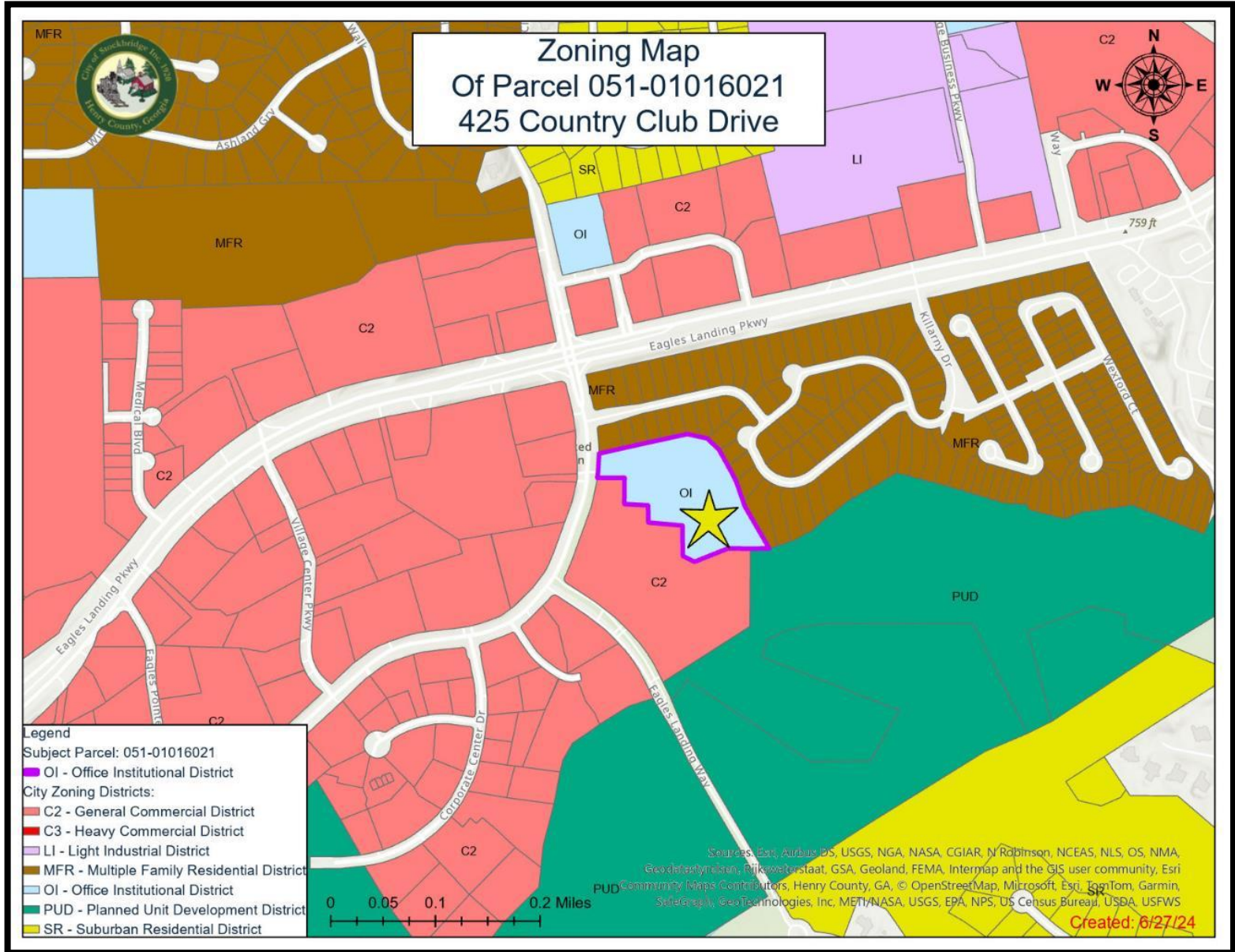
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), HDR (High Density Residential), LDR (Low Density Residential), and HDMU (High Density Mixed Use).
5. The applicant has requested a Comprehensive Plan Amendment (CP-2024-05) to change the future land use designation from High Density Residential to Low Density Mixed Use.
6. The subject property is part of the Parkway Mixed Use Overlay District.

IV. Maps, Site Plan, and Renderings

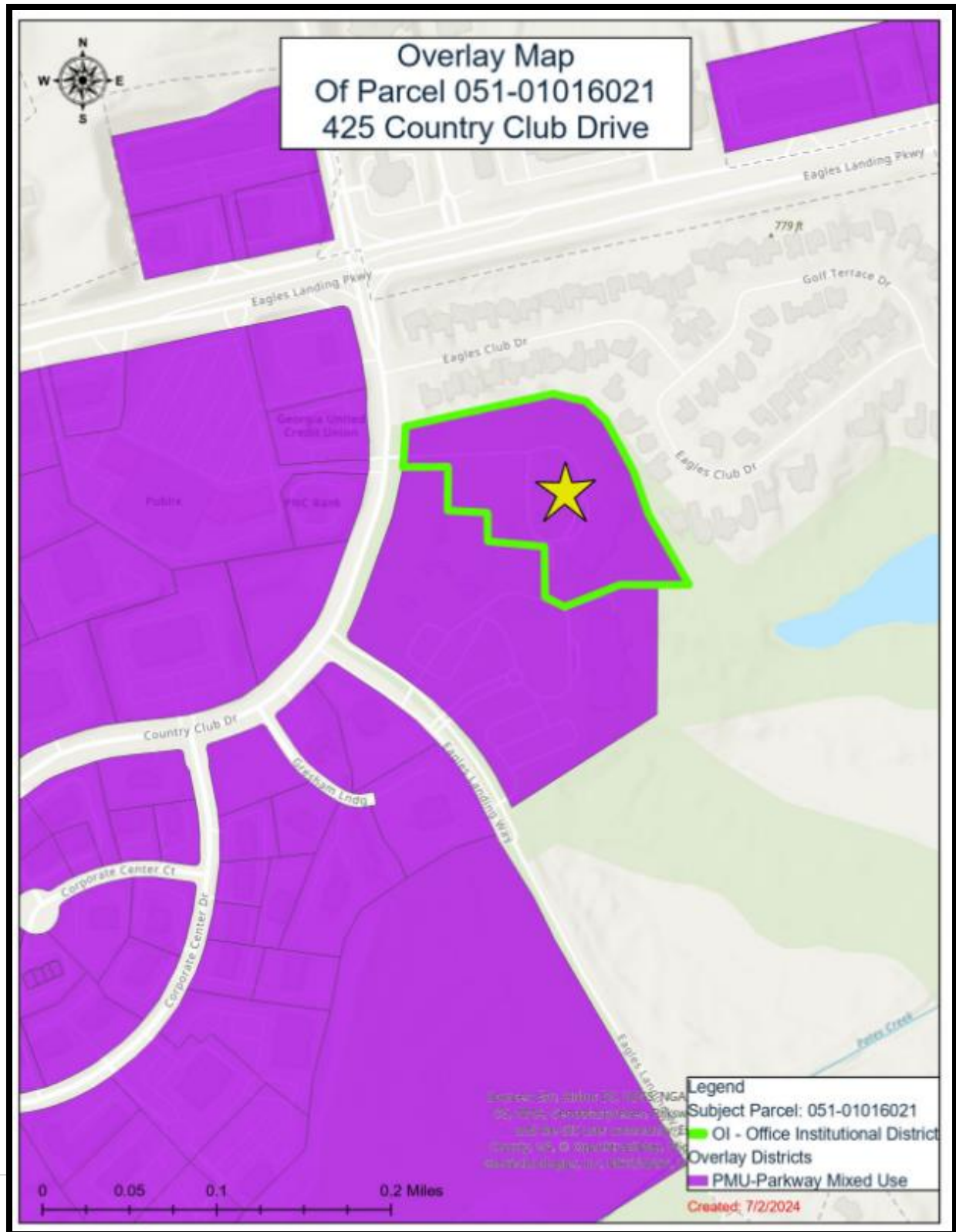
Vicinity Map



Zoning Map of 425 Country Club Drive



Parkway Mixed Use Overlay District of 425 Country Club Drive





IV. Analysis

Project Description

The applicant, Hope Stuart on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has 60 rooms with 68 existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property is currently zoned O-I (Office-Institutional). Section 2.4.6 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the O-I (Office-district which does not include hotels. Therefore, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). Section 2.4.9 Unified Development Code provides a list of permitted uses that are found in the C-2 zoning district which includes hotels.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.1 C**):

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

Currently, the subject property has a future land use designation of High Density Residential, which does allow for hotels. Thus, the applicant is requesting to change the future land use designation from High-Density Residential to Low Density Mixed Use. The City of Stockbridge 2024 Comprehensive Plan identifies on page 42 the following economic development goal: (1) "To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities." Thus, the requested rezoning of the subject property located at 425 Country Club Drive to allow for the conversion of the proposed boutique hotel would meet the requirement of the economic development goal that is found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the proposed boutique hotel would meet the economic development policy that is listed on page 42 of the City of Stockbridge 2024 Comprehensive Plan:

- “Market the City as a great place to do business”

The requested rezoning of the subject property located at 425 Country Club Drive also meets the requirement of the following future land use goals that are found in page 44 of the City of Stockbridge 2024 Comprehensive Plan: “(1) To ensure that new developments promote a better sense of place and preserve valued elements of community character”, and (2) “To establish land use designations that meet the needs of the City and are consistent with the new UDC.” In addition, the proposed boutique hotel would meet the following future land use policy found on page 44 of the City of Stockbridge 2024 Comprehensive Plan:

- “Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments.”

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed conversion from the existing senior assisted living facility to the proposed boutique hotel meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below.

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. Section 2.4.9 of the Stockbridge Unified Development Code states the intent of the requested C-2 zoning district is to “provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial.”

The subject property is also located in the Parkway Mixed Use Overlay District. The proposed boutique hotel aligns with the following objectives that are found in Section 2.5.2 A of the Stockbridge Unified Development Code:

- To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.
- To promote economic development by diversifying the employment base for a stronger city.
- To improve public health and provide safe and efficient movement within the overlay

district by promoting development patterns that encourage physical activity such as walking and bicycling.

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested rezoning from O-I (Office-Institutional) to C-2 (General Commercial) to allow the conversion from the existed senior assisted living facility to the proposed boutique hotel will benefit the City of Stockbridge in various ways. Currently, there are three hotels that are located within the vicinity of the location of the subject property, which is found in the table below. The addition of the proposed boutique hotel would provide additional growth in the area. Second, the proposed boutique hotel will provide job opportunities both within the hotel ranging from the operations staff, services, and management, and for residents within the vicinity of the surrounding community.

The proposed boutique hotel can contribute to the overall economy in the City of Stockbridge. The addition of the hotel can attract tourists who will provide economic growth on the nearby shopping centers that are located adjacent to the subject property. The attraction of the tourists could increase the nearby golf course located at the Eagles Landing Country Club.

Name of Hotel	Tru Hilton Hotel	Holiday Inn Express	Microtel Inn and Suites
Address	2725 Patrick Henry Parkway	170 Country Club Drive	195 Country Club Drive
Zoning of Property	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)
Current Future Land Use Designation	Low Density Mixed Use	High Density Mixed Use	Low Density Mixed Use
# of Acres	3.55	1.27	1.2
# of Rooms	98	78	65
# of Parking Spaces	98	78	65

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

There appears to be no physical constraints regarding the topography, drainage, access, and size and shape of the subject property.

5. The impact upon adjacent property owners should the request be granted.

The proposed boutique hotel is surrounded by both commercial and residential properties, it will not have any negative impact on the surrounding adjacent property owners.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

Currently, there is water available at the existing senior assisted living facility.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The subject property has an existing turning lane located on Country Club Drive, which enhances its accessibility. Additionally, it features both an ingress and an egress on the same drive, further facilitating smooth traffic flow. With the proposed boutique hotel set to attract tourists, there is expected to be a change in traffic in the vicinity of the area. This development is expected to strengthen the vicinity, making it a bustling hub of activity.

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The rezoning request for the property from O-I (Office-Institutional) to C-2 (General Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. In addition, the proposed boutique hotel is consistent with the goals and intent that are found in the Parkway Mixed Use Overlay District.

9. The ability of the subject land to be developed as it is presently zoned.

The subject property is currently developed under the O-I (Office-Institutional) zoning district. Section 2.4.6 of the Stockbridge Unified Development Code provides a list of conditional uses that are allowed which includes senior assisted-living facilities via a special use permit. The subject property will not be developed as it is currently zoned under the proposed use.

V. STAFF RECOMMENDATION

Staff recommends **approval** to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).

TEXT AMENDMENT: TX-2024-05

STATE OF GEORGIA HENRY COUNTY CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO “MULTIPLE FAMILY RESIDENTIAL (MFR)” BY MAKING ADDITIONS TO VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE (U.D.C.) TO ALLOW THESE REGULATIONS IN THE MFR DISTRICT AS REQUIRED USES, TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That various sections of the Stockbridge Unified Development Code (UDC) be amended, as follows:

- Section 2.4.4, entitled “MULTIPLE FAMILY RESIDENTIAL DISTRICT”, be amended to add a section titled “MULTIPLE FAMILY RESIDENTIAL DISTRICT DESIGN GUIDELINES” to read as the following: SEE EXHIBIT A
- Section 2.4.4, entitled “MULTIPLE FAMILY RESIDENTIAL DISTRICT”, be amended under section titled “Yard Setbacks” to read “Minimum Front Yard Setback: 30 Feet

SECTION 2. Repeal and Add. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend the City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

SO ORDAINED this ____ day of _____, 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

EXHIBIT A:

Single-Family Development (Attached) - Townhouse:

Townhouses shall either be designed as a unified building or as a series of individualized units. Townhouses are suitable to be in both residential or non-residential areas and may either be on a common Lot or individually lotted.

The development standards for Townhome/Multi-family dwelling units are as follows:

Maximum net density	Nine (9) townhouse dwelling units per acre unless part of a mixed-use development.
Maximum number of lots	N/A; specified in the approved development plan.
Minimum lot size	2 acres
Minimum lot width	100
Maximum unit width	Twenty-four (24) feet
Minimum Lot frontage	100% of the lot width
Minimum front yard	Thirty feet (30)
Minimum front setback	Thirty feet (30)
Minimum side yard	Fifteen feet (15)
Minimum distance between buildings	Twenty feet (20)
Minimum rear yard	20
Minimum Lot Coverage	50%
Minimum Open Space	15%
Maximum height	Forty-five (45) feet for the primary structure and 15 feet for the accessory structure
Minimum Living Area	Studio – 800 sf. Ft. One bedroom – 650 sq. ft Two bedroom – 950 sq. ft Three bedroom – 1150 sq. ft.
Maximum units per building	Six units (6)
Private Streets	Allowed

Curb and gutter	Required, except for alleys
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required
Public water	Required
Residential parking garage	All townhome units shall have two-car garages.
Parking (Guest)	Required; 1 bedroom or efficiency unit – 1.4 per unit. 2-bedroom unit – 2.0 per unit 3-bedroom unit- 2.25 per unit
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Concurrent construction requirement	N/A; specified in the approved development plan
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	10-foot multi-use paths shall be required along the frontage and 8 ft interior trails within the development
Central garbage facility	Required; The development shall provide centralized garbage facilities for garbage and refuse collection for a certain number of units or percentage of units located within building throughout the development.
Flock Cameras	Flock cameras shall be installed at the entrance of the townhomes.

Definition:

a. Townhomes in buildings containing three or more dwelling units. Current development trends see buildings constructed with six to nine units per building.

1. Architectural Image and Character

Townhome units may vary in size and scale, but all should strive to maintain a residential character through appropriate massing, materials, and detailing. This Guideline does not advocate for or prohibit any architectural style, provided that the minimum requirements of this section are met.

Townhome units should be designed and constructed with facades that are compatible with the custom single-family homes:

One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom.

- b. The front facade of each dwelling unit shall be comprised of not less than eighty (80) percent of either brick, stone, or stucco, or a combination of

brick and stone, and the remaining twenty (20) percent may be comprised of stucco, shake,

and/or cement fiberboard siding. In determining the percentage of materials on the front facade, neither doors, windows, garage doors, gables nor eaves shall be included in such calculation.

- c. The front and side facades of each dwelling unit must be comprised of any combination of primary materials including brick and/or stone and secondary materials including stucco, shake and/or cement fiberboard (CF not to exceed 30% of the entire house) siding; provided, however, the proposed materials must be harmonious with the front facade materials for such dwelling unit. The rear elevation can be comprised of cementitious fiber or a combination of primary materials.
- d. Review and Approval Process. Site and Architectural plans will be reviewed by the Community Development Department as part of the process for the related site plan, subdivision plat, or other applicable development application. Such a review shall be completed prior to issuance of any permits.
- e. In no case shall vinyl, metal, or aluminum siding of any kind be used on the front, side or rear elevations of a dwelling unit, including the gables and eaves.

2. Building Massing and Roof Form

Townhome units and buildings shall not exceed two-and-one-half stories in height when viewed from the street. When parking is within the above-grade ground floor of the building, it shall be considered a story and must meet all the requirements of this Guideline.

Townhome buildings shall have pitched roofs. The predominant roof form shall be hip, gable, shed, or flat. Building facades shall reflect the roof (e.g., a gable roof shall not be concealed by a parapet wall intended to make the building appear to have a flat roof).

Dormers, when provided, shall be functional (correlating to an occupied space) and placed in a manner consistent with the prevailing architectural style of the building. Dormers may be allowed as vents or to conceal equipment provided, they are proportional to thereof.

materials shall extend the full width of any street side yard, or facade abutting common open space.

3. Building Materials and Colors

- a. Complimentary Materials. Building design should consider the scale, texture and patterns of the building materials by utilizing them in common recognizable applications.
- b. Building Materials, the following guidelines should be followed with regards to building materials:
 1. Use high-quality, durable materials that reflect the local character such as brick, stucco, stone, or Cementous fiberboard siding. Three-sided brick or stone and rear shall cementitious fiber or brick, stone, or stucco.
 2. Preference is given to natural stone over manufactured stone. However, manufactured stone may be accepted subject to special review of product.
- c. Building Colors.
 1. Colors should consist of a cohesive, complimentary palette.
 2. Limited use of accent colors is permitted if they are not bright or fluorescent and complement the overall palette of materials.
- d. Materials and colors.
 1. A minimum of three materials and three colors shall be utilized on front or street side elevations, or facade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.
- e. Architectural Wrap.
 1. Stone, brick, wainscot and other materials shall be wrapped a minimum of two feet into interior side elevations.
 2. Stone, brick, wainscot, and other front elevation

4. Building Features

The primary common building entrance shall be covered by an appropriately scaled architectural projection from the facade or shall be recessed in order to identify the point of entry. Canvas or other fabric awnings or canopies shall not be permitted at the primary entryway. The entryway shall be connected to a vestibule and an interior lobby.

Each dwelling unit shall have its own, functional balcony (or defined patio area for ground floor units). Juliet balconies shall be permitted when architecturally appropriate to the style of the building. Exterior, elevated open walkways, landings, and common stairs required to access individual units are strictly prohibited.

5. Details and Ornamentation

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside

corner with an adjacent wall. In the case of outside building corners, a minimum twenty-four inches (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and facade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

Shutters, if used, must be in proportion to the area of adjoining windows. All soffits and overhangs shall project no less than twelve inches (12").

6. Landscaping

Landscaping shall comply with Chapter 5, Landscaping Ordinance Codes.