

**STOCKBRIDGE
PLANNING COMMISSION**

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Gordon Linton, Planner I

Valerie Ross, Attorney

Planning Commission Meeting Agenda November 21, 2024 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, NOVEMBER 21, 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 Minutes from the October 17, 2024 Planning Commission Meeting

OLD BUSINESS

NEW BUSINESS

Item # 1 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-03. (For property located in Council District 2.)
Consideration of a Comprehensive Plan Amendment request to change the future land use designation of Parcel #S07-01006000 on the east side of Brush Creek Court from its current future land use designation of Low-Density Mixed-Use to Medium-Density Residential to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.
Presented by:

Item # 2 - REZONING CASE #RZ-2024-03. (For property located in Council District 2.)
Consideration of a rezoning request to rezone Parcel #S07-01006000 on the east side of Brush Creek Court from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.
Presented by:

Item # 3 - ZONING MODIFICATION CASE #ZM-2024-01. (For property located in Council District 2.)

Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan (which was the subject of Zoning Modification Case #ZM-2022-01 in 2022) by allowing the expansion of the site boundaries to include Parcel ##S07-010-060-00 on the east side of Brush Creek Commons, which would be developed as Phase 2 of the existing townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.

Presented by:

Item # 4 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-07. (For property located in Council District 2)

Consideration of a Comprehensive Plan Amendment request to change the future land use designations of four parcels on the south side Davis Road, as are identified below, from their current split future land use designations to Low-Density Mixed-Use for the entire property, for the purpose of allowing the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC. and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.

- 649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
- 657 Davis Road (Parcel S05-08003000) – Contains 0.66 +/- acres. Current future land use designation: Unassigned.
- 681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
- Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.

Presented by:

Item # 5 - REZONING CASE #RZ-2024-08. (For property located in Council District 2)

Consideration of a rezoning request to rezone four parcels on the south side of Davis Road, as are identified below, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC and the agents are Robert Nesbitt and Rogers

Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.

- 649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres. Current zoning: SR (Suburban Residential).
- 657 Davis Road (Parcel #S05-08003000) – Contains 0.66 +/- acres. Current zoning: SR (Suburban Residential).
- 681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres. Current zoning: SR (Suburban Residential).
- Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current zoning: OI (Office-Institutional).

Presented by:

Item # 6 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-08. (For property located in Council District 1.)
 Consideration of a Comprehensive Plan Amendment request to change the future land use designation for Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current future land use designation of Park/Recreation/Conservation to Low-Density Residential to allow for the division of the property into separate lots for single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres.

Presented by:

Item # 7 - REZONING CASE #RZ-2024-09. (For property located in Council District 2.)
 Consideration of a rezoning request to rezone Parcel #013-01018000 on the east side of Blackhall Road, south of Walt Stephens Road, from its current zoning classification of 'SR' (Suburban Residential) to 'RR' (Rural Residential) to all for the division of the property into separate lots for single-family detached residential development. Property Owners: Joyce Kemper-Hager Living Trust and Joyce Kemper-Hager as Trustee. Applicants: AP Property Solutions, LLC and Surender Sharma. Agent: Sibley-Miller Surveying and Planning, Inc. The property is located in Land Lot 24, District 12, and it contains 4.849 +/- total acres.

Presented by:

Item # 8 -

Presented by:

Item # 9 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (To be located in Council District 3.)

Consideration of a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive, for the purpose of changing the property's future land use designation from High-Density Residential to Low-Density Mixed-Use to allow for the development of a convenience store and gas station. 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.

Presented by:

Item # 10 - ANNEXATION CASE #AX-2024-02. (For property to be located in Council District 5.)

Consideration of an annexation request, using the 100 percent annexation method, to annex two parcels at 1778 & 1872 Highway 42 North from unincorporated Henry County into the Stockbridge City Limits to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.

Presented by:

Item # 11 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09. (For property to be located in Council District 5.)

Consideration of a Comprehensive Plan Amendment request to assign the future land use designation to Medium Density Residential to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.

Presented by:

Item # 12 - REZONING CASE #RZ-2024-10. (For property to be located in Council District 5.)

Consideration of a rezoning request to assign the zoning districts of 'PUD' (Planned Unit Development) and the 'PMU' (Parkway Mixed-Use Overlay District) to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain both single-family detached homes and townhomes. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.

Presented by:

STAFF COMMENTS

BOARD COMMENTS

ADJOURN