

**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 October 17, 2024 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, OCTOBER 17, 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 Summary Minutes for the September 19, 2024 Planning Commission Meeting.**

OLD BUSINESS

Item # 1 - SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.)

NOTE: To be considered for a Board vote only since the public hearing was already held on September 19, 2024.

Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

Presented by: Keedra Jackson

NEW BUSINESS

Item # 1 - TEXT AMENDMENT CASE #TX-2024-06.

Consideration of an ordinance to amend Title 12 (Unified Development Code), Section 3.2.14 (C); and to add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, O, and P of the Code of Ordinances, City of Stockbridge, Georgia relating to convenience stores with automobile gasoline sales, so as to amend the distance requirement from 4,500 feet to 800 feet, and to add additional requirements.

Presented by: Keedra Jackson

Item # 2 - TEXT AMENDMENT CASE #TX-2024-07.

Consideration of an ordinance to repeal Title 12, Sections 2.4.7, 2.5.3(F), 3.1, 3.2.24, and 15 of the Stockbridge Municode; to amend the Stockbridge Unified Development Code (UDC), Sections 2.4.7, 2.5.3 (F), 3.1, 3.2.24, and 15; and to add Section 3.2.41 under Chapter 3, Use Regulations of the Code of Ordinances, City of Stockbridge, Georgia, relating to the Downtown District and the Downtown Village Overlay District, by adding and removing certain uses from the list of prohibited uses, and by allowing them to be permitted uses, provided that certain requirements are met.

Presented by: Keedra Jackson

Item # 3 - PLANNING COMMISSION BOARD TRAINING.

In-house training for Planning Commission Board members.

Presented by:

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, SEPTEMBER 19, 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
Keedra Jackson, Chief Planner
Linda Logan, Senior Planner / PC Sect'y
Gordon Linton, Planner I

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

II. INVOCATION – Led by Jayden Williams.

III. PLEDGE OF ALLEGIANCE -- Done in unison.

IV. ROLL CALL (Taken by Linda Logan): **Present:** **Absent:**

~ Stanley Dumas	_____X_____	_____
~ Anthony Mitten	_____X_____	_____
~ Harold Thibodeaux	_____X_____	_____
~ David Planchon	_____	_____X_____
~ Jayden Williams	_____X_____	_____
~ Matthew Thomas	_____X_____	_____

V. ADOPTION OF THE AGENDA

Stanley Dumas stated that he needed a motion to move Item #4 on the agenda to be heard as Item #1. Harold Thibodeaux made a motion to adopt the agenda with that change, and the motion was seconded by Matthew Thomas. A vote was taken, and Harold Thibodeaux, Matthew Thomas, and Anthony Mitten all voted to approve the motion. Jayden Williams stated that, before he voted, he wanted clarification for why Item #4 was being moved to #1. [No reason was given at this point.] A vote was taken, and the agenda was unanimously adopted. Mr. Dumas first said that Mr. Williams abstained, but Mr. Williams then said that he did not abstain; rather, he asked for clarification.

VI. APPROVAL OF MINUTES – August 15, 2024 Summary Minutes.

Anthony Mitten made a motion to adopt the minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the minutes were unanimously adopted.

NOTE: Stanley Dumas thanked Anthony Mitten for filling in as Chairman at the last Planning Commission meeting on August 15, 2024.

VII. ADOPTION OF NEW FUTURE LAND USE AND ZONING MAPS FOR 2024. (Citywide.)

Consideration of the adoption of the new Future Land Use Map and the new Zoning Map for 2024, which have been created by the Community Development Department.

To be presented by the Community Development Staff.

Staff Presentation -- Jordyn Bucholtz, GIS Analyst, presented the proposed new future land use and zoning maps. She gave a history of parcels that were rezoned, annexed, or deannexed from the Stockbridge City Limits within the past year.

Board Action – None. Ryan Anderson stated that this was a presentation only, thus no action was required by the Board.

VIII. REZONING CASE #RZ-2024-07 FOR THE PATRICK HENRY PARKWAY MASTER PLAN. (To be located in Council District 5.)

Consideration of the Patrick Henry Parkway Master Plan, which was prepared by the TSW consulting firm. It proposes a mixture of retail, commercial, residential, and entertainment uses for areas along the southern end of Patrick Henry Parkway, with some properties lying within the Stockbridge City Limits and others lying within unincorporated Henry County.

To be presented by the Community Development Staff.

Staff Presentation – Keedra Jackson presented this case. It is a Citywide rezoning. She read a list of the eight parcels that are included in the Master Plan. The total acreage is 41.68 +/- acres, and the parcels are zoned 'RR' (Rural Residential), and the proposed rezoning is 'PUD' (Planned Unit Development) for a mixed-use development. Ms. Jackson mentioned the potential benefits of this rezoning for mixed-use development. Most of the City's development happened many years ago, and the proposed development would have definite impacts on its population. The City is in need of new development, particularly mixed uses and commercial uses since many residents currently have to go outside of the City for certain uses. Unincorporated Henry County would also benefit from this development. The Master Plan is subject to change; thus, the apartments which are shown might not be included. The currently future land use designation is High-Density Mixed-Use, so therefore, the City would not need to make changes to the property's land use designation. The proposed development would include hotels, townhomes, single-family homes, offices, commercial, and retail uses. Ms. Jackson said that there could be some changes to the Plan. The City of Stockbridge is proposing the rezoning of the parcels. The City is seeking the approval of this Plan.

Board Comments and Staff Responses – Stanley Dumas asked Ms. Jackson what she was asking the Board to approve – the Master Plan or the rezoning? Ms. Jackson replied, the rezoning. Mr. Dumas stated that he understood that there were eight parcels, but that not all of them are located in the City. Ms. Jackson replied that yes, the eight parcels are all located in the City, but that the properties to the south, near Holloway Road, are not. Mr. Dumas said that the Plan did not show which properties are not located in the City. Ms. Jackson said that there are no plans at this time to annex the properties near Holloway Road. There were four parcels which an applicant wanted to annex into the City a few months ago, but the Henry County Board of Commissioners denied the de-annexation of those parcels from Henry County. However, the applicant still wants to annex those parcels, so that applicant might still be coming to the Planning Commission. Ms. Jackson stated that the City is the applicant of RZ-2024-07.

Ms. Jackson said that there could be some changes to the Master Plan. She said that the same developer who was involved with the Bridges at Jodeco would be involved in this development. Jayden Williams was opposed to apartments. Ms. Jackson said that the City Manager has more information about this development, and that there could be a rearrangement of the land uses. Mr. Williams asked about the five accesses that are shown on the Plan, and he asked whether the Plan extended northward to the Tru Hotel site. Ms. Jackson replied that no, the Plan does not go all the way to the Tru Hotel site. Harold Thibodeaux asked for clarification on what was meant by a "concept plan." He mentioned other nearby developments that are coming. Ms. Jackson explained that a concept plan is a visual representation of how different uses would be arranged on a site. Mr. Thibodeaux said that therefore the Plan is not concrete. Ms. Jackson replied that that was true, but that this was "in the works", and, "forgive me,

City Manager, if I say it wrong”, that there was a high possibility that this Plan would happen. Jayden Williams asked about the proposed car dealership. Ms. Jackson said that she believes that that might not happen, because the Staff has an alternative idea that might work. Chairman Dumas asked for clarification on what the Board was being asked to do. Ms. Jackson said that she was asking the Board to approve the rezoning. She further stated that properties to the south lie within unincorporated Henry County, and that the rezoning would be for the eight parcels which lie in the City. There are currently no plans to annex the parcels which lie outside of the City. Ms. Jackson said that the City of Stockbridge is the applicant. Mr. Dumas asked some parcels on Holloway Road which he thought was the subject of a recent annexation. Ms. Jackson replied that those parcels were recently denied by the Henry County Board of Commissioners for de-annexation from the City. However, the applicant still wants to annex them into the City, so that annexation application is likely to be coming to this Board at some point.

Public Hearing for RZ-2024-07 -- Connie Snow of 426 Chase Marion Way. Ms. Snow said that she lives in the Eagles Crest Subdivision off Holloway Road. She has lived in this area for twenty years. Her son learned that the native American Indians survived off this land because of the creeks and streams. (Her “Public Comment Card” states that this development would cause “damage to schools, homes, & environment.”) Ms. Snow said that there are tons of creeks and streams in this area, and that this project would endanger the ecosystem in the area. Ms. Snow stated that, per S.B. 612, her property and her neighborhood were among the list of properties to be annexed into the City. Nobody has been clear to her on who was behind this development, but tonight, she learns that it is the City. This development is within walking distance of three schools. There is so much water in the area and so much development that many properties would be damaged. There would be flooding to many properties with this development. In 2018, her area was rezoned occurred for the rehabilitation center on Patrick Henry Parkway. The person over that development was Jeff Grant of Southern Consulting, who is also over the development The Bridges at Jodeo. Ms. Snow said that he served for five years in prison for development fraud related to the timber industry. Also, the applicant for that development, Lennar Homes, was served with a civil lawsuit for faulty construction. Clayton County lost its school accreditation to these same developers. Her neighborhood might become part of a blighted area, and the property values would decline. She believed that Jeff Grant is behind this development.

Staff Comments -- Keedra Jackson pointed out that Ms. Snow does not live in the City of Stockbridge, and that her property is near Eagles Landing High School. The City does not plan to rezone or annex her property or properties in her area. She also said that Ms. Snow spoke to Frederick Gardiner, City Manager, at the last presentation that was made, and that he addressed those concerns.

Board Questions – Harold Thibodeaux asked whether there were any Indian burial grounds in the area, but Ms. Jackson said that there were none, to her knowledge.

Board Action – Matthew Thomas made a motion to approve this case, and Anthony Mitten seconded the motion. A vote was taken, and the motion was unanimously approved. Harold Thibodeaux stated that the City Council would have the final vote on this case.

VIX. TEXT AMENDMENT CASE #TX-2024-05. (Citywide.)

Consideration of a Text Amendment to Section 2.4.4 of the Stockbridge Unified Development Code (UDC) to modify and augment the regulations for the Multiple-Family Residential (MFR) zoning district.

To be presented by the Community Development Staff.

Staff Presentation – Keedra Jackson presented this case. She explained that the purposes of the text amendment were to change the setback requirements and to add design guidelines for the MFR District. In particular, the front yard setbacks would be changed to 30 feet instead of 50 feet. Flock cameras and central garbage facilities would be required. Side yard setbacks would be changed from 15 feet to 10 feet to allow 20 feet between buildings. The required bedroom sizes were amended.

Public Hearing – There were no public comments.

Board Action – Jayden Williams made a motion to approve TX-2024-05, and Matthew Thomas seconded the motion. A vote was taken, and this case was unanimously approved.

X. SPECIAL USE PERMIT CASE #SP-2024-01. (To be located in Council District 3.)

Consideration of a Special Use Permit Request to allow a gas station and convenience store on **Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive.** Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.

To be presented by the Community Development Staff.

Staff Presentation – None.

Applicant's Comments – Steve Rothman, an attorney with Wilson, Brock & Irby, who represented the applicant, did not make a presentation. Instead, he requested a 60-day deferral to examine the distance of the subject property to nearby gas stations.

Board Action – Jayden Williams made a motion to defer this case, and Anthony

Mitten seconded the motion. A vote was taken, and the Board voted unanimously to defer this case.

XI. SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.)

Consideration of a Special Use Permit Request to allow a liquor store on property at **106 Rock Quarry Road**. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

To be presented by the Community Development Staff.

Staff Presentation – Gordon Linton presented this case. He said that the proposed liquor store would be located in the existing building, and that it would occupy the entire building. Mr. Linton explained that the applicant was recently awarded the opportunity to apply for a liquor store license by City Council through the lottery process. He read through the distance requirements for liquor stores, and he showed a map and a table of nearby liquor stores. Mr. Linto also discussed the requirements for special use permits, as well as Section 9.2.6 of the Stockbridge Unified Development Code (UDC) for “use permit” considerations. The applicant’s attorney then spoke. She was Lisa Morchower with the law firm of Berman, Fink, Van Horn, P.C. Ms. Morchower stated that the applicant was awarded a liquor license. She said that the required distances from other liquor stores, schools, residences, etc. would all be met. The building would be refaced. There would be better outdoor lighting, screening, and landscaping. Ms. Morchower submitted a written letter, a “letter of objection”, to submit into the record, along with paper copies of her PowerPoint presentation, which Linda Logan distributed to the Board members.

Public Hearing – Armenta Jones of 612 Tahoe Trail said that there are already too many liquor stores in the City.

Board Comments and Staff Responses – Stanley Dumas stated that those who drink alcoholic beverages were already being served by the existing liquore stores. But Harold Thibodeaux said that we don’t have statistics to verify this. Further, the business has met all of the requirements, and it has a right to exist.

Board Action – Harold Thibodeaux made a motion to approved SP-2024-02, and Jayden Williams seconded the motion. A vote was taken. Harold Thibodeaux and Jayden Williams voted to approve this case, while Anthony Mitten and Matthew Thomas voted to oppose this case. Chairman Stanley Dumas was about to cast the tie-breaking vote to deny this case, but Valerie Ross, City Zoning Attorney, said that the Planning Commission’s Bylaws allow for a case to be “continued” to the Planning Commission’s next meeting in order to take another vote, with the full six-member Board present. [This case can be continued at the next Planning Commission meeting since there was a split vote, with one member (David

Planchon) being out tonight.] But Ms. Ross said that the City Council may still take action on this case before then. The applicant's attorney agreed with deferring SP-2024-02 until the next Planning Commission meeting on October 17, 2024.

XII. SPECIAL USE PERMIT CASE #SP-2024-03. (To be located in Council District 4.)

Consideration of a Special Use Permit Request to allow a personal care home on property at **270 Shields Road.** Applicant/Agent: Shona John. The property is located in Land Lot 70 of District 12, and it contains 1.47 +/- acres.

To be presented by the Community Development Staff.

Staff Presentation – Presented by Gordon Linton.

Applicant's Presentation – Presented by Shona John, the applicant, of 270 Shields Road. Ms. John stated that the proposed personal care home would not invade anyone's privacy and that it would not cause any traffic problems. She said that older people are the foundation of everything that we have today. Ms. John has worked in the personal care field for twenty years, and she has a passion for it. It is her dream. She said that Pages 28 and 29 of the UDC allow personal care homes.

Board Questions and Applicant's Responses – Jayden Williams asked the applicant why the State denied her business license. But Shona John stated that that is a lie. She has a business license for her business where she resides from the City of Riverdale. She has not yet applied for a business license from the State. She also has a CNA license from the State of Georgia. Mr. Williams also asked about home improvements to the house, but Ms. John said that those have not yet been done. Mr. Williams also he said that the applicant's submitted floor plan only shows four bedrooms instead of six, but Ms. John said that there are also two bedrooms in the basement downstairs. Anthony Mitten asked about Ms. John's certifications. She said that no one ever asked her about her certifications. She does not yet have a business license from the City of Stockbridge for the subject property. She also plans to apply for some funds to install a sprinkler system. Stanley Dumas asked Ms. John whether she was willing to defer this case, because he believed that "not enough" has been done to iron out the issues with the Staff, and that the case is not yet ready for a vote; the Board can't "get ahead of Staff." Ms. John agreed to defer her case, and she preferred that it be deferred for two months.

[First] Board Action – Jayden Williams made a motion to defer this case to the November 21, 2024 Planning Commission meeting, and Harold Thibodeaux seconded the motion. A vote was taken, and the Board unanimously approved the motion to defer SP-2024-03 until the November 21, 2024 Planning Commission meeting.

Public Hearing – It was noted that two persons were present to speak about SP-2024-03, so the public hearing was opened:

1. **Robert Bost of 254 Shields Road --** Mr. Bost said that he has lived in his house for thirty-five years. He is all for personal care homes, but why change the zoning on the property? He is totally against it, and his neighbors at 260 and 250 are also against it. Mr. Bost said, why defer the case; just say “No.”
2. **Robert Schuhl of 253 Shields Road (across the street) –** Mr. Schuhl said that there would be headlights shining into his window, and people would be wandering the street. Shields Road is a very busy road. Who would buy his property, knowing that there is a business across the street? The proposed personal care home would not be good for property values. He wondered whether the house would be ADA-accessible. He said that at 931 Rock Quarry Road, there is a building, which is vacant, which was assisted living. It is an empty building in a commercial area that is available to do what Ms. John wants to do. He did not understand why a residential area has to be turned into something else.

Staff Comments – City Zoning Attorney Valerie Ross stated that, even though the Board already took a vote on this case, that the Board needed to vote again since the public hearing was just held.

[Second] Board Action – Jayden Williams made a motion to defer this case to the November 21, 2024 Planning Commission meeting, and Harold Thibodeaux seconded the motion. A vote was taken, and the Board unanimously approved the motion to defer SP-2024-03 until the November 21, 2024 Planning Commission meeting.

XIII. PROJECT UPDATES

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

[None.]

XIV. STAFF COMMENTS

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

Ryan Anderson stated that the Planning Commission Board members would undergo training next month, and that training materials would be sent to them.

XV. BOARD COMMENTS

[None.]

XVI. ADJOURNMENT

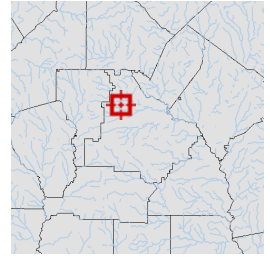
Anthony Mitten made a motion to adjourn the meeting, and Harold Thibodeaux seconded the motion. A vote was taken, and the Board members voted unanimously to adjourn the meeting. Chairman Dumas then stated that the meeting was adjourned. [It was adjourned at 8:36 p.m.]



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01011001	Class	C	Owner	NORTH EAGLE	Land	\$116,300								
Property	106 ROCK	Acreage	0.89	Address	PAVILION LLC	Value:									
Address	QUARRY RD					Building	\$483,600	Last 2 Sales							
District	City/Stockbridge					Value:		Date	Price	Reason	Qual				
						Misc	\$14,200	2/3/2006	\$0	CORPORATE	U				
						Value:		9/20/2000	\$120,000	n/a	U				
						Total	\$614,100								
						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: 8/20/2024

Last Data Uploaded: 8/19/2024 9:17:27 PM

Developed by Schneider
GEOSPATIAL



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

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

DATE: September 19, 2024 (Planning Commission)
October 14, 2024 (Mayor and Council)

Subject: #SP-2024-02 For 106 Rock Quarry Road

I. PURPOSE

Consider a special use permit by GRP, LLC to allow a liquor store on property located at 106 Rock Quarry Road. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

II. PROJECT INFORMATION

Proposed Development	Liquor Store
Site Address	106 Rock Quarry Road
Parcel Identification	S33-01011001
Parcel Acreage	0.89 +/- acres
Applicant	GRP, LLC
Agent:	Girishkumar Patel
Owner:	North Eagle Pavilion, LLC.

Current Zoning	C-2 (General Commercial)
Current Future Land Use Designation	Low Density Mixed Use

SURROUNDING ZONING DISTRICTS

Location	Existing Land Use	Current Zoning
Property to the North	Building (Vacant) Moye's Pharmacy – Stockbridge Ed's Public Safety Happy Market (Convenience store)	C-2 (General Commercial)
Property to the South	Evans Sand & Gravel Auto Motorsport & Collision LLC	LI (Light Industrial)
Property to the East	Vacant Residence Vacant Residence The Reserve at Stockbridge Apartments Georgia Certified Motors (Used car dealer) Sunoco (Gas station)	SR (Single-Family) SR (Single-Family) MFR (Multi-Family Residential) C-3 (Heavy Commercial) C-3 (Heavy Commercial)
Property to the West	Residential	SR (Single-Family)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Building (Vacant) Moye's Pharmacy – Stockbridge Ed's Public Safety Happy Market (Convenience store)	Low Density Mixed Use
Property to the South	Evans Sand & Gravel Auto Motorsport & Collision LLC	Low Density Mixed Use
Property to the East	Vacant Residence Vacant Residence The Reserve at Stockbridge Apartments Georgia Certified Motors (Used car dealer)	Downtown District
Property to the West	Residential	Low Density Mixed Use

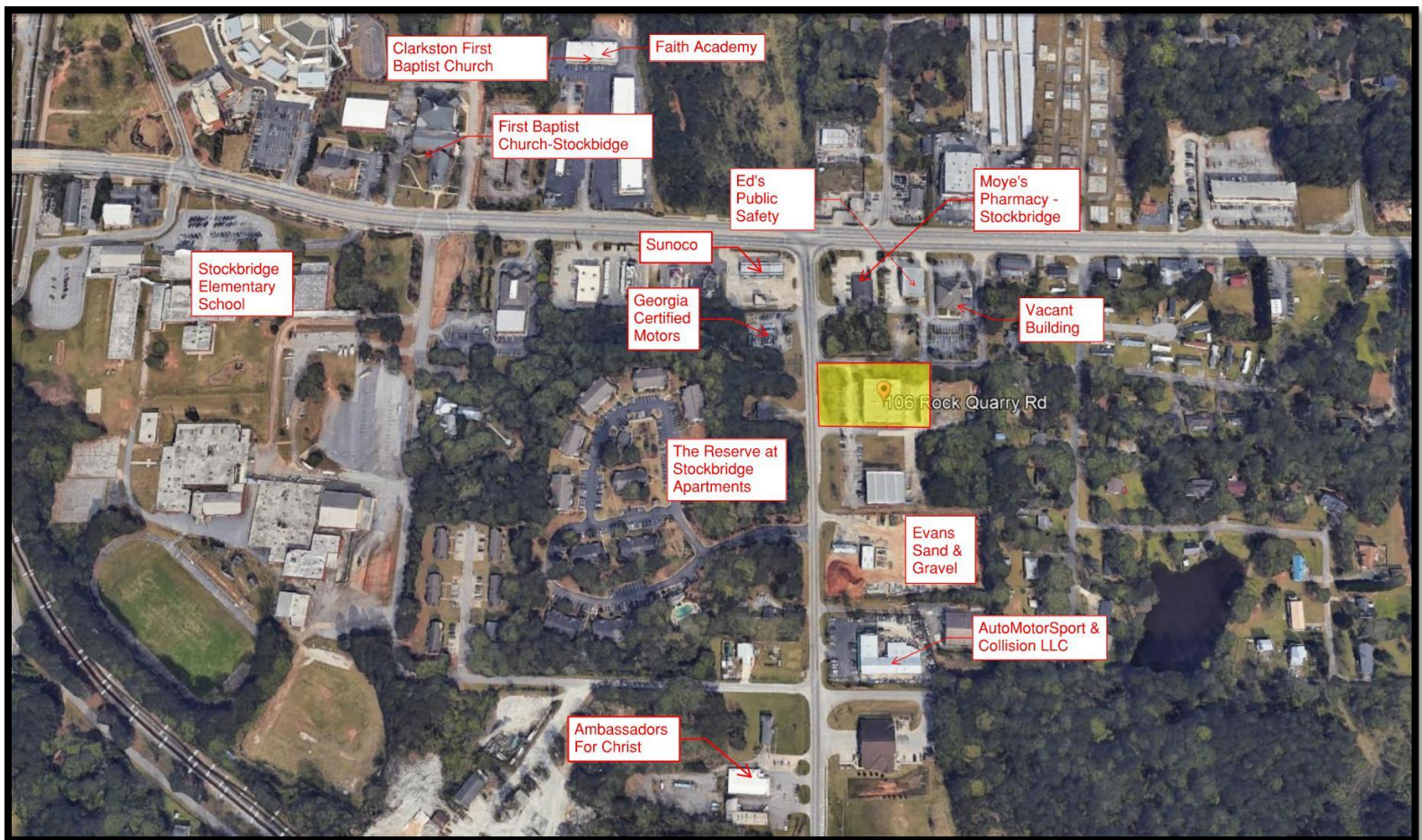
III. FINDING OF FACTS

1. The subject property is surrounded by the following zoning districts: C-2 (General Commercial), SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential).
2. The subject property is surrounded by the following current future land use designations: Low Density Mixed Use, Downtown District, Medium Density Residential, Heavy Industrial, Public Institutional, and Light Industrial.
3. The subject property has frontage on Rock Quarry Road, which is classified by the Georgia Department of Transportation as a minor arterial road.
4. The subject property is part of the Parkway Mixed-Use Overlay District.

5. The subject property was rezoned from R-3 (Residential) to C-2 (General Commercial) on January 29, 2001, upon the request of OPM Properties. The intent of the request was for a retail/warehouse building.

IV. MAPS, SITE PLAN, AND RENDERINGS

Vicinity Map of 106 Rock Quarry Road

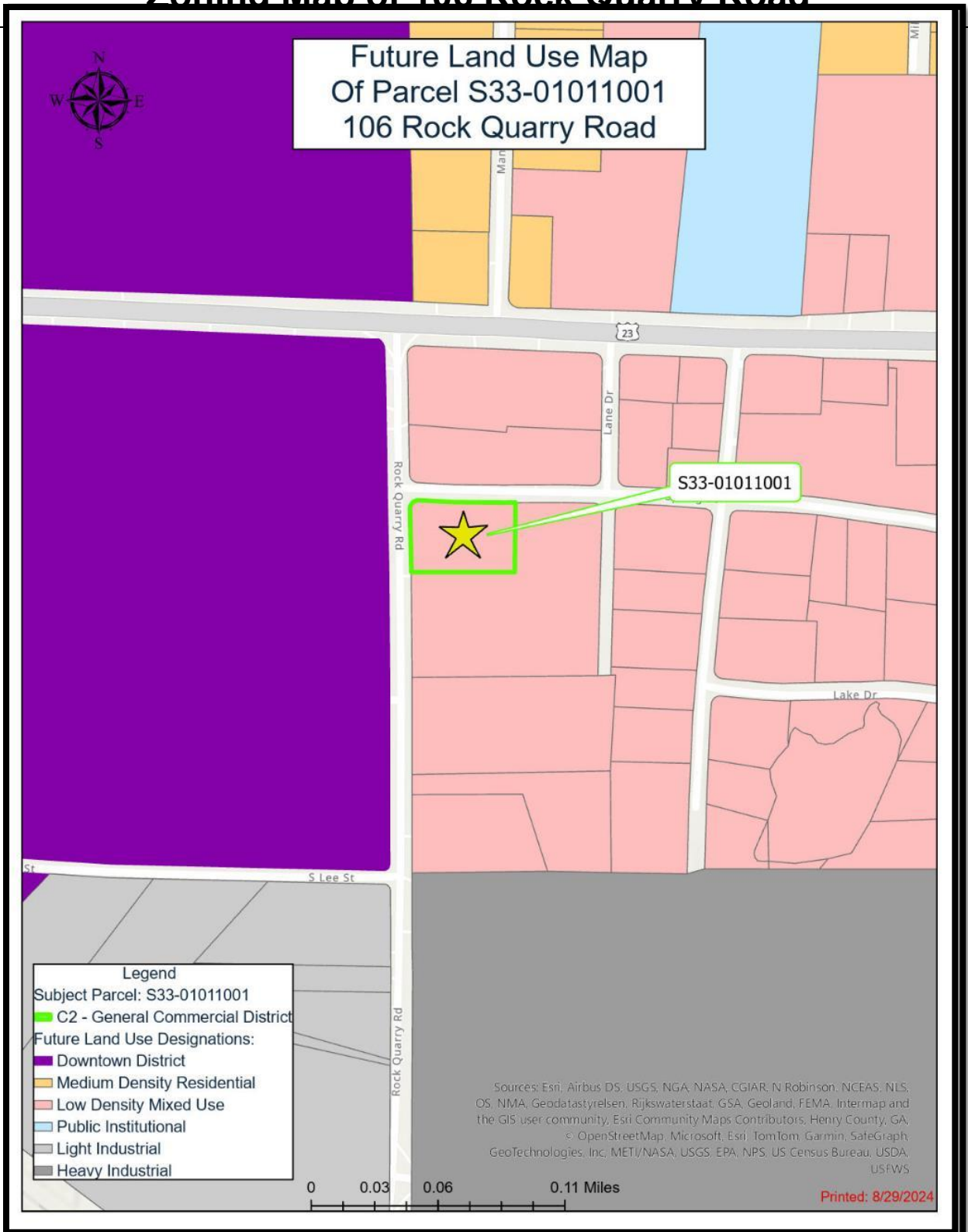


Aerial Photo with Site Plan of 106 Rock Quarry Road

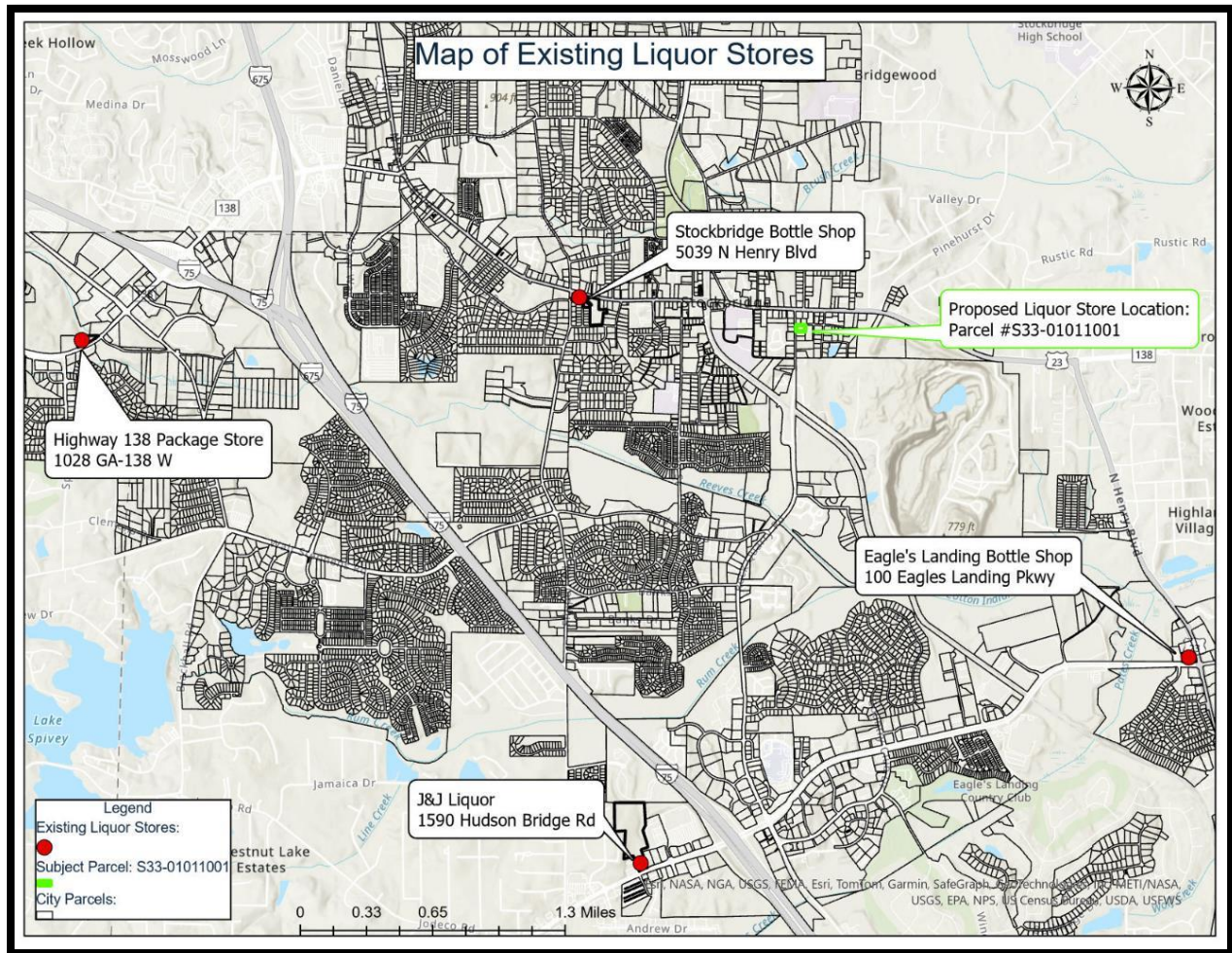


Future Land Use Map of 106 Rock Quarry Road

Zoning Map of 106 Rock Quarry Road

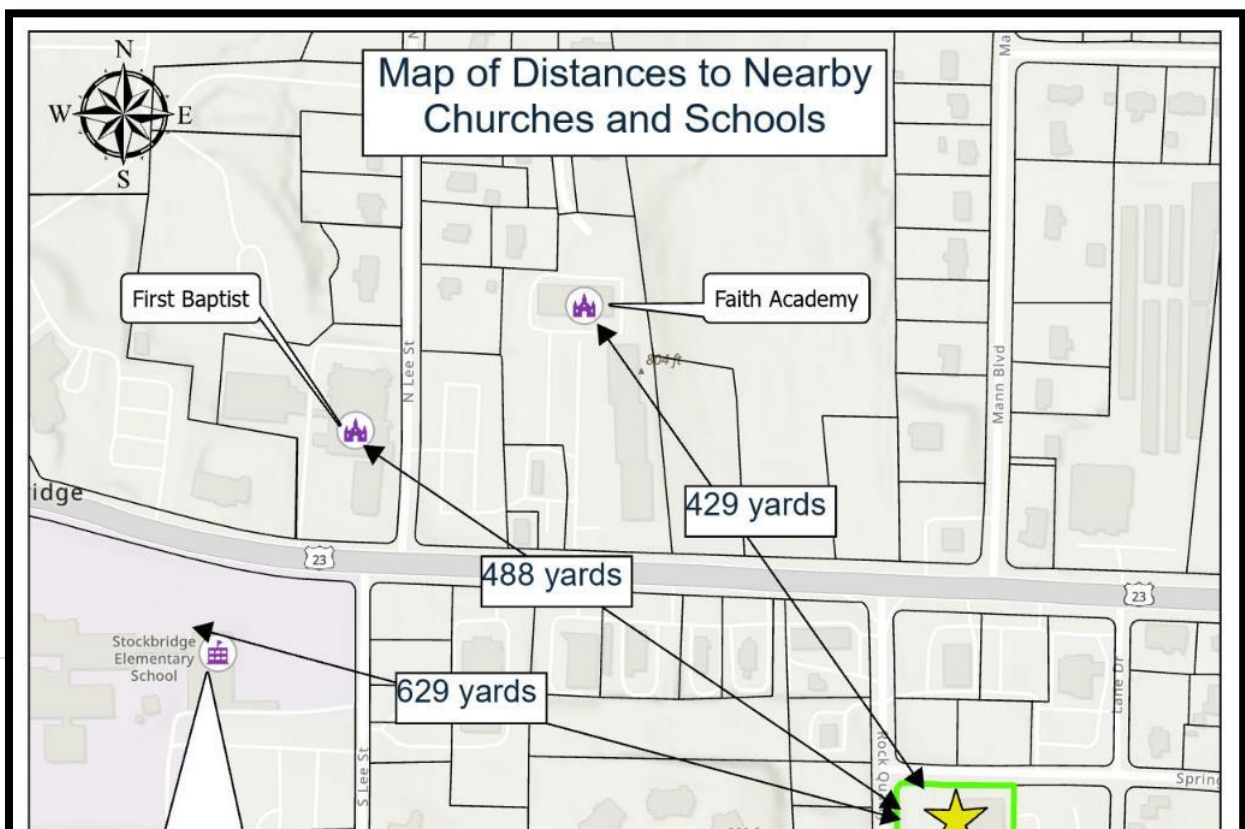


Map of Existing Liquor Stores

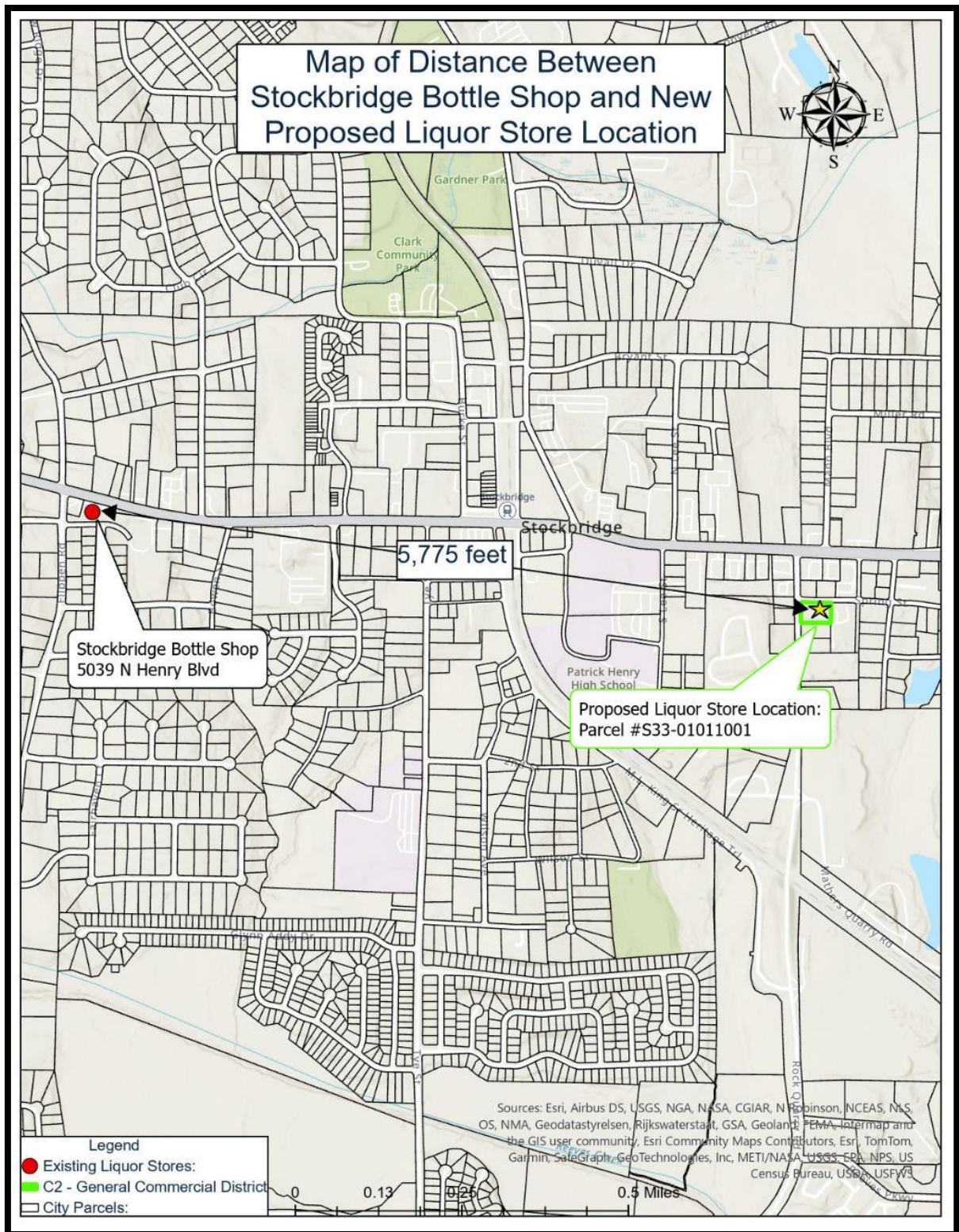


Name of Liquor Store	Stockbridge Bottle Shop	Eagle's Landing Bottle Shoppe	J&J Liquor	Highway 138 Package Store	Stockbridge Wine and Spirits
Address	5039 North Henry Boulevard (Suite C)	100 Eagles Landing Parkway	1590 Hudson Bridge Road	1028 Highway 138 West	106 Rock Quarry Road
Zoning of Property	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)
Current Future Land Use Designation	Low-Density Mixed Use	Low-Density Mixed Use	Medium Density Mixed Use	Low-Density Mixed Use	Low-Density Mixed Use
Square Footage	4,268 square feet (estimate)	14,678 square feet	12,299 square feet	10,472 square feet	12,500 square feet

Distance from Proposed Liquor Store to Nearby Churches and Schools



Distance from Stockbridge Bottle Shop to Proposed Liquor Store





Rendering of Proposed Liquor Store on 106 Rock Quarry Road



V. ANALYSIS

Project Description

GRP, LLC. is applying for a special use permit to convert the 12,500 square-foot building at 106 Rock Quarry Road into a liquor store. The entire space will be utilized, with planned improvements including resurfacing the parking lots, enhancing landscaping, and adding brick façades on all sides. The existing 20 parking spaces will be resurfaced, and security cameras will be installed. The project is expected to be completed by December 25, 2024.

The subject property is zoned C-2 (General Commercial), which allows for a variety of uses, including liquor stores, as specified in Section 2.4.9 of the Stockbridge Unified Development Code. Additionally, any liquor store established on this property must adhere to the development standards outlined in the Stockbridge Unified Development Code.

UDC Development Regulations Relevant to Request:

- OR24-563: Section 2.5.2 (C) and 2.5.2 (D) of the Parkway Mixed-Use Overlay District
- OR24-560: Certain Businesses
- Chapter 9.04.070: License — Distance Restrictions.
- Section 9.2.5: Requirements for special use permits.
- Section 9.2.6: Use permit considerations.

OR24-563: Section 2.5.2 (D) of the Parkway Mixed-Use Overlay District

Select Use Requirement	Does it Meet Requirement?
Must be located on a property with frontage on either a collector or an arterial road, as classified by the Georgia Department of Transportation or the Henry County Department of Transportation.	Yes
Property must have a base zoning district which allows such uses.	Yes
All property design standards of the base zoning district must be met.	Yes
Existing non-conforming structures may not be enlarged.	Yes
Building facades for both primary and accessory structures must be constructed of brick on all sides.	Yes
Acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.	Yes
The required number of parking spaces must be provided.	Yes
Other special requirements, to be determined by the Community Development Director.	Yes

The subject property falls within the Parkway Mixed-Use Overlay, regulated by Sections 2.5.2 (C) and 2.5.2 (D) of the Stockbridge Unified Development Code. As a select use, the proposed liquor store complies with Section 2.5.2 (C) (1). The requirement for select uses, detailed in Section 2.5.2 (D) and summarized in the table above, includes several key points. First, the property fronts Rock Quarry Road, classified as a minor arterial road by the Georgia Department of

Transportation. Second, the property is zoned C-2 (General Commercial), which permits liquor stores. Third, the proposed liquor store will feature brick facades on all sides, aligning with the required improvements. Additionally, the liquor store will utilize the existing turning lane for access and internal circulation.

OR24-560: Certain Businesses (B) - Liquor Store Requirements

Requirement	Meets Requirement?
Each liquor store must occupy a physical space of at least 6,000 square feet.	Yes

Section B of OR24-560, an ordinance passed by the Mayor and Council on March 26, 2024, outlines the requirements for issuing a liquor store license. Among the requirements of OR24-560 is that a liquor store must occupy a physical space of 6,000 square feet. The proposed liquor store, with a total area of 12,500 square feet, exceeds this requirement, thereby complying with OR24-560. The details are summarized in the table above.

9.04.070 - License—Distance restrictions

Section 9.04.070 of Chapter 9.04 in Title 9 of the Stockbridge Code of Ordinances outlines the requirements for the proximity of liquor stores to certain establishments, including churches, schools, and alcohol treatment centers. According to Section 9.04.070 (1), alcohol sales are prohibited within 100 yards of any church building. Near the proposed liquor store, there are three churches: First Baptist of Stockbridge (4566 North Henry Boulevard), Ambassadors for Christ (125 Rock Quarry Road), and Clarkston First Baptist Church (4518 North Henry Boulevard). All three churches are between 346 yards and 488 yards away, thus meeting the distance requirement.

Section 9.04.070 (2) states that alcohol sales cannot occur within 200 yards of any school building, educational building, school grounds, or college campus. The two nearby schools, Stockbridge Elementary School and Faith Academy, are 629 yards and 429 yards away from the proposed liquor store, respectively, which also meets the requirement.

Section 9.04.070 (3) prohibits the sale of distilled spirits, wine, or malt beverages within 100 yards of any state, county, or municipally owned alcohol treatment center. Healthquest Frontiers of Stockbridge, located 2.66 miles away, satisfies this requirement.

Finally, Section 9.04.070 (4) mandates that distilled spirits cannot be sold within 500 feet of another business licensed to sell distilled spirits. The nearest liquor store, Stockbridge Bottle Shop (5039 North Henry Boulevard, Suite C), is 5,775 feet away, thus complying with this regulation. The details are summarized in the table below.

Name	Type	Address	Distance from Proposed Liquor Store
Faith Academy	School	4518 North Henry Boulevard	429 yards
Atlanta Baptist College	College	1410 Valley Hill Road	2.66 miles
First Baptist of Stockbridge	Church	4566 North Henry Boulevard	488 yards
Healthquest Frontiers of Stockbridge	Alcohol Treatment center	1233 Eagles Landing Parkway (Suites C & D)	2.39 miles
Ambassadors For Christ	Church	125 Rock Quarry Road	346 yards
Stockbridge Elementary School	School	4617 North Henry Boulevard	629 yards
Clarkston First Baptist Church	Church	4518 North Henry Boulevard	429 yards
Stockbridge Bottle Shop	Liquor Store	5039 North Henry Boulevard (Suite C)	5,775 feet

Staff Analysis

ANALYSIS OF REQUEST

9.2.5 Requirements for special use permits.

- The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.**

The proposed liquor store is not expected to negatively impact traffic congestion. It will utilize the existing turning lane, ensuring smooth traffic flow. By utilizing the existing turning lane, it will help maintain smooth traffic flow. Additionally, data from the Georgia Department of Transportation indicates that the average daily traffic count on Rock Quarry Road was 12,500 in 2023, suggesting that the current infrastructure can accommodate the additional traffic without any significant issues.

2. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

The existing building appears to be suitable for the proposed liquor store. Any issues with regard to the physical condition of the subject property will be addressed during the plan review process.

3. Adequate public facilities are available to serve the proposed use.

A letter from the Henry County Water Authority dated August 2, 2024, states that water and sewer service is provided at the existing building.

4. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. The proposed liquor store will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact on the surrounding area.

5. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.

The subject property is designated for Low-Density Mixed Use, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended for commercial and retail areas along key corridors and intersections, primarily serving nearby residential neighborhoods. The proposed liquor store, located near the intersection of Rock Quarry Road and North Henry Boulevard, aligns with this intent.

Furthermore, the proposed liquor store supports the comprehensive plan's goals, particularly those on page 44, which emphasize promoting a better sense of place and preserving community character. The renovation plans for the existing building include significant improvements such as resurfacing parking lots, enhancing landscaping, and adding brick façades on all sides. These enhancements will not only comply with the comprehensive plan but also ensure that the development is not unduly detrimental to nearby properties.

9.2.6 Use permit considerations

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council

The proposed liquor store is consistent with the goals and policies of the Stockbridge 2024 Comprehensive Plan. The proposed liquor meets the intent of the Low-Density Mixed Use future land use designation which states on page 48

"This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and

redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.”

In addition, the proposed liquor store is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44 that are listed below:

Community Goals and Policies (page 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. (Economic Development Goal)
	Market the City as a great 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 and developers to improve conditions of property and require a consistent look of quality among commercial developments. (Future Land Use Policy)

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed

The subject property, currently zoned as C-2 (General Commercial), is permitted to have liquor stores under Section 2.4.9 of the Stockbridge Unified Development Code. This zoning designation is shared by several properties in the vicinity, indicating a commercial character that supports such uses. The surrounding zoning districts include SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential). Since there are properties in the vicinity of the area that are zoned C-2, the proposed liquor store would be compatible.

3. Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.

The proposed use of the subject property for a liquor store will comply with all

applicable local, state, and federal statutes, ordinances, and regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets

The proposed liquor store will not have any negative impact on the traffic flow in the vicinity of the area. To further enhance traffic management, the developer plans to utilize the existing deceleration lane, which will help to alleviate any potential congestion.

5. The location and number of off-street parking spaces

According to the conceptual site plan provided by the applicant, the existing building is 12,500 square feet and will offer 40 parking spaces for customers. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.

6. The amount and location of open space

The existing building, which is the proposed location for the new liquor store, currently features sufficient open space. The availability of this open space will facilitate a smooth transition as the building is renovated, ensuring that the new liquor store can be integrated into the existing structure.

7. Protective screening

The proposed liquor store will make use of the existing building's landscaping, preserving the natural beauty and aesthetic appeal of the area. In addition to maintaining the current greenery, the developers plan to enhance the property by adding new landscaping as part of the renovation process. This combination of existing and new landscaping will create a visually appealing environment that complements the surrounding properties.

8. Hours and manner of operation

The proposed liquor store will have the following operating hours: Monday to Wednesday from 9 AM to 10:30 PM, Thursday to Saturday from 9 AM to 11:30 PM, and Sunday from 12:30 PM to 9 PM.

9. Outdoor lighting

As part of the renovation process, the proposed liquor store will enhance safety and security by installing outdoor lighting and security cameras around the exterior. This will further ensure that the premises are well-lit and monitored, providing a secure environment for customers, and preventing potential criminal activity.

10. Ingress and egress to the property.

The proposed liquor store will utilize the existing access points of the current building, which will minimize any disruptions to the established traffic flow.

VI. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Special Use Permit via SP-2024-02 is consistent with the regulations found in OR24-563, OR24-560, Chapter 9.04.070, and both Section 9.2.5 and Section 9.2.6 of the Stockbridge Unified Development Code. Therefore, the Planning and Zoning staff recommends **APPROVAL**.



Special Use Permit Application Form

Name of Applicant GRP LLC Phone: 615 579 2596 Date: 08/02/2024
Address Applicant: 559 MARIPOSA LN Fax _____ Cell # _____
City: MCDONOUGH State: GA Zip: 30253 E-mail: RAGO2LLC@YAHOO.COM
Name of Agent GIRISHKUMAR PATEL Phone: 615 579 2596 Date: 08/02/2024
Address Agent: 559 MARIPOSA LN Fax _____ Cell # _____
City: MCDONOUGH State: GA Zip: 30253 E-mail: RAGO2LLC@YAHOO.COM

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A **SPECIAL USE PERMIT**.

Special Use Permit(s) being requested: For Liquor Store

The property will be Posted with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than thirty days prior to the City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Address of Property or Parcel Number: 106 Rock Quarry Rd, Stockbridge
GA 30281

Nearest intersection to the property: N Henry Blvd * Rock Quarry Rd

Size of Tract: 0.89 acres, Land Lot Number(s): 62 District(s): 12

Property Tax Parcel Number(s): S33-01011001 (Required)

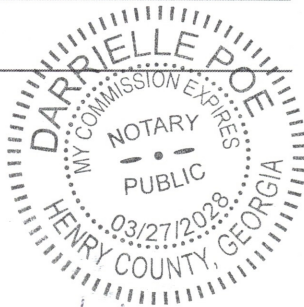
Witness Signature

NIRAL PATEL 08/02/2024

Printed Name of Witness

Notary

NOTARY STAMP:



8/2/24

Signature of Applicant

GIRISHKUMAR PATEL 08/02/2024

Printed Name of Applicant

Signature or Agent

Total Amount Paid g _____ Cash _____ Check # _____ Received by: _____ (FEES ARFC NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meetil4g: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature:_____Date: _____

City of Stockbridge Community Development Department--4602 North Henry Blvd., Stockbridge, GA 30281 770-389-7900

To Stockbridge City Planning and Zoning Department,

Re: SUP Application for GRP LLC, 106 Rock Quarry Road, Stockbridge, GA 30281.

I am in the process of purchasing a property located at 106 Rock Quarry Road, Stockbridge, GA 30281. The property is currently owned by NORTH EAGLE PAVILION LLC, and I, Girishkumar Patel, Rock Quarry G LLC, is in the process of buying this property.

As part of the SUP application, both parties—myself (as the buyer) and NORTH EAGLE PAVILION LLC (as the seller)—have completed and notarized the PROPERTY OWNER'S AUTHORIZATION FORM and the APPLICANT CAMPAIGN DISCLOSURE FORM in case sale goes through while I am in a process of SUP application.

GRP LLC which is also owned by me, Girishkumar Patel, is applying for SUP application.

Please feel free to reach out to me if you have any questions or require additional information. I can be contacted via email at rago2llc@yahoo.com or by phone at 615-579-2596.

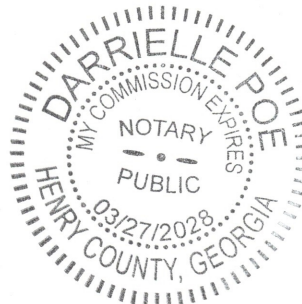
Thank you for your attention to this matter.

Sincerely,

G. R. Patel

Girishkumar Patel
Owner, Rock Quarry G LLC and GRP LLC

Darrielle Poe



8/2/24

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 106 ROCK QUARRY RD, STOCKBRIDGE, GA 30281 [address], with Parcel Number S33-01011001 which is the subject of this application.

Name of Property Owner: NORTH EAGLE PAVILLION LLC
Property Owner's Address: 106B ROCK QUARRY RD STOCKBRIDGE GA 30281
Telephone: 770 474 7693 E-mail: LOREN@PIERCERX.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GA [State].

Signature: _____ Date: 08/02/2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): GIRISHKUMAR PATEL

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 615 579 2596 RAGO2LLC@YAHOO.COM

559 MARIPOSA LN, MCDONOUGH, GA 30253

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Signature of Property Owner, who swears that the information which is contained in this Property

Signature of Notary Public

Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Ashley Brayton

Printed Name of Notary Public

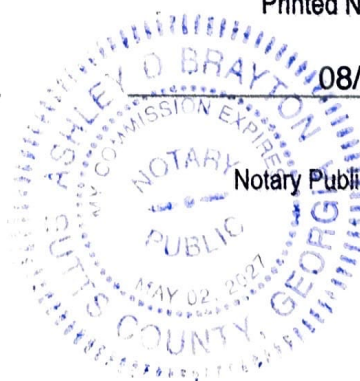
08/02/2024

Date

08/02/2024

Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

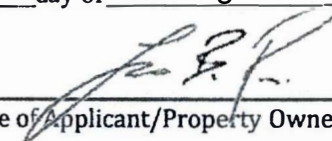
Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No ✓

If _____, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of August 2024

Loren Pierce - Property Owner
Applicant's Name - Printed


Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of August 2024




Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 106 Rock Quarry Rd, Stockbridge, GA 30281 [address], with Parcel Number S33-01011001 which is the subject of this application.

Name of Property Owner: Rock Quarry G LLC, GIRISHKUMAR PATEL

Property Owner's Address: 559 MARIPOSA LN, MCDONOUGH, GA 30253

Telephone: 615 579 2596 E-mail: RAGO2LLC@YAHOO.COM

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of HENRY [County], GEORGIA [State].

Signature: G. R. Patel Date: 08/02/2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): GIRISHKUMAR PATEL

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 615 579 2596, RAGO2LLC@YAHOO.COM, 559 MARIPOSA LN, MCDONOUGH, GA

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

G. R. Patel

Signature of Property Owner, who swears that the information which is contained in this Property

Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/02/2024

Date

Danielle Poe

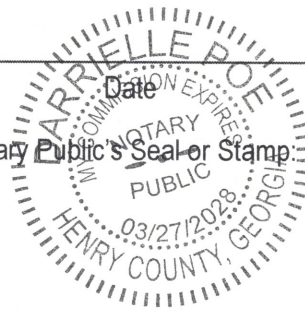
Signature of Notary Public

Danielle Poe

Printed Name of Notary Public

08/02/2024

Notary Public's Seal or Stamp



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No ☒

If _____, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 2nd day of AUG 2024

GIRISHKUMAR PATEL

Applicant's Name - Printed

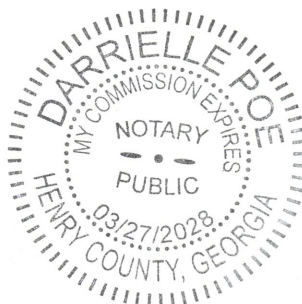
G. R. Patel

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of AUG 2024



8/2/24

[Signature]
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT, HENRY COUNT, GEORGIA, BEING 1.004 ACRES DESIGNATED AS TRACT 1, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR LOREN PIERCE, BY A.E. VAUGHN, REGISTERED LAND SURVEYOR, DATED 9/13/00 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SPRING DRIVE (40 ' R/W) A/K/A SPRING STREET), AND THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD (80 ' R/W); THENCE SOUTH 87 DEGREES 33 MINUTES 01 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPRING DRIVE, 270.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 42 MINUTES 03 SECONDS WEST, 160.41 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 42 SECONDS WEST, 264.68 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD; THENCE NORTH 00 DEGREES 50 MINUTES 17 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD, 156.69 FEET TO THE POINT OF BEGINNING.

To: Stockbridge City Planning and Zoning Department
RE: Special Use Permit Application for GRP LLC - Liquor Store

This letter serves to request a Special Use Permit (SUP) for GRP LLC to open a liquor store at 106 Rock Quarry Road, Stockbridge, GA 30281. The current building at this location has approximately 12,000 square feet, and GRP LLC intends to utilize the entire space for the liquor store.

Scope of Work and Project Timeline:

Upon receiving approval for the SUP, GRP LLC will commence a comprehensive renovation of the property. The planned improvements include:

1. **Facade Renovation:** GRP LLC will perform a facelift to enhance the building's appearance, aligning it with the aesthetic standards of the community.
2. **Landscaping:** New landscaping will be introduced to create a pleasant and inviting exterior environment.
3. **Parking Lot Resurfacing:** The parking lot will be resurfaced to ensure a smooth and safe experience for customers.
4. **Interior Fit-Out:** GRP LLC plans to install 20-25 cooler doors along with a walk-in cooler to adequately stock and display the products.

The SUP process is expected to take approximately 2.5 months. Following this, GRP LLC will apply for the necessary state licenses and undertake additional renovations. The target opening date is December 20, 2024, with a grand opening event planned for Christmas Day, featuring tastings, a DJ, and food.

Security and Safety Measures:

To ensure a secure and safe environment for both customers and staff, GRP LLC will implement the following measures:

1. **Security Cameras:** High-resolution IP network cameras will be installed both inside and outside the store. These cameras will record at 4 MP and 20 FPS, with footage stored for 45 to 60 days. This setup will ensure that any incidents occurring on the premises can be reviewed by law enforcement if necessary.
2. **Security Personnel:** GRP LLC plans to hire either an on-duty or off-duty police officer from the Stockbridge Police Department during peak times to enhance store safety.
3. **ID Scanners:** The store will be equipped with ID scanners from IDScanner.com, specifically the "Age Visor POS," to verify the age of customers and ensure compliance with legal requirements.

4. **Staff Training:** All employees will undergo thorough training in responsible alcohol sales, emergency procedures, and customer service to handle various situations professionally.
5. **Customer Safety Measures:** GRP LLC will ensure well-lit signage, clear aisles, and regular cleanliness checks to maintain a safe shopping environment.

Community Engagement:

GRP LLC is committed to fostering positive community relations. GRP LLC plans to establish partnerships with local organizations and businesses, support community initiatives. Additionally, GRP LLC will explore opportunities for in-store fundraising to benefit local charities.

Compliance and Reporting:

GRP LLC is dedicated to adhering to all local and state regulations concerning alcohol sales. Regular compliance checks will be performed, and any incidents or issues will be promptly reported to the relevant authorities.

Thank you for considering this application and the measures outlined above. GRP LLC is committed to ensuring that the liquor store operates responsibly and contributes positively to the Stockbridge community. Should you have any questions or concerns, GRP LLC is happy to address them.

Sincerely,

Girishkumar Patel

Girishkumar Patel

Owner, GRP LLC

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

August 2, 2024

Mr. Girishkumar Patel
559 Mariposa Ln
McDonough, Georgia 30253

RE: Parcel No. S33-01011001

Dear Mr. Patel,

The City has reviewed your request for water and sewer services for the proposed distilled spirit store to be located at 106 Rock Quarry Road.

Currently there is available water and sewer capacity for the proposed store, however, if construction plans are not submitted within one (1) year (**August 2, 2025**), this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,



Decius T. Aaron
Public Works Director

Cc: Kevin Miller, Sewer Superintendent
Adam Daniel, Chief Collection Systems Operator

DTA:da

Henry County, GA

Summary

Parcel ID	S33-01011001
Location Address	106 ROCK QUARRY RD
Millage Group	0003 (City/Stockbridge)
Property Usage	COMMERCIAL (1000)
Total Acres	0.89
Landlot / District	62 / 12
Subdivision	
Lot/Block	
Plat Book	
Plat Page	

Exemptions:

Owners

[NORTH EAGLE PAVILION LLC](#)
106 B ROCK QUARRY RD
STOCKBRIDGE, GA 30281

Valuation

	2024	2023	2022	2021
+ Building Value	\$483,600	\$488,000	\$492,300	\$496,700
+ OB/Misc	\$14,200	\$12,200	\$12,600	\$13,000
+ Land Value	\$116,300	\$116,300	\$131,200	\$131,200
= Total Assessment	\$614,100	\$616,500	\$636,100	\$640,900

Exemptions:

Assessment Notices 2024

[2024 Assessment Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type
COMMERCIAL (001000)	38768	SF

Buildings

Building #	1
ConstructionType	OFFICE AVG
Actual Year Built	2001
Effective Area	10,973
Heated Area	10,922
Bedrooms	0
Baths	6
Wall Height	12

Miscellaneous Data

Description	Length	Width	Units	Year Built
PVMNT-ASP	0	0	13,450	2001
OHDOOR L	0	0	5	2002

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
2/3/2006	9055-191	\$0	WARRANTY DEED	CORPORATE	OPM PROPERTIES INC	NORTH EAGLE PAVILION LLC
9/20/2000	3862-47	\$120,000	EXECUTORS DEED		HARDEMAN ELIZABETH D	OPM PROPERTIES INC

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

F

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

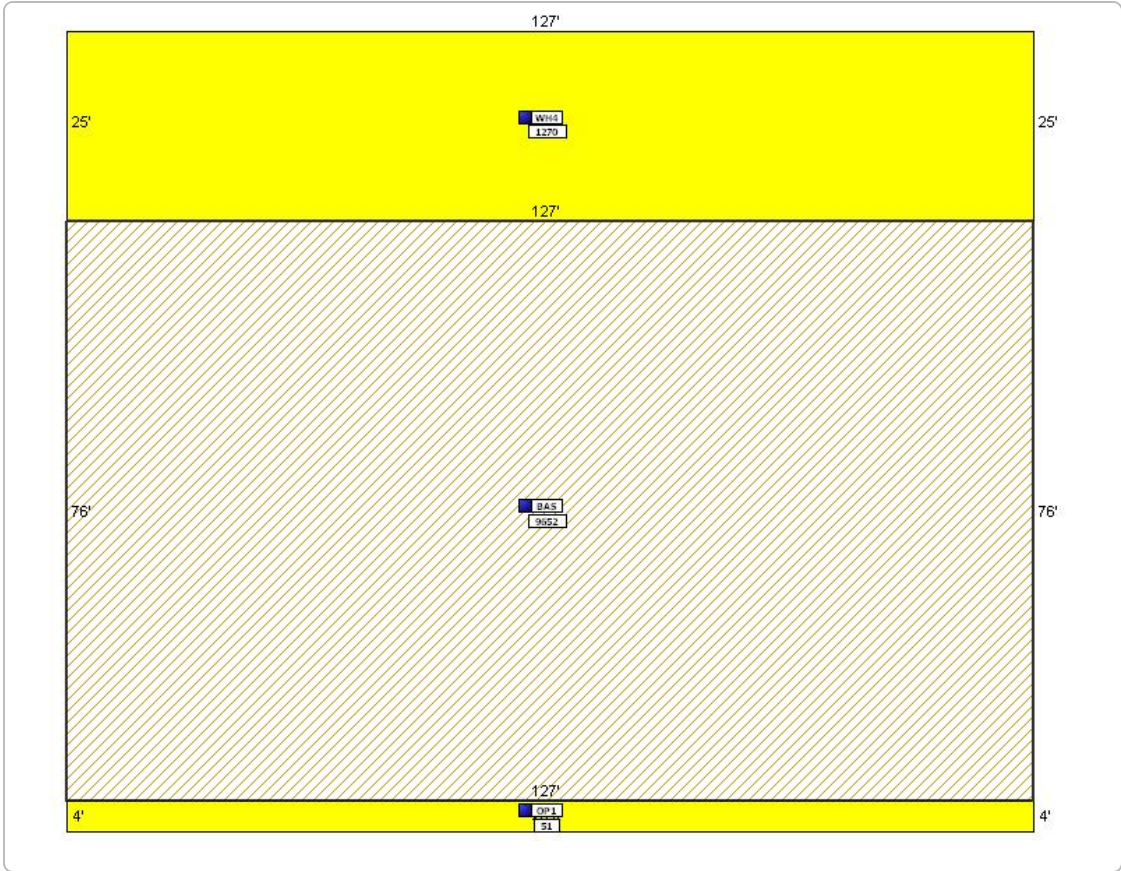
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels
0

Sketches



Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/3/2024, 9:34:11 AM](#)

[Contact Us](#)



STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12 (UNIFIED DEVELOPMENT CODE), SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, AND P OF THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO THE GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That Title 12, Section 3.2.14 (C) of the current Stockbridge Code be deleted, and the new Title 12, Section 3.2.14 (C) and Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, AND P are added to the Code of Ordinances, City of Stockbridge, Georgia, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirements shall be measured from property line to property line of another existing gasoline service station.

- E. A gas station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. The property must have a base zoning district of C-3 (Heavy Commercial District) and C-2 (General Commercial District) via a Special Use Permit which allows such uses.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline stations, an equal number of electric charging stations as gas pumps must be provided on the site, and covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces must be provided.
- L. The required buffers must be provided.
- M. Other special requirements, to be determined by the Community Development Director.
- N. The project investment must be 8 million dollars.
- O. The gas station must have suites with two sub-tenants.
- P. All gas stations must meet the other related codes of Ordinances.

SECTION 2. Repeal. The existing Title 12, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. 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.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2024.

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE
TX-2024-07

ORDINANCE NO.

AN ORDINANCE TO REPEAL TITLE 12, SECTION 2.4.7, 2.5.3 (F), 3.1, 3.2.24, and SECTION 15 OF THE STOCKBRIDGE MUNICODE AND TO AMEND THE STOCKBRIDGE UNIFIED DEVELOPMENT CODE (U.D.C.) SECTION 2.4.7, 2.5.3 (f), 3.1, 3.2,24 AND SECTION 15. AND TO ADD 3.2.41 UNDER CHAPTER 3, USE REGULATIONS OF THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO THE DOWNTOWN DISTRICT AND THE DOWNTOWN VILLAGE OVERLAY DISTRICT, BY ADDING AND REMOVING CERTAIN USES FROM THE LIST OF PROHIBITED USES, AND BY ALLOWING THEM TO BE PERMITTED USES, PROVIDED THAT CERTAIN REQUIREMENTS ARE MET; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. To repeal Title 12, Section 2.4.7 of the current Stockbridge Municode, and to amend UDC, Section 2.4.7 in the Code of Ordinances, City of Stockbridge, Georgia, to include the following changes:

Add Permitted Uses. Arts Studio, Dance Studio, Hotels and Boutique Hotels

SECTION 2. Ordinance. To repeal Title 12, Section 2.5.3 of the current Stockbridge Code, and to amend UDC, Section 2.5.3 (F) in the Code of Ordinances, City of Stockbridge, Georgia, to include the following changes:

Add Prohibited Uses: Personal Care Homes, Nursing Homes, Extended Stay Hotels

Remove F. 11 ~~11. Tobacco & Vape shops, cigar bars, and hookah lounges~~ per Ordinance OR23-544 (TX-2023-01)

SECTION 3. To repeal the existing Title 12, Section 3.1 (USE TABLE) from the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 4. Ordinance. To repeal Title 12, Section 3.2.24 of the current Stockbridge Code to remove “dance studios” from a type of Mass Assembly.

SECTION 5. Ordinance- To add supplemental regulations to Title 12, Section 3.2.41 which will read as follows: *The hours of operation allowed for dance studios shall be 7:00 AM to 10:00 PM.*

SECTION 6. Ordinance-That Title 12, Section 4.8.5 Parking and Loading Space Standards be amended to add parking regulations for “dance studios”.

The parking requirement for dance studios is five spaces per 1,000 square feet.

SECTION 7. 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 8. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 9. 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 10. 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 11 Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2024.

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

EXHIBIT A: DOWNTOWN VILLAGE PROHIBITED USES

F. Prohibited Uses. The following uses are prohibited in the Downtown Village Overlay District:

1. Adult entertainment establishments
2. Boarding and rooming homes
3. Catering establishments
4. Child and adult day care centers
5. Consignment and thrift stores
6. Family day care homes
7. Payday Loan, title loans, money cash exchanges – ensure each has a definition.
8. Places of Worship
9. Public and private schools and related facilities
10. Restaurants with drive- through facilities and/ or windows
- ~~11. Tobacco & Vape shops, cigar bars, hookah lounges~~
12. Tattoo and piercing studios
13. Extended Stay

EXHIBIT B: Lodging

LODGING: Bed and Breakfast as a Special Use Permit and Hotel and Boutique Hotel as a permitted use

KEY:	P - Permitted Use							"See Section" - Additional Regulations Apply					
	A - Permitted as an Accessory Use							S - Special use					
Use	RR	SR	CCR	MFR	MHR	OI	DT	C1	C2	C3	L1	H	See Section
LODGING													
Bed and breakfast (not in subdivision)	S						S						3.26
Boutique Hotel							P						
Hotel							P	P	P	P			
Motel								P	P	P			
Short-term vacation rental	A		A										Title 9

EXHIBIT C: Residential

RESIDENTIAL: Multi-family apartments and condos as*permitted*

KEY:	P - Permitted Use							"See Section" - Additional Regulations Apply					
	A - Permitted as an Accessory Use							S - Special use					
Use	RR	SR	CCR	MFR	MHR	OI	DT	C1	C2	C3	LI	HI	See Section
RESIDENTIAL													
Accessory dwelling unit (guesthouse, in-law suite, apartment over garage)	A	A	A										3.2.2
Duplex, triplex, quadraplex			P	P			S						
Home occupation	A	A	A	A	A		A						3.2.18
Live-work unit							P						
Manufactured home					P								
Mobile home					P								3.2.26
Multi-family apartments and condos				P			P						
Single-family residences (detached)	P	P	P										
Townhouse (fee-simple only)			P	P									

EXHIBIT D: Recreation and Entertainment

Recreation and Entertainment: Dance Studio and Theaters with live performances, assembly or concert halls, or similar entertainment within enclosed building is “permitted*"

KEY:	P - Permitted Use							"See Section" - Additional Regulations Apply					
	A - Permitted as an Accessory Use							S - Special use					
Use	RR	SR	CCR	MFR	MHR	OI	DT	C1	C2	C3	LI	HI	See Section
RECREATION AND ENTERTAINMENT													
Clubs and/or lounges								P	P	P	S	S	3.2.24
Dance Studio							P	P	P	P			3.2.41
Indoor recreation (bowling alleys, movie theatres and other activities conducted wholly indoors)								P	P	P	S	S	3.2.24
Private commercial/vocational schools (including martial arts or dance studios, and technical or vocational training)								P	P	P	S	S	3.2.24
Amphitheaters, Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building								P	P	P	S	S	3.2.24

EXHIBITS E:

3.2.24 - Mass assembly centers and grounds (fairgrounds, outdoor amusements, amphitheaters, convention centers, civic centers, rodeos, armories, places of worship, and athletic fields).

A. As used in this zoning ordinance of the City of Stockbridge, Georgia, a place of assembly is a structure, portion of a structure, or area (either indoor or outdoor), designed primarily for people to gather to observe or participate in a single event or series of events. Places of assembly primarily consist of:

1. Places of religious worship;
2. Conference centers;
3. Funeral homes;
4. Auditoriums;
5. Stadiums and coliseums;
6. Movie theaters;
7. Concert halls;
8. Dance halls;
9. Movie, television and radio studios admitting an audience;
10. Private commercial/vocational schools (including martial arts or **dance studios**, and technical or vocational training); and
11. Clubs and/or lodges.

B. The following uses are not considered places of assembly for purposes of the UDC of the City of Stockbridge, Georgia:

1. Public libraries;
2. Hospitals, clinics and/or medical offices;
3. Nursing homes;
4. Flea markets;
5. Transit stations;
6. Restaurants;
7. Recreational facilities without spectator seating.

C. Subject to all conditions of the underlying zoning district and the conditions below, the following specific type(s) of place of assembly are permitted by right in the commercial and industrial zoning districts of the city:

1. Places of religious worship;
2. Movie theaters;
3. Concert halls;
4. Private commercial/vocational schools (including martial arts or **dance studios**, and technical or vocational training); and
5. Clubs and/or lodges.

D. Subject to subsection B. above and all conditions of any underlying zoning district places of assembly shall be conditional uses in all other zoning districts.

E. In the event that any place of assembly is designed to serve more than fifty (50) persons at any given time (whether or not the place of assembly is actually occupied by more than fifty (50) persons), the parcel shall:

1. Be located on a lot fronting a major thoroughfare; and
2. Be located on a tract of land not less than two (2) acres in area and having a street frontage of not less than two hundred (200) feet. In the case of parcels of land containing multiple tenants, the total land area shall be prorated among the tenant spaces based on square footage of each tenant space. In such cases, the prorated area for the place of assembly shall be not less than two (2) acres in area.

F. Nothing in this section shall be deemed to amend or otherwise alter any life safety code or any other provision of this Code unless expressly provided for herein.

G. Fairgrounds, outdoor amusements, amphitheaters, civic centers, convention centers, rodeos, and armories may be approved as a conditional use in RR, C-2, C-3, LI, and HI districts. Such facilities shall also meet the requirements of the applicable zoning district; of any applicable overlay district; of the assembly use regulations; and the additional site design standards that are set forth in this section.

EXHIBIT F:

To add the parking standards for “dance studios”

Use Group	Example of Types of Use	Minimum Requirement
<i>All areas are expressed in spaces per gross square feet of building area unless ground area or some other measure is specified</i>		
Adult entertainment establishments		10 per 1,000 sq. ft.
Assembly places with fixed seating	Stadiums/auditoriums Theaters/amphitheaters	1 per 4 fixed seats
Assembly places without fixed seating	Meeting halls Libraries	1 per 35 sq. ft. in largest assembly room
Auto dealerships, sales & service	New car sales Used car sales Service and parts	6.5 per 1,000 sq. ft.
Bowling alley		5 per alley
Child care kindergarten	Day care centers Pre-school	1.7 per 1,000 sq. ft. + 1 per 4 employees on the largest shift
Churches and other places of worship	Churches Cathedrals Temples	1 per 3.5 fixed seats in the largest assembly area
Without fixed seating		1 per 30 sq. ft. in largest assembly area
Clubs and lodges	Country clubs Fraternal organizations	5 per 1,000 sq. ft.
Club with golf course		50 per 9 holes + 1 per 1,000 sq. ft.
Commercial, amusement, outdoor	Amusement parks Skateboard parks Batting cages	1 per 4 fixed seats or 1 per 35 sq. ft. of floor area used for moveable seats; plus 10 per 1,000 sq. ft. of ground area identified for recreation and assembly
Custodial care	Assisted Living	2.5 per 1,000 sq. ft.
Dance Studios		1 space per 1,000 sq. ft.
Dormitories and related	Dormitories Fraternity houses	1 per bedroom + 5 per 1,000 sq. ft. of common area

Use Group	Example of Types of Use	Minimum Requirement
	Sorority houses Boarding houses	
Festivals, outdoor	Horse shows Carnivals Dog shows Arts and crafts	2 per 1,000 sq. ft. of ground area identified for festivals and music festivals related seating

EXHIBIT G: Definitions

Amphitheater. An open-air venue used for entertainment, performances, and sports. An amphitheater is a circular or oval open-air venue with tiered seating surrounding a central open area, while a theater can be either indoor or outdoor and is designed for performing arts.

Art studio. An area in a building used for creation, production, rehearsal, study or teaching of any visual art or craft, including but not limited to painting, drawing, graphic design, photography, video, film, sculpture and pottery; written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance and theater. "Artist studio" may include performance space related to classes taught on-site and recording studios; a studio for artisan related crafts, such as small scale metalworking, glassblowing, furniture making, pottery, leather craft and similar activities. "Artist studio" may also include accessory sales of art produced on the premises.

Artist. A person who practices one of the fine arts, design, graphic, musical, literary, computer, or performing arts; or a person whose profession relies on application of these skills to produce a creative product. The term includes, but is not limited to, individuals who practice visual arts, such as painters, print makers, illustrators, sculptors, potters, jewelry makers, glass makers, craft artists and photographers; performing arts, such as musicians, composers, playwrights, choreographers and dancers; literary arts, such as creative writers and literary translators; architecture and design, such as architects, landscape architects, engineers, urban designers and planners, interior designers and decorators, industrial designers, graphic designers and fashion designers; and media arts, such as filmmakers, video and audio artists and web-based designers.

Dance Studio. A facility designed and used for the professional instruction and rehearsal of dance, including but not limited to ballet, tap, jazz, contemporary, ballroom, hip-hop, and other forms of dance that do not include adult erotic dancing. Workshops, private lessons, and classes can all be offered.

Boutique Hotel. A facility not exceeding 60 rooms and where overnight accommodation for less than 30 days are provided for compensation. The building shall have interior design compatible with the area in which the hotel is located. The boutique hotel shall provide guests with high quality services, such as, but not limited to, concierge, on-site restaurant, room service, meeting space, business center, banquet facilities, spas, doormen, valet parking, boutiques and/or other amenities. Guest rooms within the building shall contain no equipment for food preparation other than a mini-fridge and/or microwave. There shall be no self-serve laundry

facilities (for guests use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours. Does not include Extended Stay Motels.

Hotel/Motel. A building in which lodging along with customary lodging facilities and services, such as meeting rooms, restaurant, housekeeping services and/or center are provided for guests for an average stay of less than 30 days and offered to the public for compensation. Hotel service provisions of food and beverage services suitable for both guests and meeting spaces and selective amenities, such as but not limited to spas, banquet groups, rooms, conference facilities, valet parking, concierge, and on-site restaurant. Guest rooms center and/or within the building shall contain no equipment for food preparation other than a microwave. There shall be no self-serve laundry facilities (for guests' use) within the building. Access to each guest room shall be through an inside lobby supervised at all hours. Does not include Extended Stay motels.