

**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 December 19, 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, DECEMBER 19, 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
- Planning Commission Meeting Minutes from November 12, 2024

OLD BUSINESS

NEW BUSINESS

Item # 1 - TEXT AMENDMENT CASE #TX-2024-09.

Consideration of a Text Amendment to Section 3.2.6 of the Stockbridge Unified Development Code (UDC) to modify and augment regulations for Bed and Breakfast (not in a subdivision) establishments.

Presented by: Keedra Jackson

Item # 2 - REZONING CASE #RZ-2024-11. (To be located in Council District 2.)
Consideration of a rezoning request for three parcels on the east side of Flippen Road, near Fairhaven Road. The parcels would be rezoned from 'PUD' (Planned Unit Development) to 'PUD'--Master-Planned Development. The intent is to adopt a Master Plan for the property to allow for the construction of a townhome development. Applicant: Vista Residential Partners. Agent: Dennis J. Webb, Jr., Esq. The three parcels are located in Land Lot 38 of District 12, as are identified below; and they contain 18.31 +/- total acres.

- Parcel #030-01002000 (415 Flippen Road)—Contains 13.436 +/- acres within three separate tracts.
- Parcel #030-01002001—Contains 0.886 +/- acres.
- Parcel #030-01002002—Contains 3.988 +/- acres.

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, NOVEMBER 21, 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, Senior Planner

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

II. INVOCATION – Given 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 ___

With four board members present, a quorum of members was achieved.

V. ADOPTION OF THE AGENDA

Chairman Dumas read into the record six cases for which the applicants had requested either a withdrawal or a deferral. They included CP-2024-08 and RZ-2024-09 for the Blackhall Road cases (to be withdrawn), CP-2024-10 for the Rock Quarry Road case (to be deferred indefinitely), and AX-2024-02, CP-2024-09, and RZ-2024-10 for the cases pertaining to 1778 & 1872 Highway 42 North (to be deferred for 30 days). A vote was taken to defer AX-2024-02, CP-2024-09, and RZ-2024-10, and it was unanimously approved. Jayden Williams motioned to defer CP-2024-01, and Anthony Mitten seconded the motion. A vote was taken, and CP-2024-10 was unanimously deferred. No votes were taken for the withdrawals of CP-2024-08 and RZ-2024-09.

Anthony Mitten then made a motion to approve the amended Agenda, and David Planchon seconded the motion. A vote was taken, and the motion was unanimously approved. The withdrawn and deferred cases were therefore not heard at the meeting.

VI. APPROVAL OF MINUTES – October 17, 2024 Summary Minutes.

Anthony Mitten made a motion to approve the October 17, 2024 Summary Minutes, and David Planchon seconded the motion. A vote was taken, and the Minutes were unanimously approved.

VII. 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.

Combined Staff Presentation — Gordon Linton gave a combined PowerPoint presentation for CP-2024-03, RZ-2024-03, and ZM-2024-01. For RZ-2024-03, he read into the record ten (10) recommended staff conditions, with some of them containing subconditions.

Combined Board Questions – Anthony Mitten asked whether the parcels would be combined. The applicant's attorney, Michele Battle, addressed this question and expanded upon the purpose of these three applications. Jayden Williams asked about exterior architectural materials. The developer stated that three sides of the proposed townhome buildings would be comprised of brick and one side would be comprised of stucco. David Planchon asked about guest parking spaces and sidewalks. Ms. Battle responded by stating that since this would be a small community, many residents would be walking.

Combined Public Hearing – No one who was present at the meeting wished to speak; thus, Chairman Dumas closed the public hearing.

Board Action for CP-2024-03 – Jayden Williams first asked whether CP-2024-03 would move forward as a stand-alone case if RZ-2024-03 were not approved. Ryan Anderson replied, “Yes.” Anthony Mitten then motioned to approve CP-2024-03 (with Staff’s recommended conditions), and David Planchon seconded the motion. A vote was taken, and the motion was unanimously approved.

VIII. REZONING CASE #RZ-2024-03. (For property located in Council District 2.)

Consideration of a rezoning request to rezone **Parcel #S07-010-060-00 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.

Board Action for RZ-2024-03 -- Following the minutes above for the Combined Staff Presentation, the Combined Board Questions, and the Combined Public Hearing for CP-2024-03, RZ-2024-03, and ZM-2024-01, Ryan Anderson first added another recommended staff condition for the approval of RZ-2024-03, and Michele Battle confirmed her agreement with it. The condition was that all townhome buildings would have brick on three sides. Jayden Williams then motioned to approve the cases with all of the Staff’s recommended conditions (including the new condition), and Anthony Mitten seconded the motion. A vote was taken, and the motion was unanimously approved.

IX. 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.

Board Action for ZM-2024-01 -- Following the minutes above for the Combined Staff Presentation, the Combined Board Questions, and the Combined Public Hearing for CP-2024-03, RZ-2024-03, and ZM-2024-01, Anthony Mitten motioned to approve ZM-2024-01 (with Staff’s recommended conditions), and David Planchon seconded the motion. A vote was taken, and the motion was unanimously approved.

X. 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.

Staff Presentation—Gordon Linton gave a combined presentation for CP-2024-07 and RZ-2024-08.

Board Questions—David Planchon asked why the property had to be rezoned to C-3 instead of C-2 (which the Walmart property has). Mr. Linton replied that C-3 allows storage facilities, but that C-2 does not.

Applicant's Presentation—The applicant from B1 Homes Improvement, LLC made a verbal and visual presentation of the proposed self-storage warehouse development.

Board Questions—Jayden Williams questioned the appeal of the proposed storage units to surrounding residences. David Planchon asked about security. The applicant responded that the property would be monitored/surveilled continuously. Mr. Williams asked Mr. Linton about the locations of other self-storage warehouse facilities. In response, Mr. Linton showed a map of their locations.

Public Hearing—No one present wished to speak; therefore, Chairman Dumas closed the public hearing.

Board Action for CP-2024-07—Jayden Williams motioned to deny CP-2024-07, but the motion failed for the lack of a second. Then David Planchon motioned to approve CP-2024-07 (with Staff's recommended conditions), and Anthony Mitten seconded. A vote was taken, and the motion was approved, with Mr. Williams

voting to oppose. CP-2024-07 was therefore recommended for approval.

XI. 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).

Board Action for RZ-2024-08 -- Following the minutes above for the Combined Staff Presentation, the Combined Board Questions, and the Combined Public Hearing for CP-2024-07 and RZ-2024-08, Anthony Mitten motioned to approve this case (with Staff's recommended conditions), and David Planchon seconded the motion. A vote was taken, and the motion was approved, with Jayden Williams being opposed. RZ-2024-08 was therefore recommended for approval.

XII. 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.

CP-2024-08 was withdrawn by the applicant via a letter from November 21, 2024.

NOTE: Although this case was not discussed and no public hearing was held, a citizen filled out a comment sheet for CP-2024-08 and RZ-2024-09 at the beginning of the meeting, which stated that he was in favor of these cases. The citizen was Erick Williams of 430 Upton Court in Stockbridge.

XIII. 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.

RZ-2024-09 was withdrawn by the applicant via a letter from November 21, 2024.

NOTE: Although this case was not discussed and no public hearing was held, a citizen filled out a comment sheet for CP-2024-08 and RZ-2024-09 at the beginning of the meeting, which stated that he was in favor of these cases. The citizen was Erick Williams of 430 Upton Court in Stockbridge.

XIV. 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.

CP-2024-10 was deferred by the applicant per his letter of request.

XV. 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.

AX-2024-02 was deferred by the applicant via an e-mail message from November 21, 2024.

XVI. 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.

CP-2024-09 was deferred by the applicant via an e-mail message from November 21, 2024.

XVII. 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.

RZ-2024-01 was deferred by the applicant via an e-mail message from November 21, 2024.

XVIII. PROJECT UPDATES

To be presented by the Community Development Staff.

[None.]

XIX. STAFF COMMENTS

To be presented by the Community Development Staff.

[None.]

XX. BOARD COMMENTS

Jayden Williams asked Gordon Linton whether he knew how many gas stations are located in the City of Stockbridge and in Henry County. Mr. Linton showed a map of the gas station locations within the City, but he did not have any information about the total number of gas stations in Henry County.

XXI. ADJOURNMENT

Jayden Williams motioned to adjourn the meeting, and Anthony Mitten seconded the motion. A vote was taken, and the motion was unanimously approved.

STATE OF GEORGIA HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO “BED AND BREAKFAST FACILITY (NOT IN A SUBDIVISION), SECTION 3.2.6, BY MAKING AMENDMENTS OF THE UNIFIED DEVELOPMENT CODE (U.D.C.) AND MUNICODE. 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.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the Department of Community Development has presented Text Amendment Case# TX-2024-09 for Council consideration to revise the City Code of Ordinances and portions of the Unified Development Code (“UDC”); and

WHEREAS, the proposal recommends revisions and new regulations for the Multi-Family Residential (“MFR”) zoning districts relating to setbacks, new site guidelines and architectural design guidelines, as detailed in Exhibit A attached; and

WHEREAS, Council has considered the Text Amendment proposal and approves TX-2024-09.

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

SECTION 1. Ordinance. Section 3.2.6 of the Stockbridge Unified Development Code (UDC) be amended to add the following:

- **F. Special Use Permit Review.** Bed and breakfast facilities are only allowed in the RR zoning district by way of Special Use Permit. The permit process is the same as for all other City Planning Commission applications. Each application for special use must be accompanied by clear and convincing evidence that there will be no substantial interference with the health, safety and welfare of the general public, as well as the character and integrity of a residential area. In addition, a bed and breakfast facility should not promote the commercialization of residential neighborhoods. All decisions for the granting of a special use permit for the operation of a bed and breakfast facility will be made on a case-by-case basis. The Planning Commission will work with each applicant to accommodate both individual interests and the interests of the city, and particularly those residents of the area in question
- **G.** The special use permit for a bed and breakfast residence is not transferable to a subsequent owner or

another property. The new owner or prospective purchaser must submit a new application to the Planning Commission. A public hearing on the application must take place to inform the public of changes happening in their neighborhoods and provide an opportunity for public input on the change. Special consideration will be given to properties previously operating as bed and breakfast facility; however, all new applications must meet the provisions set forth in this ordinance. In addition to the standards of this ordinance, conditions of approval may be added to the approved permits consistent with the intent and purpose of this ordinance

- .H. An existing accessory building or structure which is contiguous to the Bed and Breakfast facility or otherwise is part of the property on which the Bed and Breakfast facility is located can be used for residential purposes for the owner of the bed and breakfast subjected that it meets all city residential code requirements.
- H. Activities relating to bed and breakfast are allowed, such as weddings, birthday parties, etc. but must be in a small setting not exceeding 50 people. This is not to include event facilities, meetings, classes and similar events.
- I. The accessory structure cannot be rented for commercial purposes or for tenants. The residential use of the structure can only be for the owners or caretaker.
- J. The bed and breakfast shall be located on property which follows allowed uses for the zoned district in which the property is located. Any bed and breakfast facilities operating prior to 2022, are deemed “grandfathered” and shall continue to operate and follow this ordinance and legal non-conforming regulations of Section 6 of the City of Stockbridge Unified Development Code.
- K. All bed and breakfast owner/operators must apply for a business license permit and must have a business license. Renewals must be applied on an annual basis before the operational permit expires. Change in ownership must apply for approval.

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 _____ 2 _____, 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

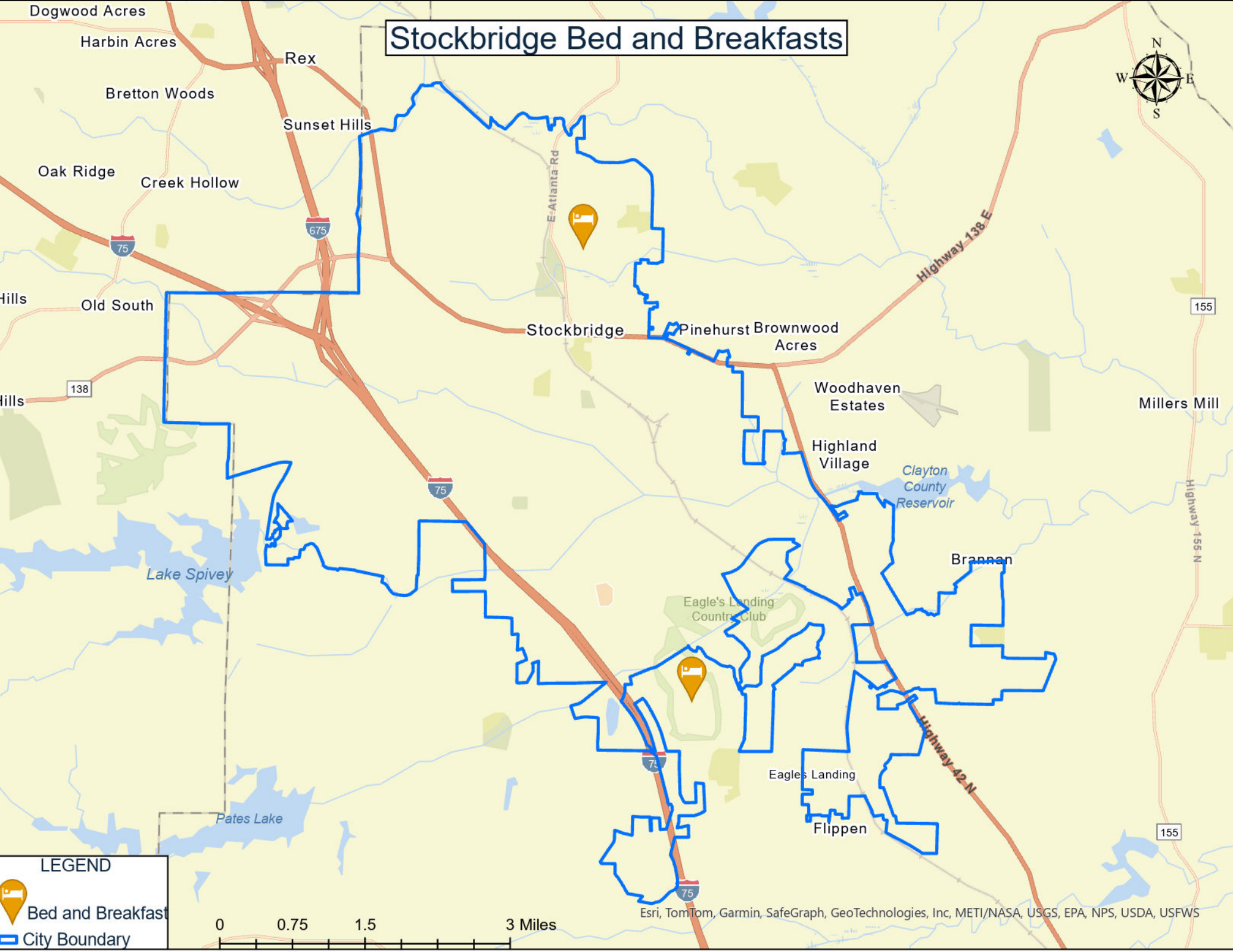
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APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

Stockbridge Bed and Breakfasts



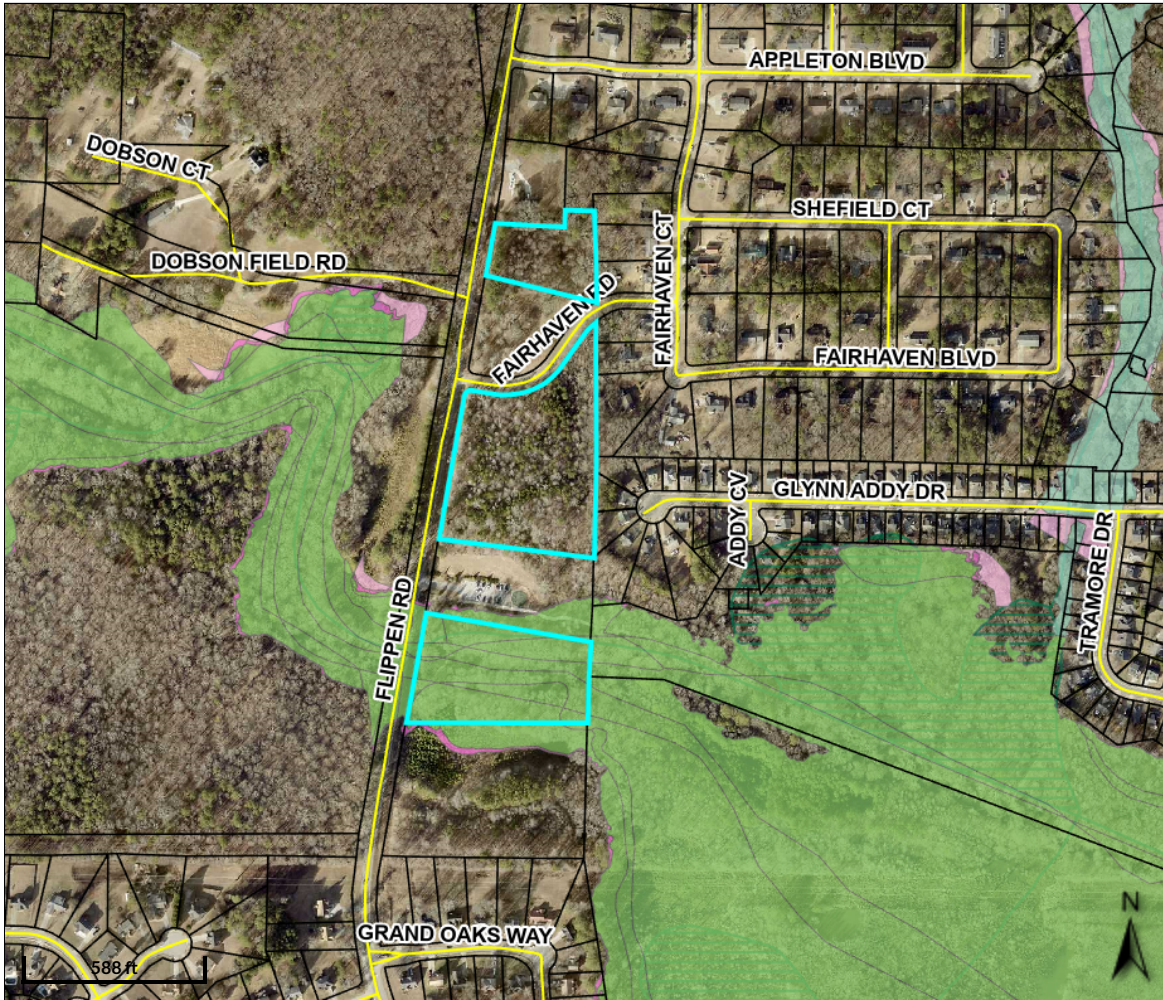
LEGEND

-  Bed and Breakfast
-  City Boundary

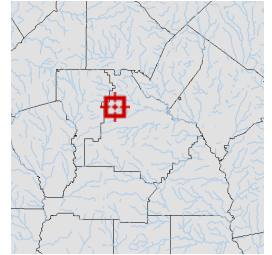
0 0.75 1.5 3 Miles



Henry County, GA



Overview



Legend

Parcels

Roads

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood.

Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	030-01002000	Class	Residential	Owner	RCVW LAND LLC	Land	\$354,700						
Property	415 FLIPPEN	Acreage	13.44	Address	2964 PEACHTREE	Value:							
Address	RD				RD STE 585	Building	\$0	Last 2 Sales					
District	City/Stockbridge				ATLANTA, GA 30305	Value:		Date	Price	Reason	Qual		
						Misc	\$0	10/26/2021	\$7,600,000	UZ	U		
						Value:		2/13/1992	\$0	UD	U		
						Total	\$354,700						
						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: 12/4/2024

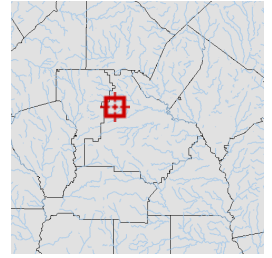
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Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01002001	Class	R	Owner	RCVW LAND LLC	Land	\$67,300			
Property		Acreage	0.88	Address	2964 PEACHTREE RD	Value:		Last 2 Sales		
Address					STE 585	Building	\$0	Date	Price	Reason
District	City/Stockbridge				ATLANTA GA 30305	Value:	\$0	10/26/2021	\$7,600,000	MULTI
						Misc	\$0			PARCEL
						Value:		4/22/2010	\$0	QUITCLAIM
						Total	\$67,300			U
						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.

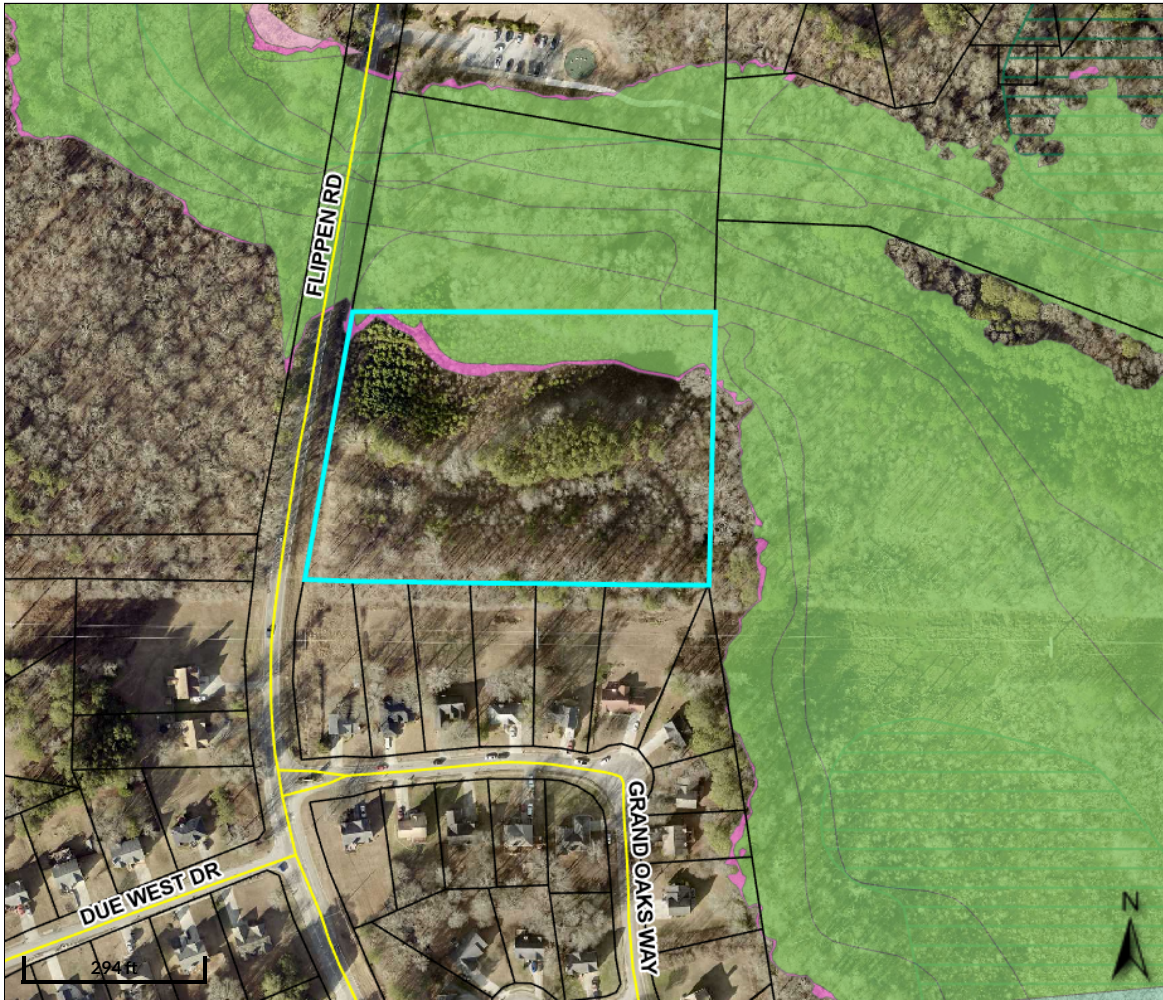
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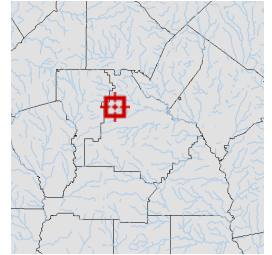
Developed by SCHNEIDER
GEOSPATIAL



Henry County, GA



Overview



Legend

Parcels

Roads

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet

Lakes

Wetlands

Parcel ID	030-01002002	Class	Residential	Owner	RCVW LAND LLC	Land	\$105,300				
Property		Acreage	3.99	Address	2964 PEACHTREE RD STE 585	Value:					
Address					ATLANTA, GA 30305	Building	\$0				
District	City/Stockbridge					Value:					
						Misc	\$0	Last 2 Sales			
						Value:		Date	Price	Reason	Qual
						Total	\$105,300	10/26/2021	\$7,600,000	UZ	U
						Value:		9/26/2006	\$0	U	U

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: 12/4/2024

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MEMORANDUM

TO: Linda Logan, City of Stockbridge
CC: Keedra Jackson, City of Stockbridge
FROM: Alexander Brock
DATE: December 4, 2024
RE: Comment Responses – RZ-2024-11

Ms. Logan,

Below is a list of your questions emailed on Wednesday (11.27.2024) and Monday (12.02.2024), which were previously answered through email. I am forwarding this memo so that all the comments and their current responses are in a single document to better track the information. Please review and let me know if you have any questions regarding the responses.

Questions sent on (11.27.2024, partial response emailed on 11.27.2024):

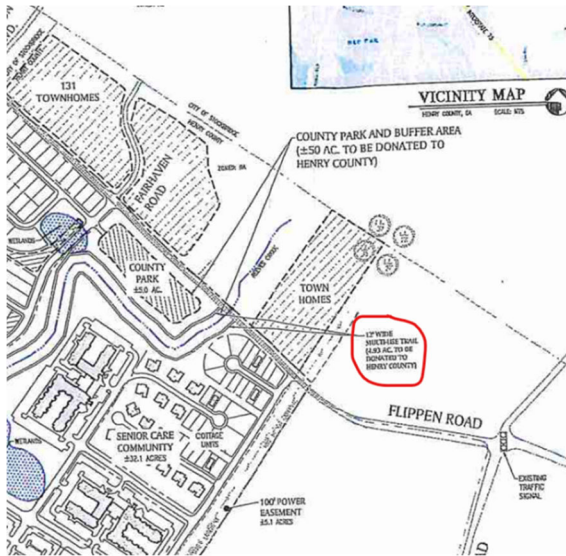
1. The letter of intent states that a master development plan was approved as part of the 2023 rezoning of the large property on the west side of Flippen Road, but that the three parcels which are currently proposed for development were not part of that master plan. Yet, the letter also states that the applicant now wishes to develop the three parcels as part of that master development plan. Could you please clarify this?
RESPONSE (emailed on 11.27.2024): The development was included in the ± 436.3-acre master plan approved by Henry County in 2019 (RZ-19-01), which the Statement of Intent refers to as the “Master Mixed-Use Development”. The Statement of Intent also references the City of Stockbridge’s approval of a master plan development across Flippen Road from the Subject Property that was approved in 2023. We are not developing the parcels as part of that master development plan. It is a separate development, although Vista is the developer for both. The Statement of Intent references the Subject Property as being a residential component of the “Master Mixed-Use Development” which was approved in 2019.
2. Do you plan to combine the three parcels (including the split parcel which has three tracts) into one parcel, or keep them separate?
RESPONSE: The parcels will be combined where possible. There are intervening rights-of-way and properties that prevent a singular tract.

3. Site Plan comments:

- a. There is no indication of whether this would be a gated townhome community.
RESPONSE(emailed on 11.27.2024): It is not gated.
- b. Some townhome buildings have 7 units, but only 6 units are allowed.
RESPONSE: Can you provide the code section? I ask because there have been 7 to 8 units per building in other recent townhome approvals.
- c. Sidewalk widths need to be specified.
RESPONSE: The engineer is updating the site plan.
- d. Guest parking spaces need to be provided.
RESPONSE: We are providing guest parking in the driveway and there is limited room elsewhere on site. Please provide the Code section so we can confirm we are complying.
- e. Amenities need to be provided.
RESPONSE: This was noted in the pre-application meeting and in the Statement of Intent. The residences will have a sidewalk connection to the adjacent Reeves Creek Trail.
- f. Buffers need to be shown.
RESPONSE: The engineer is updating the site plan.
- g. The labels for the zoning of the adjacent subdivisions need to be updated. The Appleton Subdivision is now zoned 'CCR' (City Center Residential) instead of 'R-D', and the Glynn Addy Subdivision is now zoned 'SR' (Suburban Residential) instead of 'R-3'.
RESPONSE: The engineer is updating the site plan.
- h. You might want to consider naming this development as Phase 2, or Flippen Road at Fairhaven Road, to distinguish it from the previously-approved development on the west side of Flippen Road.
RESPONSE: The final development name has not yet been determined.

Questions sent on 12.02.2024 (Reponses emailed on 12.02.2024):

- 1. From your response to my Question #1 below [sent on 11.27.2024], I understand that the development of the three parcels would be part of the original master-planned development (which was known as "Reeves Creek") for a much larger property, which was rezoned by Henry County in 2019 via RZ-19-01, rather than the 2023 rezoning by the City of Stockbridge for the property on the west side of Flippen Road (which has been known as "Reeves Creek II"). I found Henry County's attached rezoning resolution #19-287. Its site plan shows the three parcels in the northeast corner, and there is a note stating that a 12' wide multi-use trail would be installed. Does the developer plan to build that? Do you have any other comments about the developer's proposed site plan versus the 2019 site plan? (Since this would be the third rezoning, perhaps we should refer to this development as "Reeves Creek III.")
RESPONSE (emailed on 12.02.2024): The 2019 Master Plan shows the 12' trail on the opposite side of Flippen Road from the proposed townhome development. If you look at the note on the master plan, it points to the proposed trails on the south/west side of Flippen Road (refer to the image below):



The Reeves Creek trails on the east side of Flippen Road were installed by the City of Stockbridge on land owned by the City. We are providing sidewalk connections from our townhomes to the existing Reeves Creek trailhead as shown on our site plan. Furthermore, any trail extension on our property on the east side of Flippen Road would not connect to anything. We are on the opposite side of Reeves Creek from the City trail and we cannot extend the trail across property which we do not own.

2. I have another site plan comment to add to the ones which I listed below. The curved street off Flippen Road, which leads to the Appleton Subdivision, is actually Fairhaven Road rather than Fairhaven Boulevard, although Fairhaven Road does connect with Fairhaven Boulevard to the east.

RESPONSE (emailed on 12.02.2024): The engineer is updating the label for Fairhaven Road.

3. Also, your application includes copies of e-mail messages from the Henry County Water Authority, but they are from 2023, and they seem to pertain to your development on the west side of Flippen Road rather than to the currently-proposed 94 townhomes to be built on the three subject parcels on the east side of Flippen Road. Could you obtain a new letter which specifically addresses the water and sewer capacities for the proposed 94 units, so that we can be assured that there will be sufficient capacities to serve them, beyond what the Water Authority already approved for your 2023 development?

RESPONSE (emailed on 12.02.2024): We are hoping to have the water/sewer letter this week and will forward as soon as it is received.

The revised site plan that addresses your site plan comments will be forwarded as soon as it is received from the engineer.

Applicant's Proposed Conditions
RZ-2024-11

- All homes shall consist of all sides brick, stone, stucco or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in soffits, eaves, and fascia.
- All townhouses shall be a minimum of 1,600 square feet.

Zoning Modification Application for Flippen Road - West

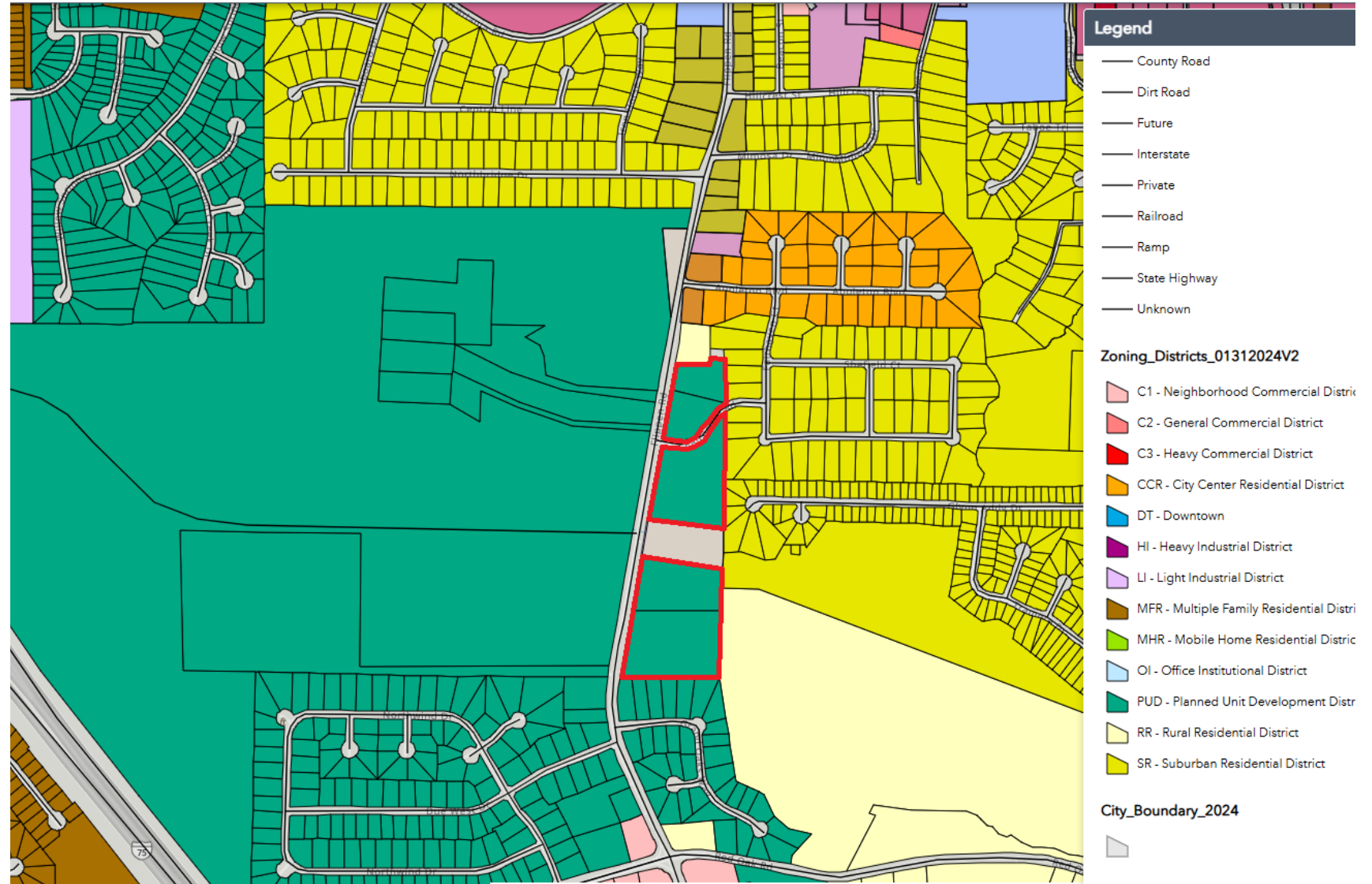
Zoning Modification to attach a Regulating Plan to the current PUD zoning for a Townhome Development

Developer: Vista Residential Partners

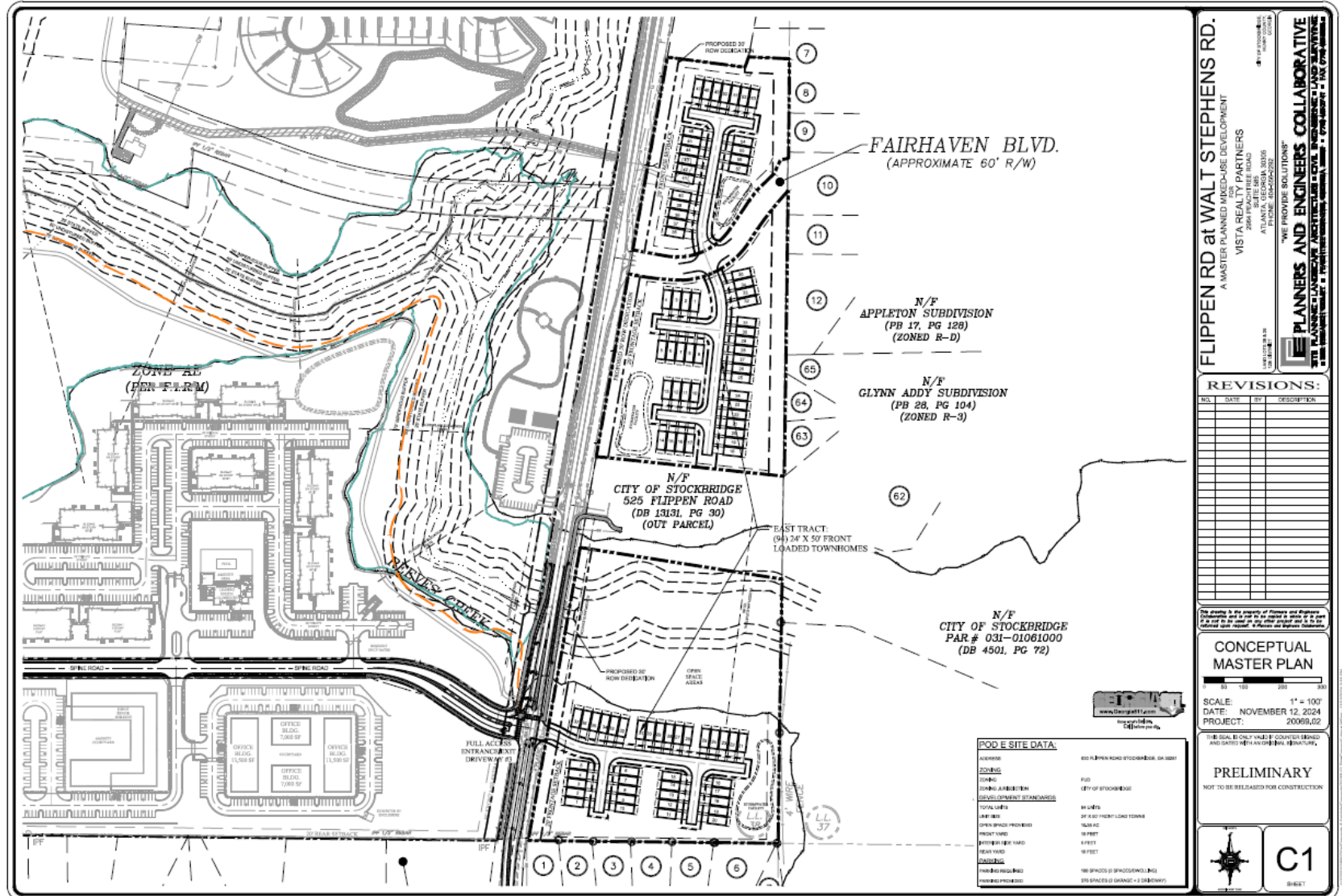
Zoning Attorney: Alex Brock - Smith, Gambrell & Russell, LLP

Zoning Map

Flippen Road



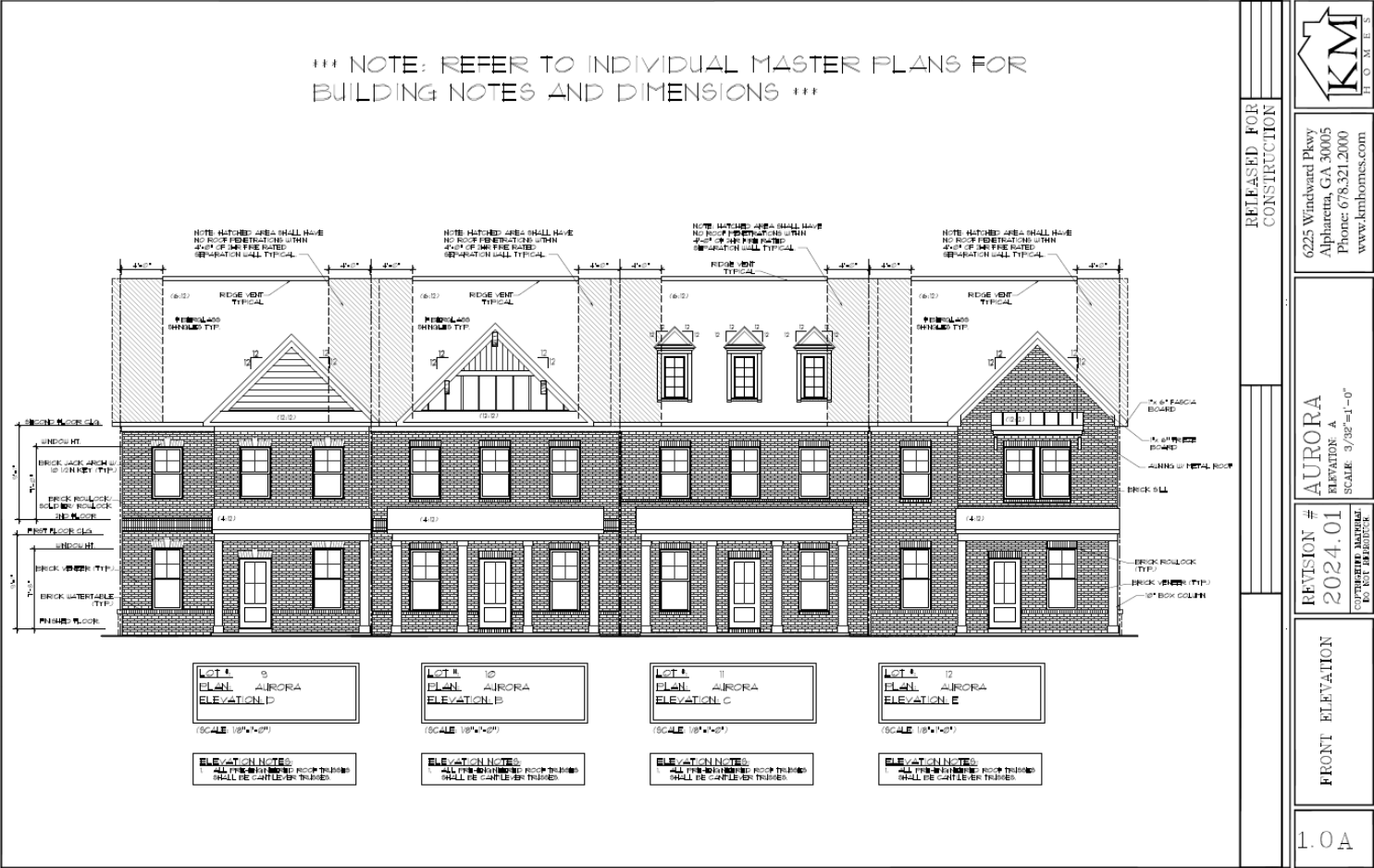
94 Townhome Units



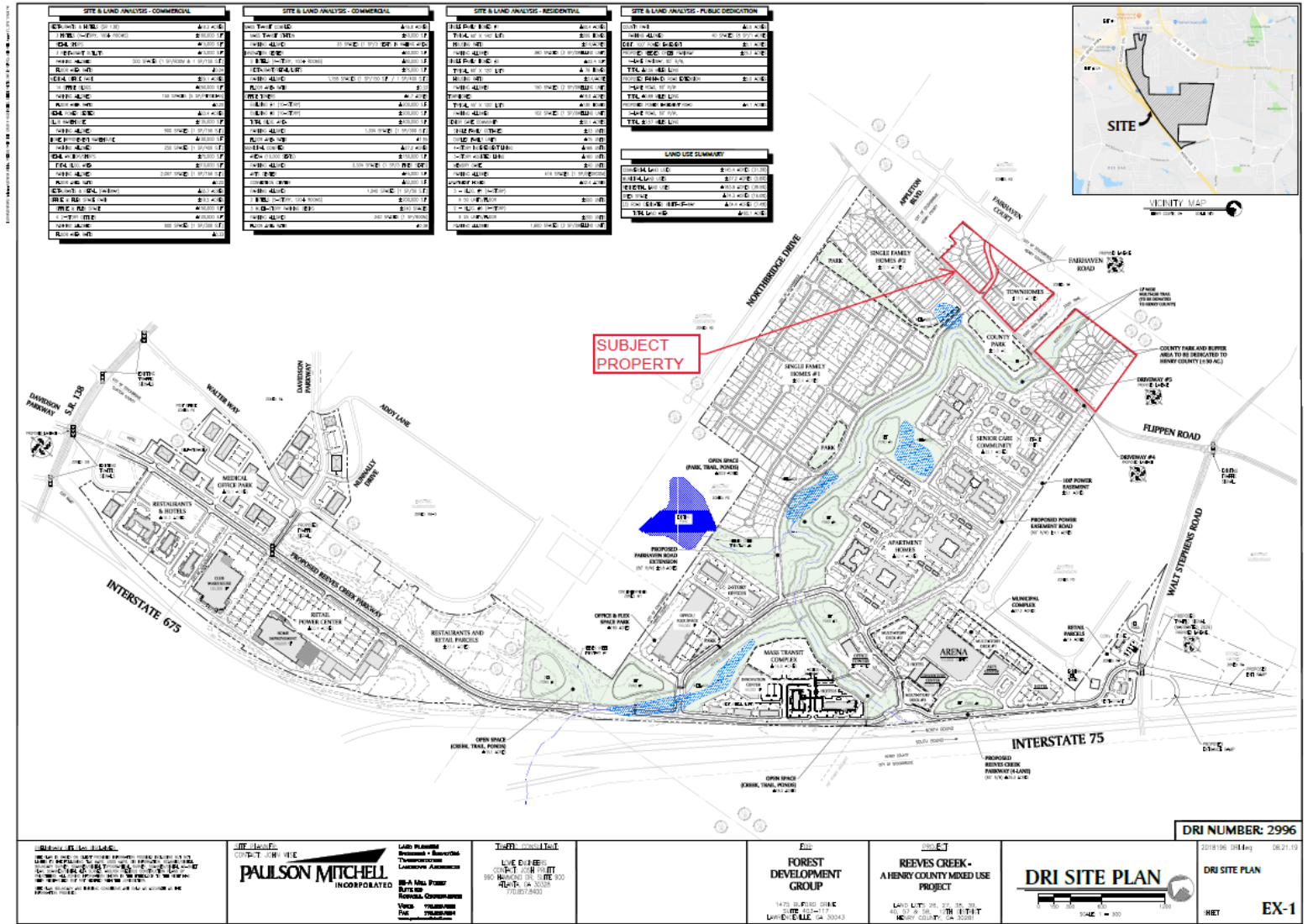
Example Elevations



Example Elevations



2019 Master Plan Henry County Resolution 19-287



CODES AND STANDARDS:

- International Building Code, 2018 Edition, with 2020 Georgia Amendments
- International Residential Code, 2018 Edition, with 2020 Georgia Amendments
- International Fire Code, 2018 Edition, with Georgia Amendments (2014)
- International Plumbing Code, 2018 Edition, with Georgia Amendments (2014) (2015)
- International Mechanical Code, 2018 Edition, with Georgia Amendments (2014) (2015)
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2014) (2015)
- National Electrical Code, 2011 Edition (No Georgia Amendments)
- International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)

AURORA

ELEVATION NOTES:
ALL PRE-ENGINEERED ROOF TRUSSES
SHALL BE CANTILEVER TRUSSES.

DRAWING INDEX

0 COVER SHEET
ARCHITECTURAL: ELEVATION SPECIFIC

- 1.0 FRONT ELEVATION
- 2.0 SIDE ELEVATIONS,
- 2.1 REAR ELEVATION
- 2.2 ROOF PLAN
- 3.0 MONO-SLAB FOUNDATION PLAN
- 4.0 FIRST FLOOR PLAN
- 5.0 SECOND FLOOR PLAN

ARCHITECTURAL: NON-ELEVATION SPECIFIC

- 3.1 TYPICAL WALL SECTION
- 4.1.0 STAIR DETAIL
- D0.1 SLAB DETAILS HOUSE PEREMITER
- D0.2 SLAB DETAILS GARAGE PERIMETER
- D0.3 SLAB DETAILS STOOP TO MAIN

ELECTRICAL: ELEVATION SPECIFIC

- E1.0 FIRST FLOOR ELECTRICAL
- E2.0 SECOND FLOOR ELECTRICAL

SLAB NOTES:

1. PLANS ARE DESIGNED TO MEET THE INTENATIONAL BUILDING CODE 2018 EDITION, WITH 2020 GA RESIDENTIAL CODE AMENDMENTS
2. PRESUMPTIVE SOIL CAPACITY IS 2000 PSI
3. ALL HOUSE SLABS AND GARAGE ARE TO BE 3,000 PSI CONCRETE MINIMUM, UNLESS OTHERWISE NOTED
4. DETAILS NOTED ON PLAN ARE SHOWN PAGE 3.1
5. GRADE BEAMS SHALL BE INSTALLED WITH A TYPICAL OVERALL DEPTH, INCLUDING SLAB THICKNESS, OF NOT LESS THAN 12", UNLESS NOTED OTHERWISE, OR SUPERCEDED BY LOCAL REQUIREMENTS.
6. ALL SLABS ARE 4" CONCRETE SLAB WITH WWM. REINFORCED OVER 6 MIL. POLY OVER 4" COMPACTED FILL, UNLESS NOTED OTHERWISE.

GENERAL NOTES

1. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED. WRITTEN DIMENSIONS AND NOTES SHALL CONTROL.
2. SEE ROOF PLAN AND/OR EXTERIOR ELEVATIONS FOR OVERHANG.
3. ALL ANGLED WALLS ARE 45°, UNLESS NOTED OTHERWISE.
4. APPLY MINIMUM 5/8" TYPE X GYPSUM BOARD TO GARAGE WALLS AND CEILING FOR 1HR FIREPROOFING PER IRC R302.6
5. ALL DOORS ARE 4" FROM HINGED CORNER OR CENTERED, UNLESS NOTED OTHERWISE.
6. PLANS ARE DESIGNED TO MEET THE 2018 GA RESIDENTIAL CODE/ 2018 IRC WITH GEORGIA AMENDMENTS (2014) AND (2015)

REVISION LOG

2024.01
DATE: 7/28/24
BY: KF

BUILDING MIX

CONSTRUCTION TYPE:
NUMBER OF STORIES:
BUILDING HEIGHT:

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR TO PLACE STANDARD WALL OUTLETS AND SMOKE DETECTORS PER LOCAL CODE.
2. ALARM PADS TO BE PLACED BY CONTRACTOR.
3. PRE WIRE STANDARD FOR GARAGE DOOR OPENERS.
4. ELECTRICAL CONTRACTOR TO PLACE DISHWASHER SWITCH PER LOCAL CODE.
5. 220V OUTLET FOR STOVE AND DRYER PER COMMUNITY SPEC.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF UNLESS NOTED OTHERWISE.
2. ALL GIRDERS AND BEAMS ARE ENGINEERED WOOD PRODUCT (EWP) TO BE DESIGNED AND SEALED BY ENGINEERS.
3. ALL POINT LOADS ARE TO BE SUPPORTED WITH (2) 2X PER END UNLESS NOTED OTHERWISE.



ATLANTA

ELEVATIONS

ACTIVE: A,B,C,D,E

SQUARE FOOTAGE TABLE

AURORA
Square Footage Calculations

	A	B	C	D	E
First Floor	687	687	687	702	702
Second Floor	1143	1143	1143	1143	1143
Total Base Heated (Std.)	1830	1830	1830	1158	1158
Garage (Base)	570	570	570	570	570
Total Base Unheated Slab	570	570	570	570	570
Total Base Unheated Basement					
Entry Stoop	101	101	101	60	60



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AURORA

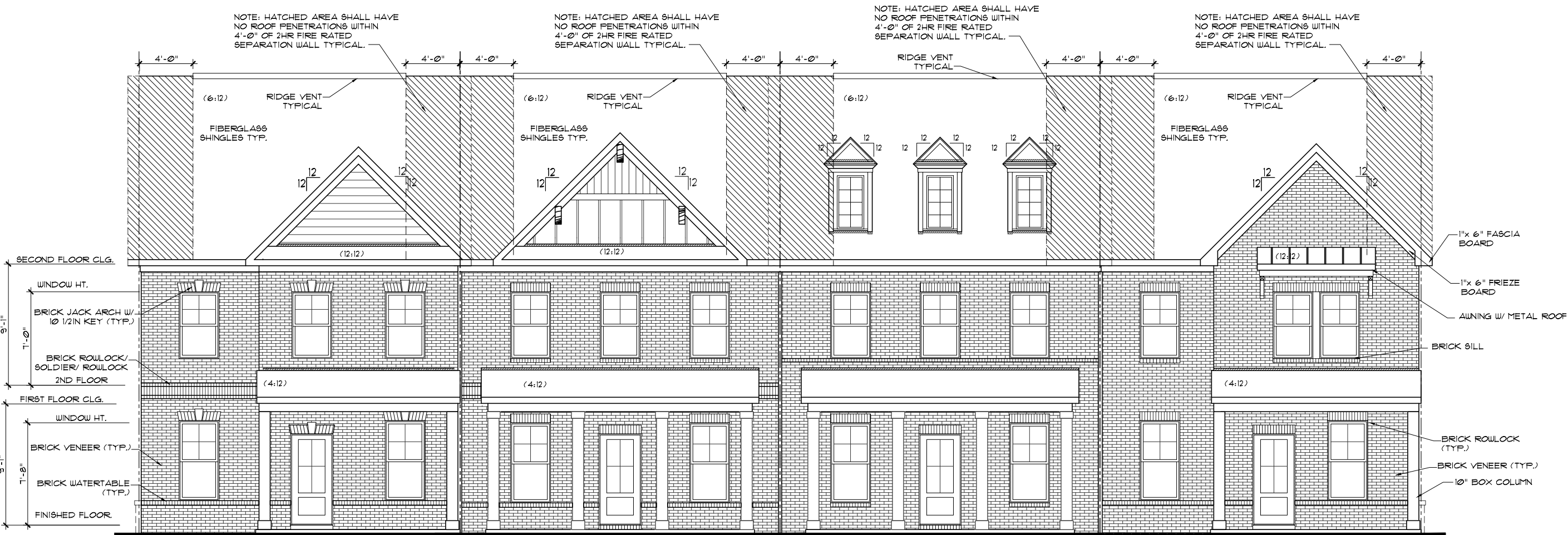
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COVER SHEET

0

*** NOTE: REFER TO INDIVIDUAL MASTER PLANS FOR BUILDING NOTES AND DIMENSIONS ***



LOT #: 9
PLAN: AURORA
ELEVATION: D

(SCALE: 1/8"=1'-0")

ELEVATION NOTES:
1. ALL PRE-ENGINEERED ROOF TRUSSES SHALL BE CANTILEVER TRUSSES.

LOT #: 10
PLAN: AURORA
ELEVATION: B

(SCALE: 1/8"=1'-0")

ELEVATION NOTES:
1. ALL PRE-ENGINEERED ROOF TRUSSES SHALL BE CANTILEVER TRUSSES.

LOT #: 11
PLAN: AURORA
ELEVATION: C

(SCALE: 1/8"=1'-0")

ELEVATION NOTES:
1. ALL PRE-ENGINEERED ROOF TRUSSES SHALL BE CANTILEVER TRUSSES.

LOT #: 12
PLAN: AURORA
ELEVATION: E

(SCALE: 1/8"=1'-0")

ELEVATION NOTES:
1. ALL PRE-ENGINEERED ROOF TRUSSES SHALL BE CANTILEVER TRUSSES.

RELEASED FOR CONSTRUCTION



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AURORA
ELEVATION: A
SCALE: 3/32"=1'-0"

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FRONT ELEVATION

1.0A



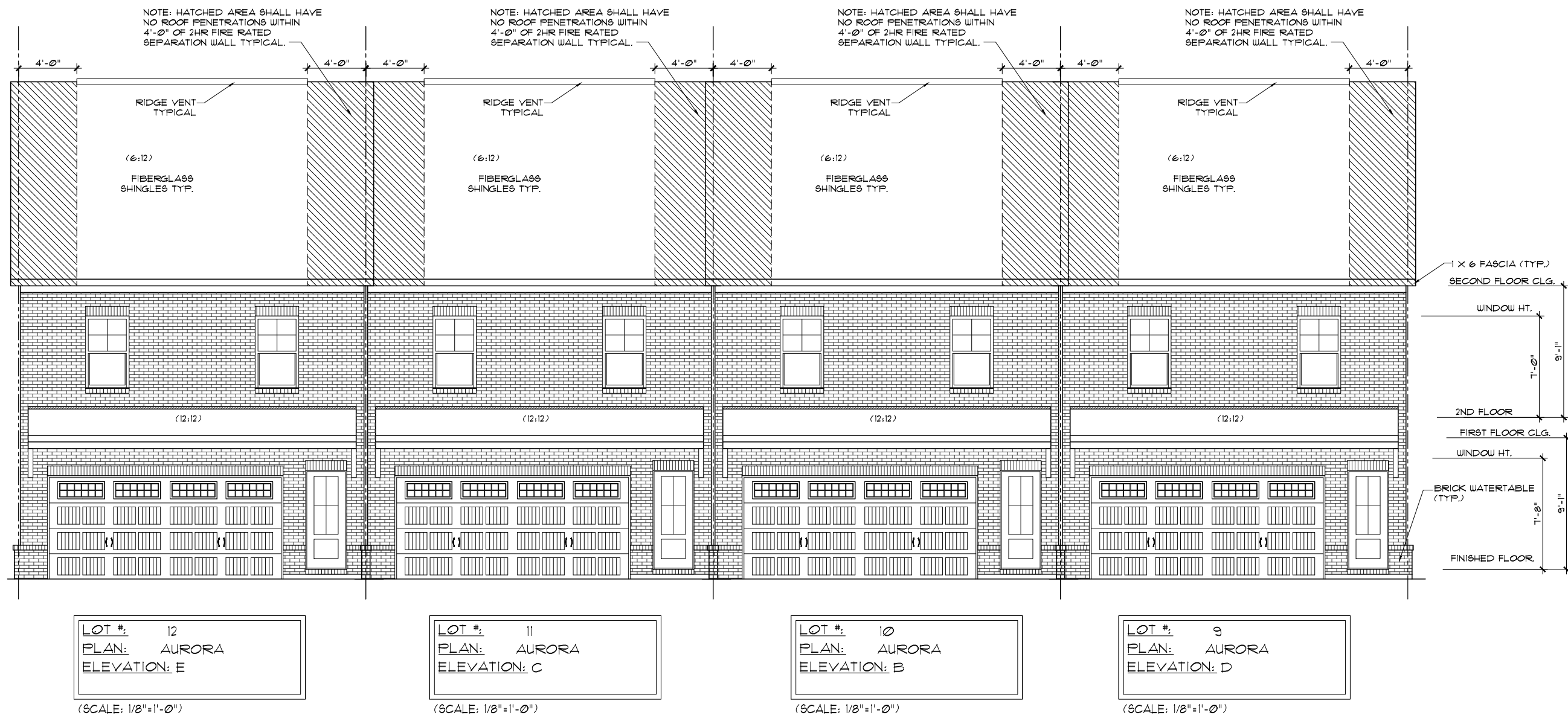
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ELEVATION: A RELEASED FOR
SCALE: 3/32"=1'-0"CONSTRUCTION

REVISION #
2024.01

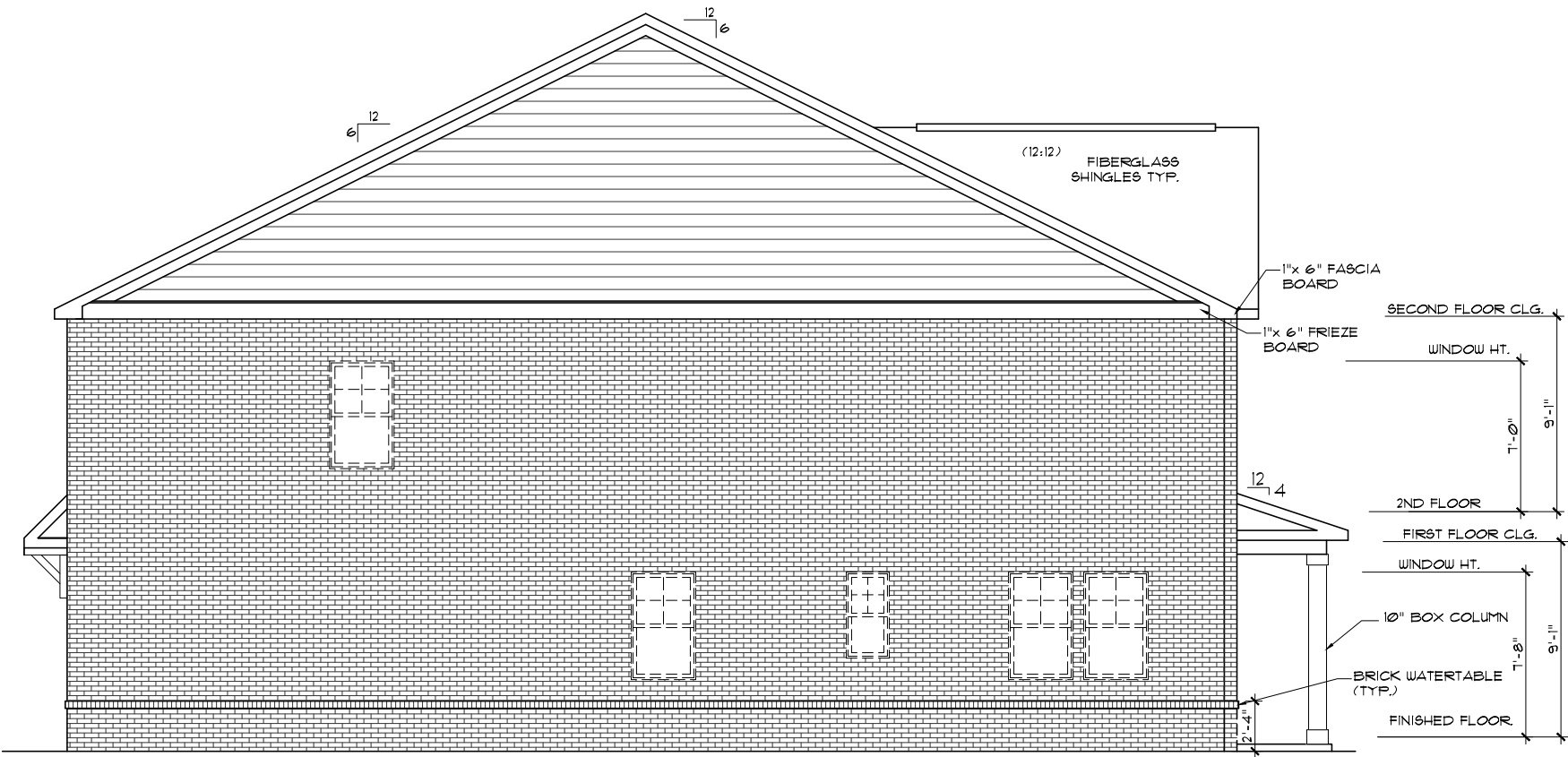
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REAR ELEVATION

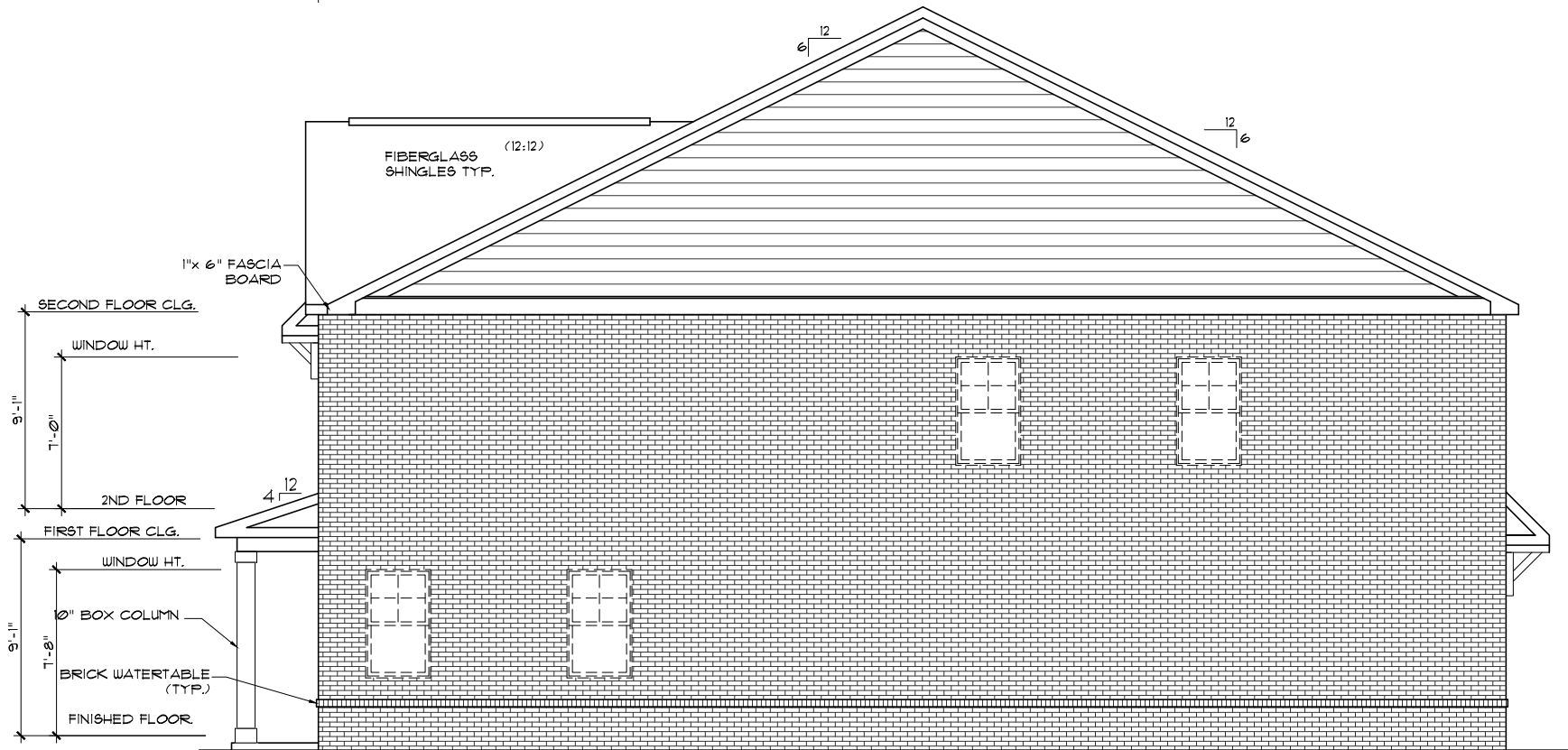
2.0A



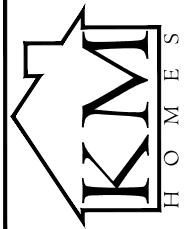
*** NOTE: REFER TO INDIVIDUAL MASTER PLANS FOR BUILDING NOTES AND DIMENSIONS ***



LEFT ELEVATION
(SCALE: 1/8"=1'-0")



RIGHT ELEVATION
(SCALE: 1/8"=1'-0")



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SIDE ELEVATIONS

2.1A



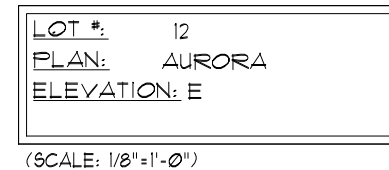
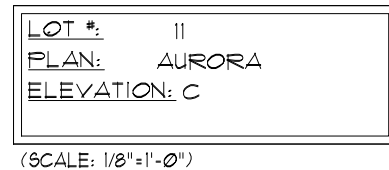
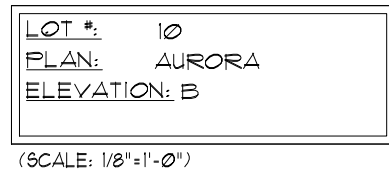
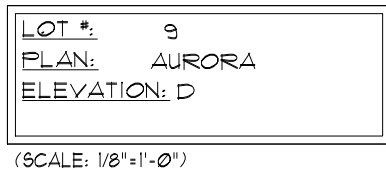
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ELEVATION: A RELEASED FOR
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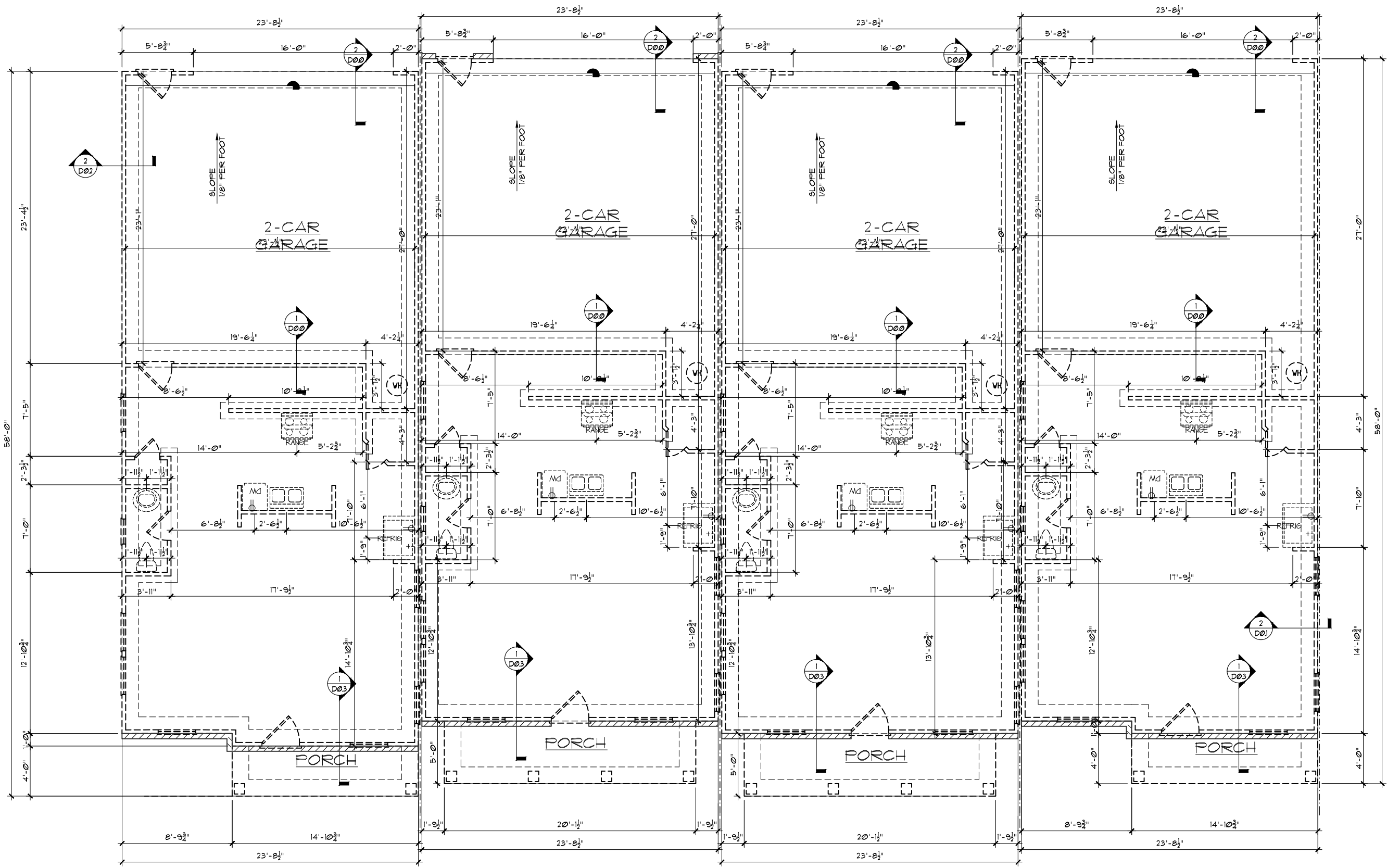
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ROOF PLAN

2.2A





LOT #: 9
PLAN: AURORA
ELEVATION: D

(SCALE: 1/8"=1'-0")

LOT #: 10
PLAN: AURORA
ELEVATION: B

(SCALE: 1/8"=1'-0")

LOT #: 11
PLAN: AURORA
ELEVATION: C

(SCALE: 1/8"=1'-0")

LOT #: 12
PLAN: AURORA
ELEVATION: E

(SCALE: 1/8"=1'-0")



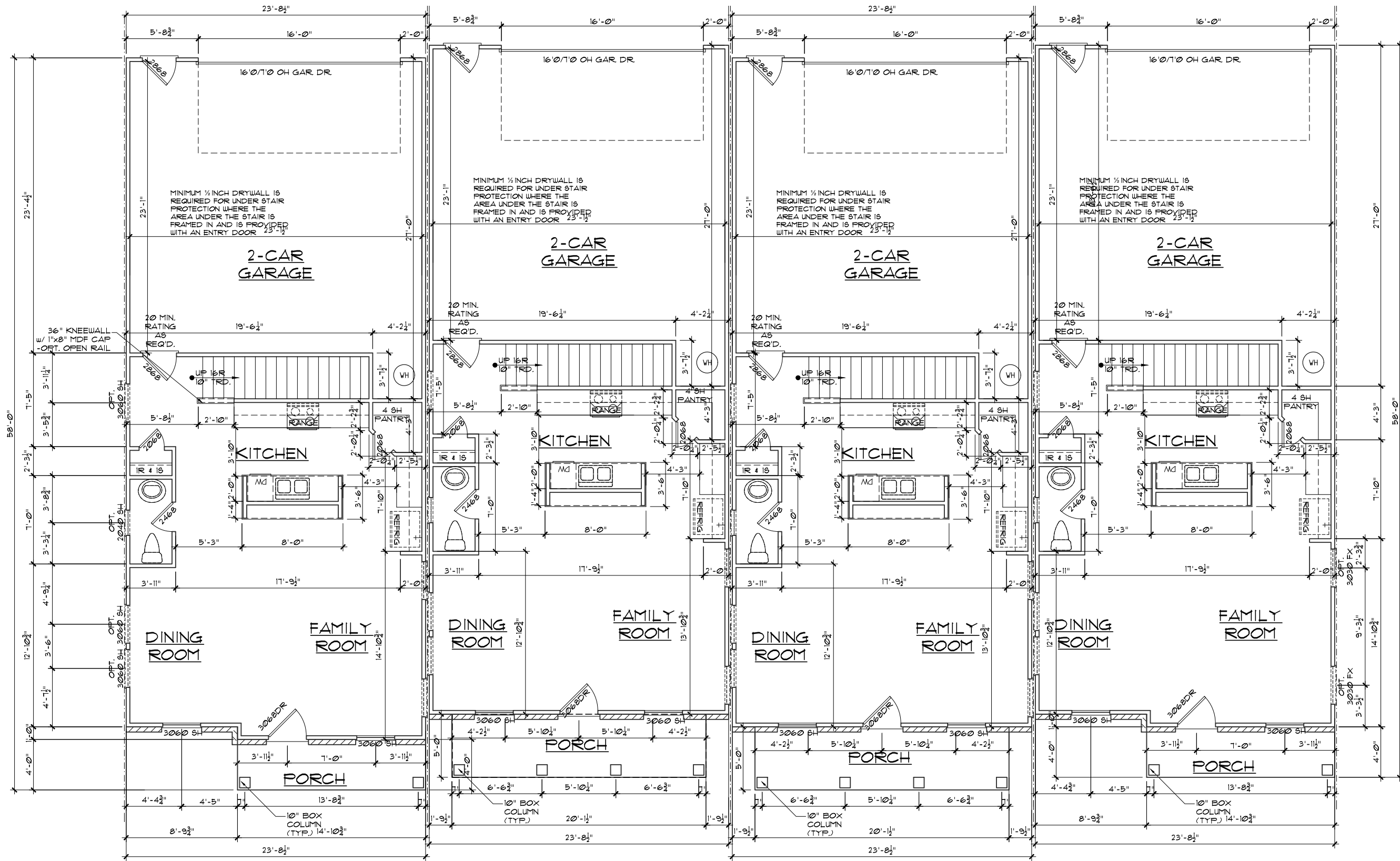
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MONO-SLAB
FOUNDATION PLAN

3.0A



LOT #: 9
PLAN: AURORA
ELEVATION: D

(SCALE: 1/8"=1'-0")

LOT #: 10
PLAN: AURORA
ELEVATION: B

(SCALE: 1/8"=1'-0")

LOT #: 11
PLAN: AURORA
ELEVATION: C

(SCALE: 1/8"=1'-0")

LOT #: 12
PLAN: AURORA
ELEVATION: E

(SCALE: 1/8"=1'-0")



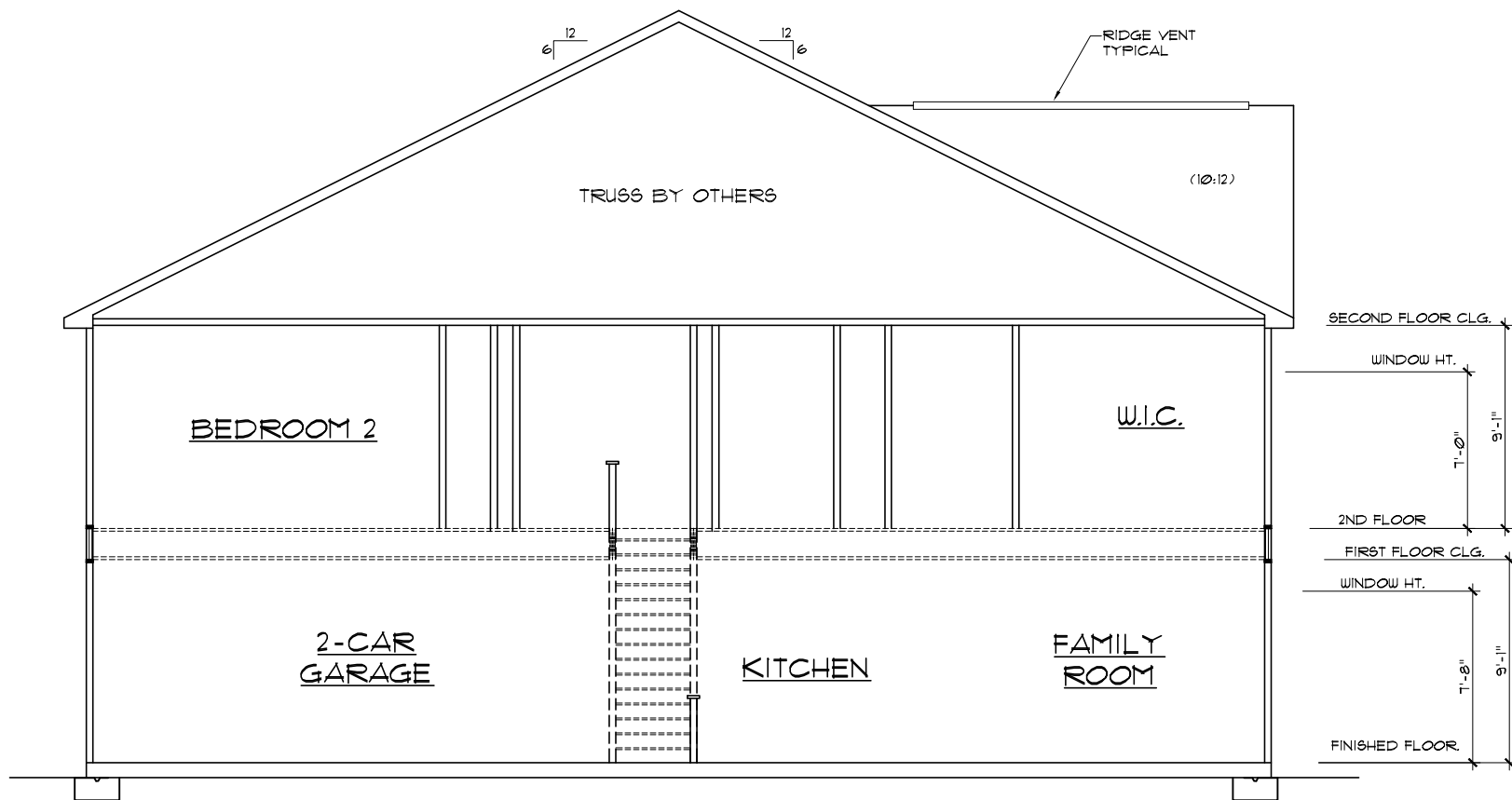
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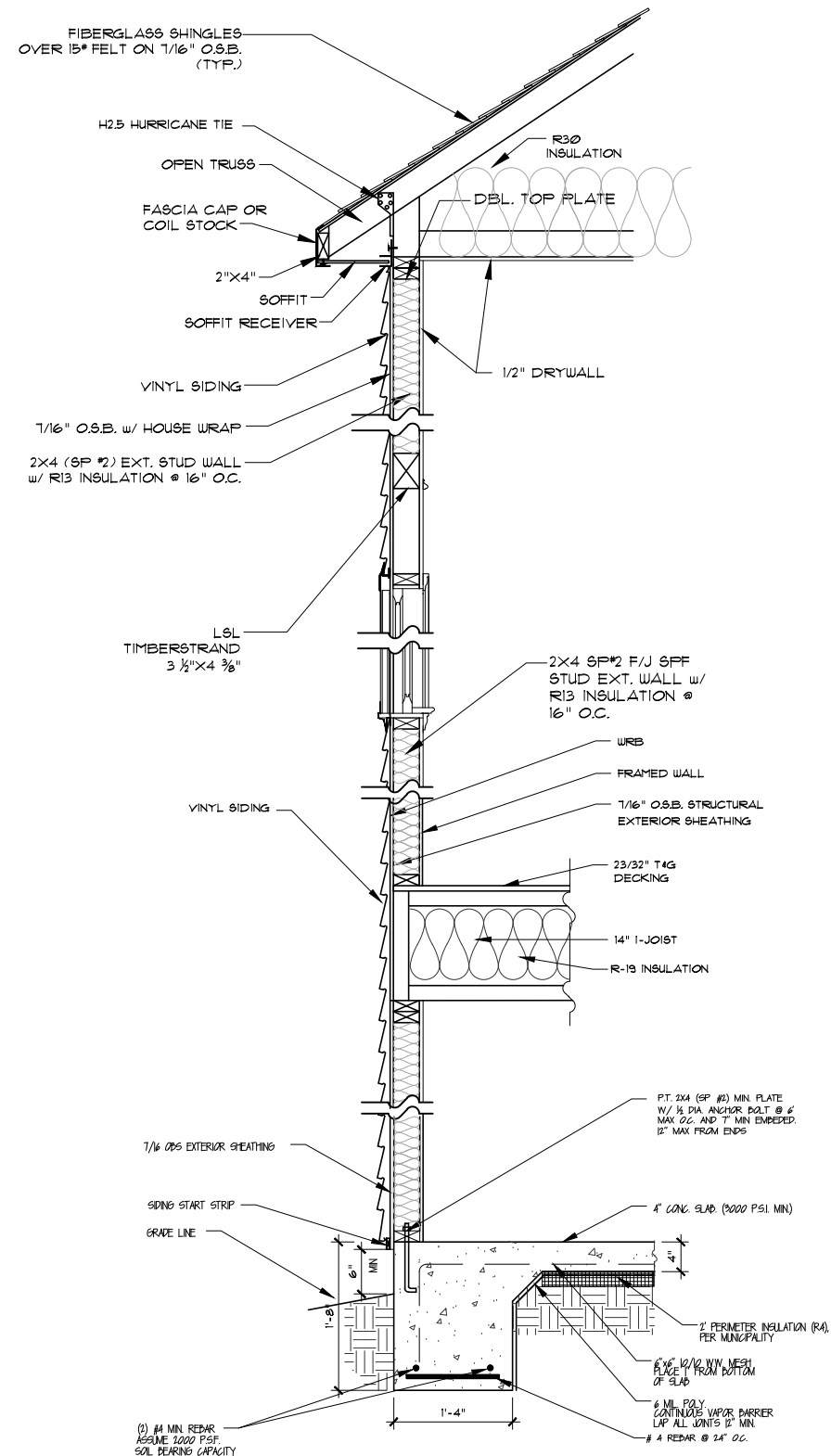
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FIRST FLOOR PLAN

4.0A



SECTION
(SCALE: 1/8"=1'-0")



1
TYPICAL WALL SECTION
1" = 1'-0"



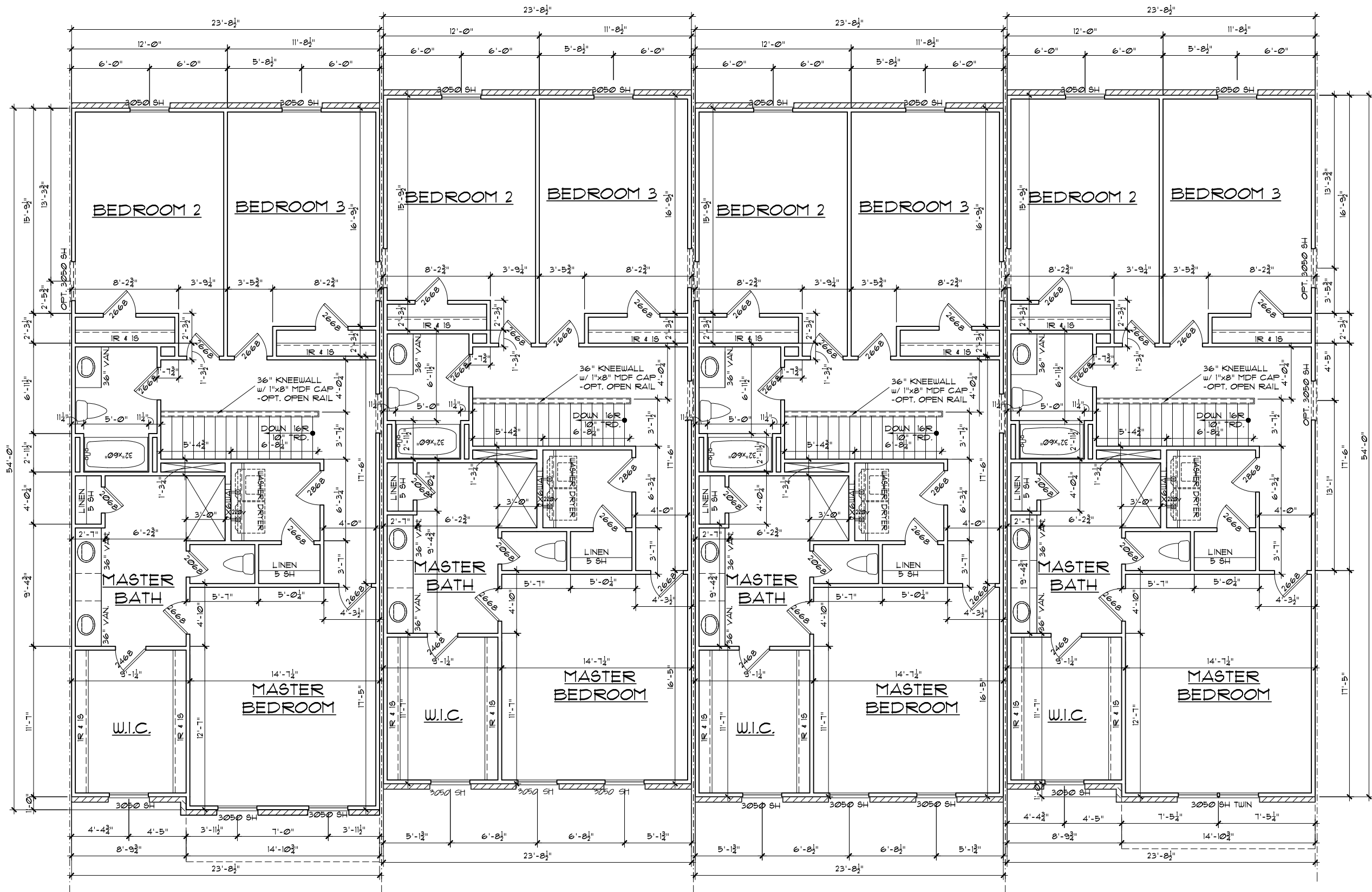
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SECTION

4.3A



LOT #: 9
PLAN: AURORA
ELEVATION: D
(SCALE: 1/8"=1'-0")

LOT #: 10
PLAN: AURORA
ELEVATION: B
(SCALE: 1/8"=1'-0")

LOT #: 11
PLAN: AURORA
ELEVATION: C
(SCALE: 1/8"=1'-0")

LOT #: 12
PLAN: AURORA
ELEVATION: E
(SCALE: 1/8"=1'-0")



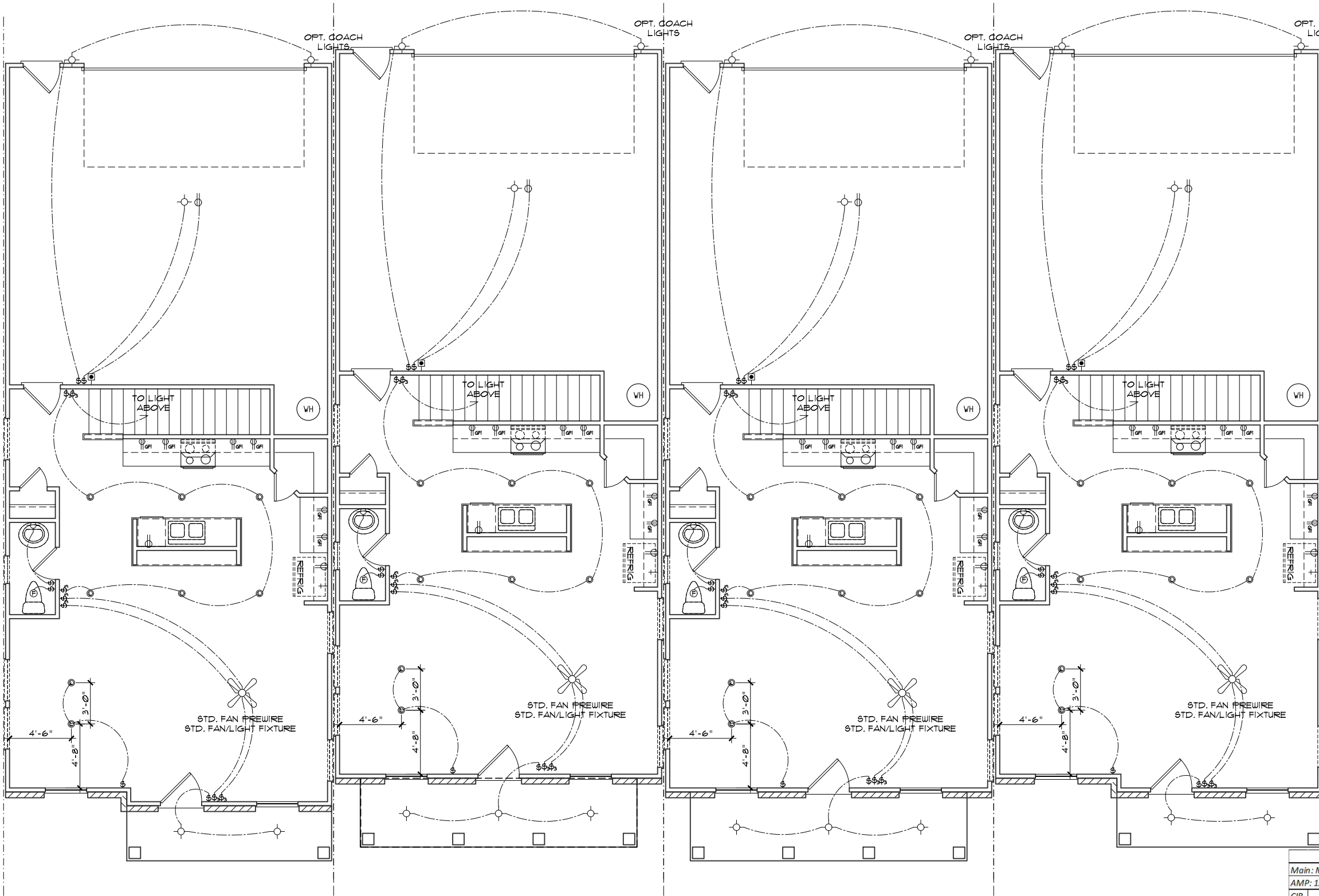
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SECOND FLOOR PLAN

5.0A



ELECTRICAL LEGEND

- SWITCH
- THREE-WAY SWITCH
- DUPLEX RECEPTACLE
- STANDARD GFI RECEPTACLE
- GFI RECEPT. 42" ABOVE FINISHED FLR.
- WEATHERPROOF GFI RECEPTACLE
- SPLIT WIRED RECEPTACLE
- 220 VOLT RECEPTACLE
- PHONE JACK
- TV OUTLET
- THERMOSTAT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CEILING LIGHT FLUSH MOUNT
- CEILING LIGHT RECESSED
- LED DISK LIGHT
- WALL MOUNT LIGHT
- DISPOSAL
- RECESSED EYEBALL LIGHT
- EXHAUST FAN
- FAN / LIGHT COMBO
- CEILING FAN w/ LIGHT KIT
- STANDARD PREWIRE
OPTIONAL CEILING FAN / LIGHT FIXTURE
- FLOODLIGHT
- GARAGE DOOR BUTTON
- FLOOR 8.5'x24" FLUORESCENT LIGHT FIXTURE
- FLOOR 5.25'x24" FLUORESCENT LIGHT FIXTURE
- ELECTRICAL WIRE
- FLOOR BREAK
- DOOR CHIME

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR TO PLACE STANDARD WALL OUTLETS AND SMOKE DETECTORS PER LOCAL CODE.
- ALARM PADS TO BE PLACED BY CONTRACTOR.
- PRE WIRE STANDARD FOR GARAGE DOOR OPENERS
- ELECTRICAL CONTRACTOR TO PLACE DISHWASHER SWITCH PER LOCAL CODE.
- 220V OUTLET FOR STOVE AND DRYER PER COMMUNITY SPEC.

Power Panel								
Main: MLO			Location: Garage			Fault:		
AMP: 150A			Voltage: 240/120V			AIC Rating: 10K		
CIR	Discreption	BRK	L1	L2	BRK	Discreption	CIR	
1	AFIC Lighting	15/1			15/1	AFIC Receptacle	2	
3	AFIC Lighting	15/1			15/1	AFIC Receptacle	4	
5	AFIC Lighting	15/1			15/1	AFIC Receptacle	6	
7	Range	50/2			20/1	AFIC/GFCI	8	
9					20/1	AFIC/GFCI	10	
11	Dishwasher	15/1			15/1	AFIC Lighting	12	
13	Refrigerator	20/1			15/1	AFIC Lighting	14	
15	Washer	20/1			20/1	AFIC Receptacle	16	
17	Dryer	30/2			15/1	AFIC Receptacle	18	
19					15/1	AFIC Receptacle	20	
21	Microwave	20/1			30/2	Air Handler	22	
23							24	
25					15/1	Furnace/Gas	26	
27	Car Charger	50/2					28	
29								30
Totals								
Connected Load:			Demand Load:			AMPS:		

LOT #: 9
PLAN: AURORA
ELEVATION: D

(SCALE: 1/8"=1'-0")

LOT #: 10
PLAN: AURORA
ELEVATION: B

(SCALE: 1/8"=1'-0")

LOT #: 11
PLAN: AURORA
ELEVATION: C

(SCALE: 1/8"=1'-0")

LOT #: 12
PLAN: AURORA
ELEVATION: E

(SCALE: 1/8"=1'-0")



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FIRST FLOOR
ELECTRICAL PLAN

E1.0A



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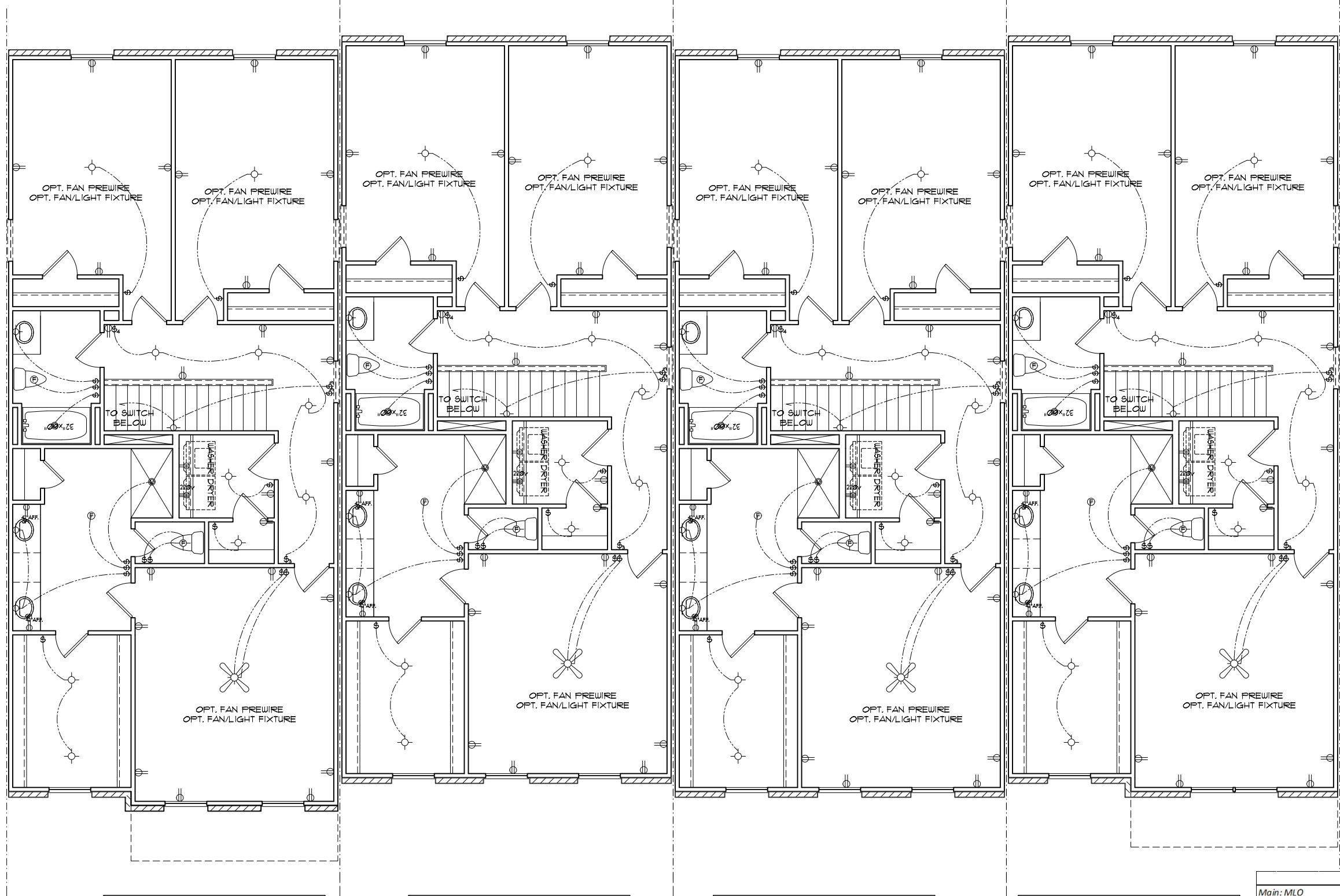
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SECOND FLOOR
ELECTRICAL PLAN

E2.0A

ELECTRICAL LEGEND	
	SWITCH
	THREE-WAY SWITCH
	DUPLEX RECEPTACLE
	STANDARD GFI RECEPTACLE
	GFI RECEPT. 42" ABOVE FINISHED FLR
	WEATHERPROOF GFI RECEPTACLE
	SPLIT WIRE RECEPTACLE
	220 VOLT RECEPTACLE
	PHONE JACK
	TV OUTLET
	THERMOSTAT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	CEILING LIGHT FLUSH MOUNT
	CEILING LIGHT RECESSED
	LED DISK LIGHT
	WALL MOUNT LIGHT
	DISPOSAL
	RECESSED EYEBALL LIGHT
	EXHAUST FAN
	FAN / LIGHT COMBO
	CEILING FAN w/ LIGHT KIT
	STANDARD PREWIRE OPTIONAL CEILING FAN / LIGHT FIXTURE
	FLOODLIGHT
	GARAGE DOOR BUTTON
	8.5'x24' FLUORESCENT LIGHT FIXTURE
	5.25'x24' FLUORESCENT LIGHT FIXTURE
	ELECTRICAL WIRE
	FLOOR BREAK
	DOOR CHIME



LOT #: 9
PLAN: AURORA
ELEVATION: D
(SCALE: 1/8"=1'-0")

LOT #: 10
PLAN: AURORA
ELEVATION: B
(SCALE: 1/8"=1'-0")

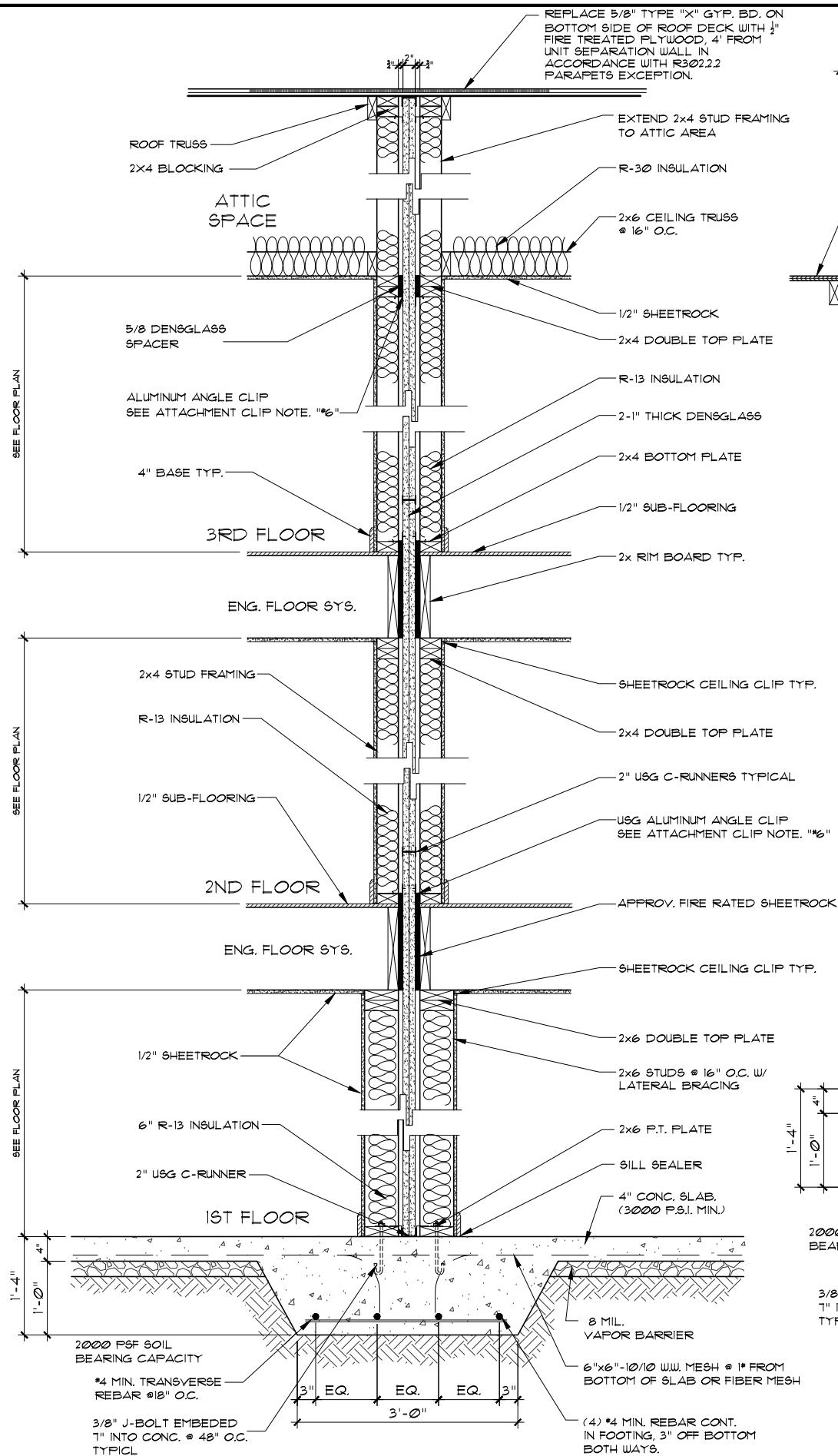
LOT #: 11
PLAN: AURORA
ELEVATION: C
(SCALE: 1/8"=1'-0")

LOT #: 12
PLAN: AURORA
ELEVATION: E
(SCALE: 1/8"=1'-0")

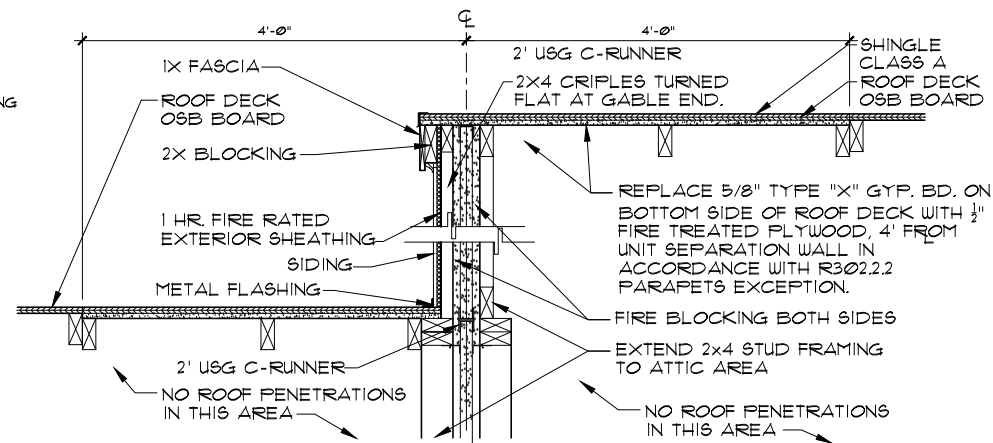
ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR TO PLACE STANDARD WALL OUTLETS AND SMOKE DETECTORS PER LOCAL CODE.
- ALARM PADS TO BE PLACED BY CONTRACTOR.
- PRE WIRE STANDARD FOR GARAGE DOOR OPENERS.
- ELECTRICAL CONTRACTOR TO PLACE DISHWASHER SWITCH PER LOCAL CODE.
- 220V OUTLET FOR STOVE AND DRYER PER COMMUNITY SPEC.

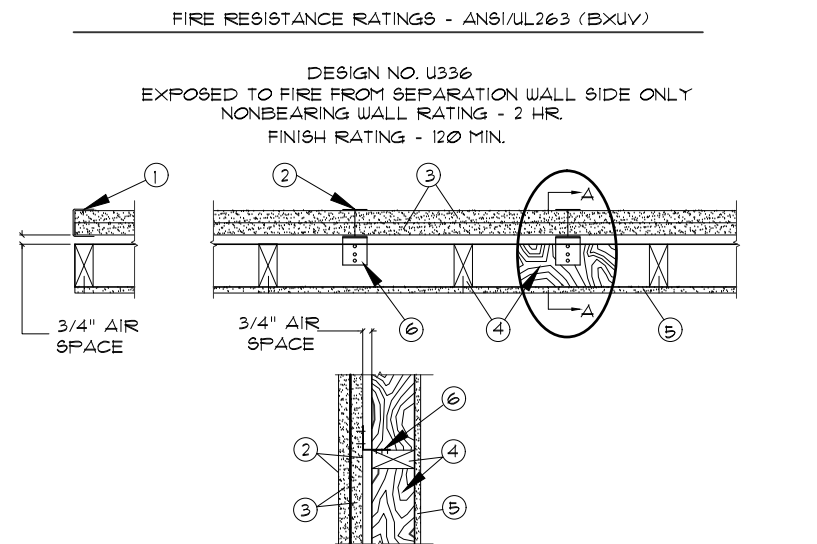
Power Panel									
Main: MLO		Location: Garage		Fault:					
AMP: 150A		Voltage: 240/120V		AIC Rating: 10K					
CIR	Discreption	BRK	L1	L2	BRK	Discreption	CIR		
1	AFIC Lighting	15/1			15/1	AFIC Receptacle	2		
3	AFIC Lighting	15/1			15/1	AFIC Receptacle	4		
5	AFIC Lighting	15/1			15/1	AFIC Receptacle	6		
7		20/1			20/1	AFIC/GFCI	8		
9	Range	50/2			20/1	AFIC/GFCI	10		
11	Dishwasher	15/1			15/1	AFIC Lighting	12		
13	Refrigerator	20/1			15/1	AFIC Lighting	14		
15	Washer	20/1			20/1	AFIC Receptacle	16		
17	Dryer	30/2			15/1	AFIC Receptacle	18		
19					15/1	AFIC Receptacle	20		
21	Microwave	20/1					22		
23					30/2	Air Handler	24		
25					15/1	Furnace/Gas	26		
27	Car Charger	50/2					28		
29							30		
Totals									
Connected Load:		Demand Load:				AMPS:			



1 UNIT SEPARATION AND FIRE WALL
FD1 SCALE: 1/2"=1'-0"
FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)



2 UNIT STEP DOWN DETAIL AT ROOF GABLE
FD1 SCALE: 1/2"=1'-0" FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)

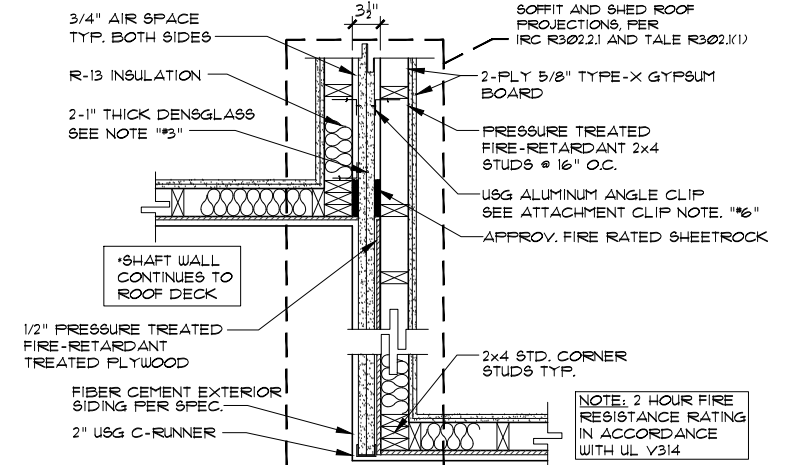


3 UNIT STEP DOWN DETAIL AT FIRE WALL
FD1 SCALE: 1/2"=1'-0"
FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)

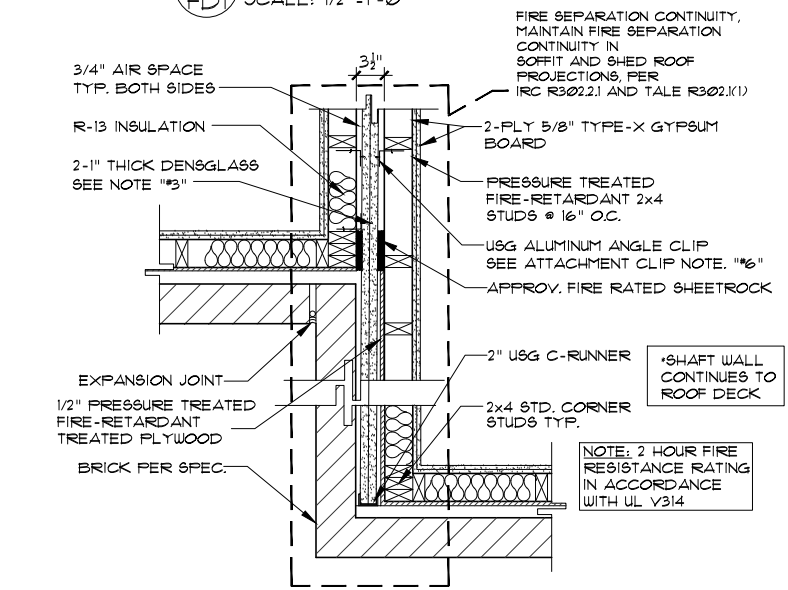
SEPARATION WALL (Max Height - 44 ft.)

- FLOOR, INTERMEDIATE OR TOP WALL-2IN WIDE CHANNEL SHAPED WITH 1 IN. LONG LEGS FORMED FROM NO. 25 M&G GALV STEEL, SECURED WITH SUITABLE FASTENERS SPACED 24 IN. OC.
- METAL STUDS-STEEL MEMBERS FORMED FROM NO. 25 M&G GALV STEEL HAVING "H"-SHAPED FLANGED SPACED 24IN. OC. OVERALL DEPTH 2IN. AND FLANGE WIDTH 1-3/8" IN.
- GYP&UM BOARD-TWO LAYERS OF 1" THICK GYP&UM WALLBOARD LINER PANELS, SUPPLIED IN NOM 24 IN. WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H"-SHAPED STUDS.
CANADIAN GYP&UM COMPANY- TYPE SLX.
UNITED STATES GYP&UM CO- TYPE SLX.
U&G MEXICO S A DE C V - TYPE SLX.
- PROTECTED WALL: (Bearing or Nonbearing wall)
WOOD STUDS-NOM 2 BY 4 IN. MAX SPACING 24 IN. OC. STUDS CROSS BRACED AT MID-HEIGHT WHERE NECESSARY FOR CLIP ATTACHMENT. MIN. 3/4 IN. SEPARATION BETWEEN WOOD FRAMING AND FIRE SEPARATION WALL.
- GYP&UM BOARD-CLASSIFIED OR UNCLASSIFIED- MIN. 1/2 IN. THICK, 4 FT. WIDE APPLIED EITHER HORIZONTALLY OR VERTICALLY; WALLBOARD ATTACHED TO STUDS WITH 11/4 IN. LONG STEEL DRYWALL NAILS SPACED 8 IN. OC. VERTICAL JOINTS LOCATED OVER STUDS. (OPTIONAL) JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.
- ATTACHMENT CLIPS-ALUMINUM ANGLE, 0063 IN. THICK, 2 IN. WIDE WITH 2 IN. AND 2 1/4 IN. LEGS. CLIPS SECURED WITH TYPE S SCREWS 3/8 IN. LONG TO "H" STUDS AND WITH TYPE "W" SCREWS 1 1/4 IN. LONG TO WOOD FRAMING THROUGH HOLES PROVIDED IN CLIP.
- CLIP PLACEMENT (ITEM 6) FOR SEPARATION WALLS UP TO 23 FT. HIGH. SPACE CLIPS A MAX OF 10 FT. OC. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.
- CLIP PLACEMENT (ITEM 6) FOR SEPARATION WALLS UP TO 44 FT. HIGH. SPACE CLIPS AS DESCRIBED IN ITEM 6A FOR UPPER 24 FT. REMAINING WALL AREA BELOW REQUIRES CLIPS SPACED A MAX 5 FT. OC. VERTICALLY BETWEEN WOOD FRAMING AND "H" STUDS.

*BEARING THE UL CLASSIFICATION MARK



4 FIRE WALL DETAIL AT UNIT OFFSET
FD1 SCALE: 1/2"=1'-0"



5 BRICK MASONRY PLAN VIEW
FIRE WALL DETAIL AT UNIT OFFSET
FD1 SCALE: 1/2"=1'-0"
FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)



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AURORA
ELEVATION: A
SCALE: 1/8"=1'-0" CONSTRUCTION

REVISION #
2024.01

FIRE WALL AND
UNIT SEPARATION
DETAILS

FD1

Design No. U314

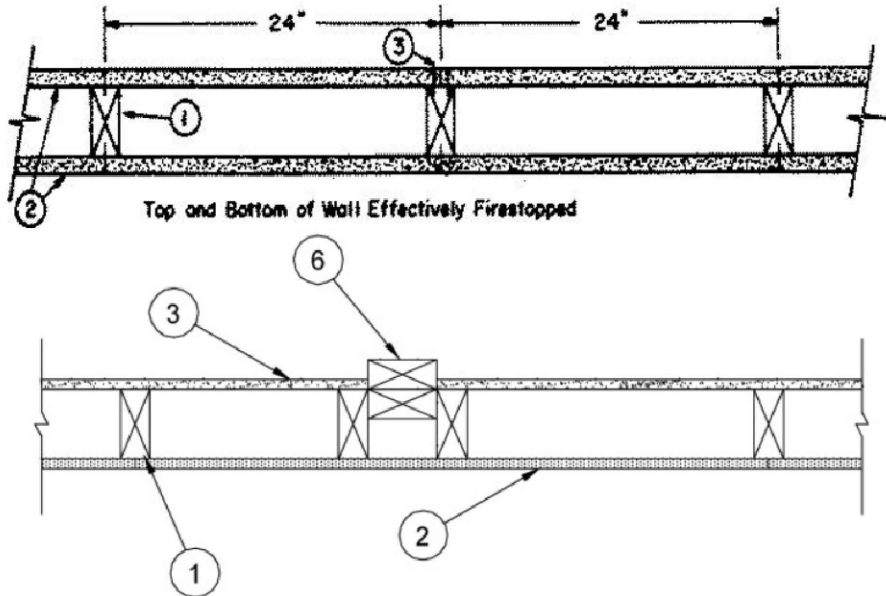
October 26, 2017

Bearing Wall Rating — 1 HR.

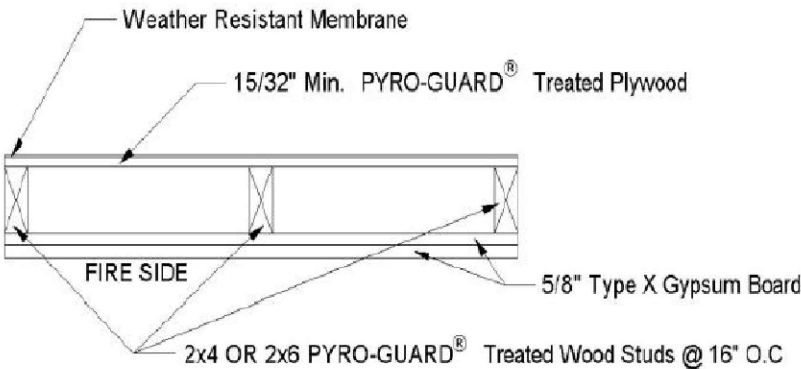
Finish Rating — 26 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide [BXUV](#) or [BXUV7](#)

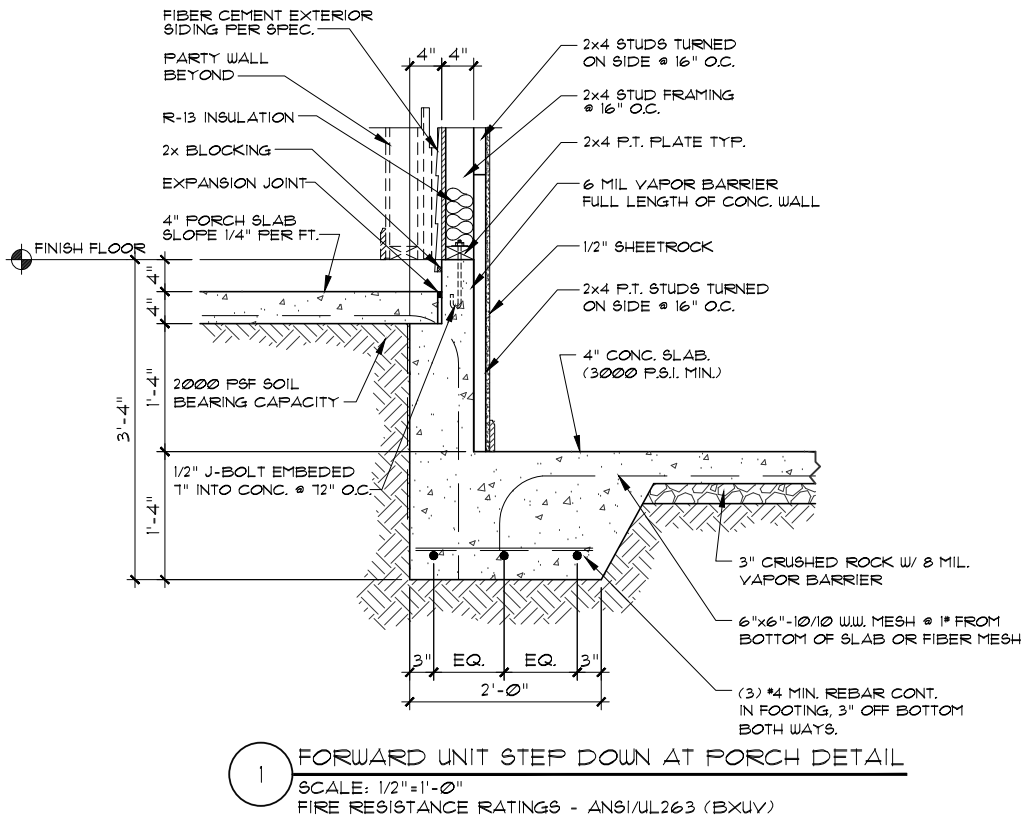
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



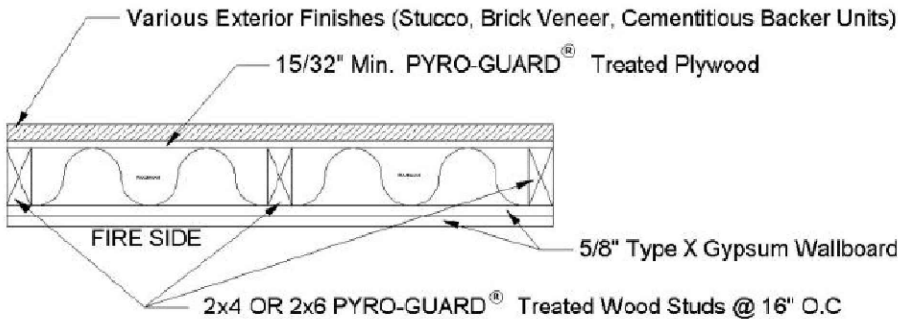
U301 non-fire side modified



Note: See GA File No. WP 8416 for construction details for fire side.
Follow manufacturer's recommendations for exterior membranes



U371 non-fire side modified



Note: See GA File No. WP 8417 for construction details for fire side
Follow manufacturer's recommendations for exterior membranes

1. Wood Studs —Nom 2 by 4 in., spaced 24 in. OC, effectively fire stopped.
2. Gypsum Board* —5/8 in. thick, 24 to 54 in. wide. Gypsum boards nailed to studs and bearing plates 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CGC INC —Types AR, IP-AR, IP-X1, SCX, SHX, ULX, WRX.

UNITED STATES GYPSUM CD —Type AR, FRX-G, IP-AR, IP-X1, SCX, SHX, ULIX, ULX or WRX.

USG BDRAL DRYWALL SFZ LLC —Type SCX

USG MEXICO S A DE C V —Type AR, IP-AR, IP-X1, SCX, SHX, ULX, WRX.

2A. Gypsum Board* —(As an alternate to Item 2) —Nom 3/4 in. thick, 4 ft wide, installed as described in Item 2.
CGC INC —Types AR, IP-AR.

UNITED STATES GYPSUM CD —Types AR, IP-AR.

USG MEXICO S A DE C V —Types AR, IP-AR.

2B. Gypsum Board* —(As an alternate to Items 2, 2A) —Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM —Type QuietRock ES.

2C. Wall and Partition Facings and Accessories* —(As an alternate to Items 2, 2A, 2B) —Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM —Type QuietRock 527

3. Joints and Nailheads —Exposed joints covered with joint compound and paper tape. Nailheads covered with joint compound. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, non 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

4. Steel Corner Fasteners —(Optional) —For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2 in. from corner of wallboard, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wallboard shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. Batts and Blankets* —(Optional, Not Shown) —Mineral wool insulation placed in stud cavities.
THERMAFIBER INC —Type SAFB, SAFB FF.

ROCKWOOL —Type SAFEnSDUND

6. Non-Bearing Wall Partition Intersection —(Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

7. Wall and Partition Facings and Accessories* —(Optional, Not Shown) —For use with Item 1, Item 2, Item 3, and Item 5. For maximum fire rating of 1 hour. On one side of the wall, over the first layer of Gypsum Board (Item 2), install Reflexor membrane with the gold side facing outwards. Membrane installed with T50 staples spaced 12 inches on center in both directions as per manufacturer's instructions, seams in membrane to be overlapped by 2 inches. When Reflexor membrane is used an additional layer of Gypsum Board identical to the one used in the first layer and as specified in Item 2 shall be installed over the membrane. The additional layer of Gypsum Board to be installed through the membrane to the stud as specified in Item 2 except the fastener length shall be increased by a minimum of 5/8 inch. Install Batts and blankets in the stud cavity as per Item 5. On the other side of the wall, prior to the installation of the Gypsum Board, install Resilient Channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Phillips head steel screws. Over the Resilient Channels install 3/4 inch thick SDNDpan panel secured to the Resilient Channels with drywall screws and washers spaced at 16 in. OC on the perimeter of the panel and 8 in. OC in the field of the panel. Over the SDNDpan panel install the same Gypsum Board as specified in Item 2 with the fastener length increased by minimum 3/4 inch. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
MSL —Reflexor membrane, SDNDpan panel.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



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SCALE: 1/8"=1'-0"CONSTRUCTION

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FIRE WALL AND
UNIT SEPARATION
DETAILS

FD2





FRONT ELEVATION A
SCALE: 1/8" = 1'-0" (11x17 SHEET)



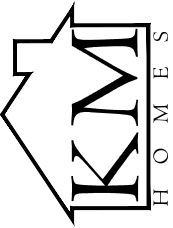
FRONT ELEVATION B
SCALE: 1/8" = 1'-0" (11x17 SHEET)



FRONT ELEVATION C
SCALE: 1/8" = 1'-0" (11x17 SHEET)



6-UNIT BUILDING



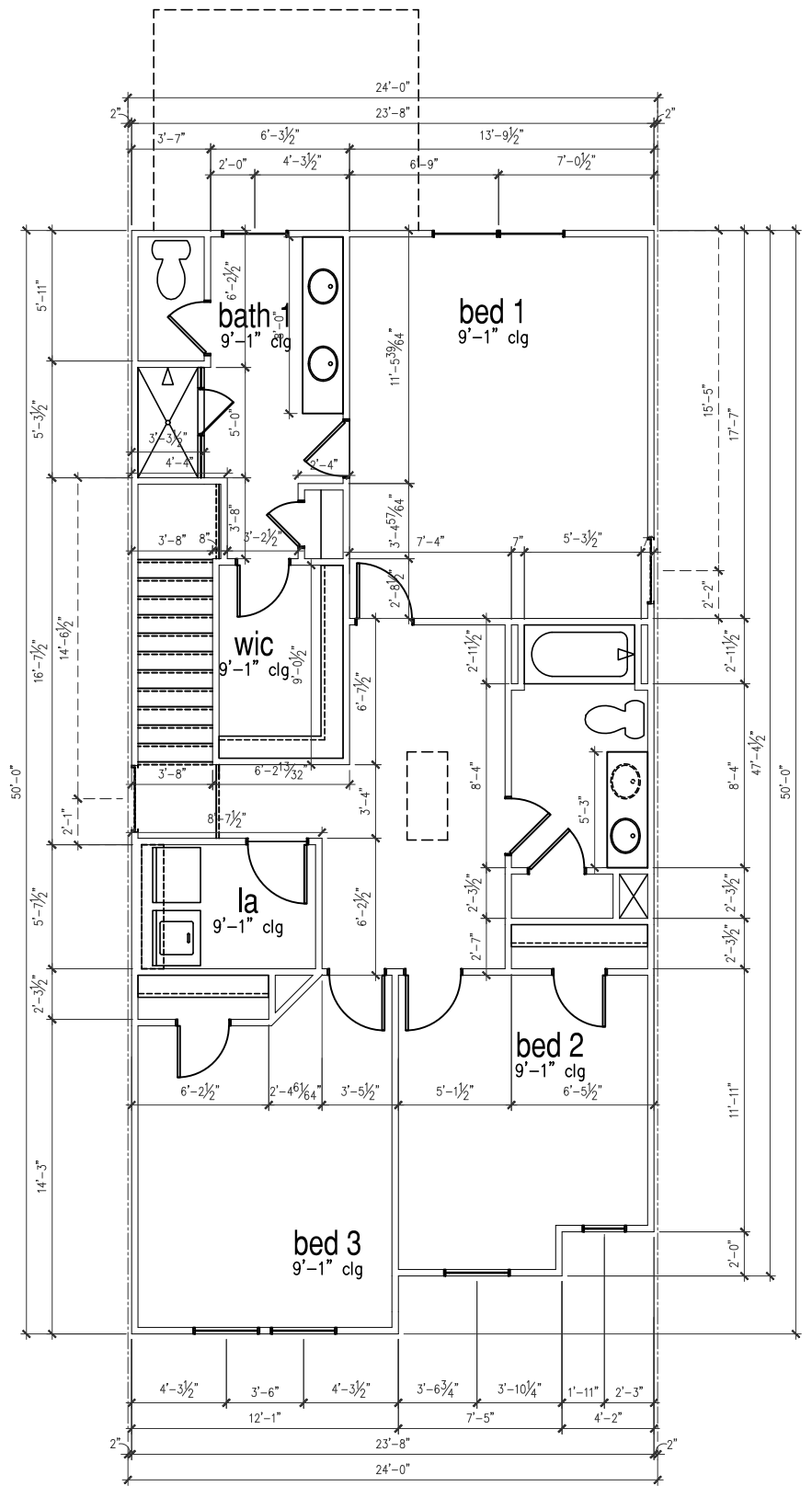
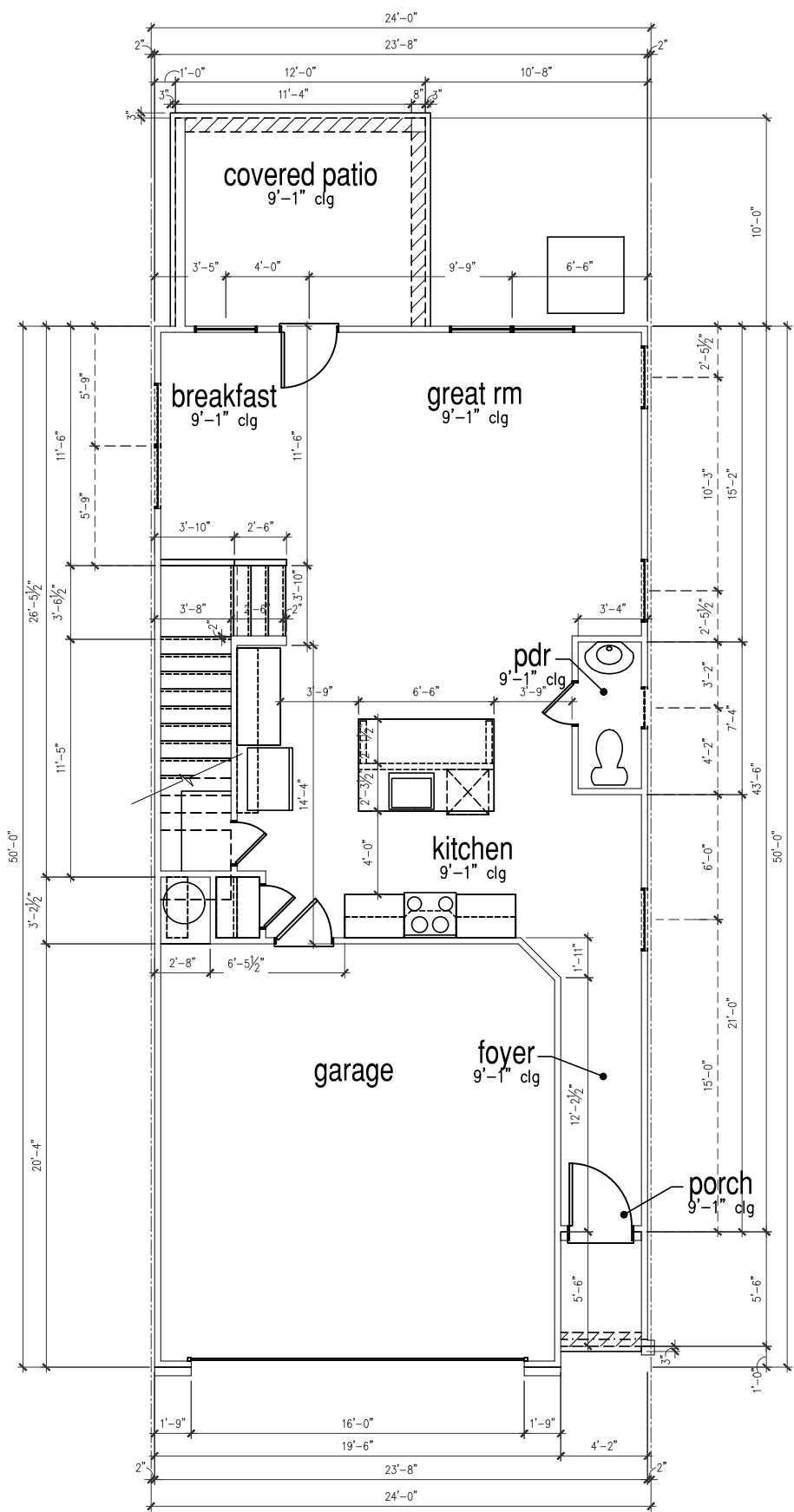
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24'
ELEVATION: A
SCALE: 1/8" = 1'-0"

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FRONT ELEVATION

1.0A



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24'
ELEVATION: A
SCALE: 1/8"=1'-0"

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FLOOR PLAN

4.0A

DATE: Oct. 3, 2019

ARC REVIEW CODE: R1909131

TO: Chair June Wood, Henry County Board of Commissioners
ATTN TO: Stacey Jordan-Rudeseal, Chief Planner
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact (DRI) Review



Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Reeves Creek (DRI 2996)

Submitting Local Government: Henry County

Review Type: Development of Regional Impact **Date Opened:** Sept. 13, 2019 **Date Closed:** Oct. 3, 2019

Description: This DRI is a master planned, mixed-use project on approximately 465 acres, mostly in unincorporated Henry County, with portions at its northern edge in both the City of Stockbridge and unincorporated Clayton County. The site is just east of the I-75/I-675 split; north of Walt Stephens Road; west of Flippen Road; and south of SR 138, Walter Way and Davidson Circle. The project is proposed to consist of 529,250 SF of retail space; 720,000 SF of office space; a 1,000-room hotel; a 100,000-SF innovation/research and development center; 150,000 SF of warehouse space; an 18-pump gas station; a 247,000-SF arena, convention center and arts center; 282 single-family residential units; approximately 1,003 mid-rise multi-family residential units (including approximately 130 townhomes); a 429-unit senior housing/care community; a County park; and an area for a proposed future bus or light rail transit station with a park-and-ride lot. The estimated full buildout year is 2035. Per ARC's DRI rules, Henry County is the host local government for this review as the majority of the project acreage is in that jurisdiction. The local trigger for this review is a rezoning application with Henry County. Most of this site was referenced in an Initial Information Form for DRI 2906 (Stockbridge International Business Center), filed by Henry County on February 1, 2019. After that time, the project scope evolved substantially to what is described above, making the DRI 2906 filing invalid. Therefore ARC staff terminated the review of DRI 2906, and Henry County ultimately filed new forms for the Reeves Creek project as DRI 2996.

Comments: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developed/Established Suburbs Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developed/Established Suburbs areas are listed at the bottom of these comments.

This DRI appears to manifest aspects of regional policy, including many of those at the bottom of this narrative. The plan contemplates a large-scale, mixed-use, infill development featuring significant housing, commercial, office, civic, and recreation/entertainment uses, with pedestrian-oriented infrastructure and amenities indicated for many areas of the site. The mix of uses offers the potential for site residents to work and shop in the same district, and for workers and visitors to park once and conduct multiple trips on foot or via an alternative transportation mode, thereby reducing single-occupancy vehicle trips.

To capitalize on this potential, care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable bike/pedestrian experience on all

streets, paths, entrances, and parking areas. Given the scale of the development and its footprint across 465 acres, this is particularly important in terms of creating strong connections among the various districts within the site, most of which primarily feature a single land use. The development team is also encouraged to ensure that end-of-trip facilities are provided for residents, workers and visitors at key locations throughout the site, e.g., scooter and bicycle storage racks throughout the site, lockers/showers in office buildings, etc. These recommendations are made given that the applicant utilized a 2% alternative mode trip reduction in the SRTA/GRTA-required DRI traffic study. With the provision of high-quality bike/pedestrian facilities and infrastructure, there is the potential for actual alternative mode site access that exceeds 2% as the site fully develops and matures.

There is strong potential for the use of alternative modes for circulation within and across the project site. The proposed extension of the existing Reeves Creek Trail through the site is a major opportunity for both external and internal pedestrian and bicycle circulation. There should be multiple access points on each side of the trail throughout the site, including for the Senior Care Community, Apartment Homes, Single-Family Home sections #1 and #2, and ending with well-defined access to the Arena, Mass Transit Complex, and other amenities at the end of the trail. In the long-term, there is potential for a continuous pedestrian/bike connection from the regional amenities in the DRI site to historic downtown Stockbridge, by connecting the Reeves Creek Trail with the Martin Luther King, Sr. Legacy Trail.

While this part of the Atlanta region is suburban, the layout of uses and buildings within this site could be made more urban and walkable, creating a stronger sense of place. In general, ARC recommends a more “fine grain” mixing of uses on the site wherever possible. As mentioned, many of the districts are essentially single-use, for example, with civic uses concentrated near the southern end of the site, residential focused in the eastern area of the project, and most of the retail concentrated in a strip center layout near the northern extent of the site. Likewise, most buildings and facilities within each district are separated from each other by extensive surface parking lots, further distancing people from destinations and creating automobile dependency for internal site circulation.

ARC therefore recommends locating more office, retail, restaurant and hotel uses immediately around the arena and convention center, linked with high-quality pedestrian infrastructure. Similarly, the nearby apartments should front their surrounding streets in a more urban condition to better link them with nearby non-residential uses – rather than being separated from their surroundings by surface parking. Broadly speaking, the mass transit complex and arena/convention center area are potentially strong activity centers within the project; they could be joined in a closer or more functional way, including sharing parking, given that peak parking demand and utilization for those uses would likely be complementary (park-and-ride use during weekdays, arena use during evenings and weekends).

Cul-de-sacs and other dead-end streets should generally be avoided where possible and a traditional street grid emphasized to improve connectivity. The two cul-de-sacs in the center of Single-Family Home section #1 should be connected as a continuous street. The separation of Single-Family Home sections #1 and #2 by park space should also be reconsidered in favor of a continuous grid across both sites. If this is not possible, pedestrian access between the two sections, across the park, should be provided. The developer should also consider making the roadways in Single Family Home section #2 a continuous loop rather than two cul-de-sacs.

The applicant team should also ensure that project driveways and intersections and any associated improvements (e.g., new highway interchanges and ramps, acceleration/deceleration/turn lanes, new traffic signals, relocation of existing signals, etc.) are designed and implemented in full coordination with GDOT (SR 138 provides site access to/from the north, and proposed new northbound-only I-75 ramps provide site access to/from the south), Henry County DOT, Clayton County DOT, and the City of Stockbridge – to safely and efficiently accommodate the DRI's projected auto traffic.

More broadly, diligent coordination between Henry County, Clayton County and Stockbridge will be critical to ensure that the DRI's infrastructure such as roadways, sidewalks, signage, landscaping, lighting and stormwater facilities, possesses a unified or coherent appearance and form. The same applies to the

interface of the DRI's buildings and lots with its street network. As an example, the retail power center, discount club, strip retail and restaurants near the north end of the site are set back from the proposed Reeves Creek Parkway by extensive surface parking. Meanwhile the medical office diagonally across the Parkway fronts the street in a more urban condition. ARC recommends pulling all the buildings closer to the street and providing extensive inter-parcel access in this area. This is supported by policies for other major roadways in the area, e.g., those governed by the Henry County Highway Corridor Overlay. Finally, the applicant team should ensure the installation of high-quality gateway signage and beautification at all project access points. As an example, this could benefit the southern project gateway, across from the proposed new I-75 exit ramp, which is shown to feature only a gas station, restaurant and existing cell tower.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, and as part of any improvements to site frontages. Additionally, given the DRI site's mostly undisturbed nature, ARC recommends surveying the property for state-protected or federally protected species prior to any clearing or construction activity, along with best practices around erosion control and stream buffering.

In a general sense, the DRI's development program is consistent with the RDG, specifically in terms of the project creating community by developing more centralized places/centers, connecting to the existing road network, and providing new recreational opportunities. The intensity of this proposed project is greater than the RDG's recommended parameters, specifically regarding residential density for the Developed/Established Suburbs area of the region. Along those lines, many areas near the site - particularly to the east, west and south - are unlike this DRI as they are predominated by relatively low-density residential uses. Many of these uses are also outside the jurisdiction of unincorporated Henry County, e.g., the City of Stockbridge and Clayton County. Therefore it will be critical for Henry County leadership and staff, along with the applicant team, to collaborate to the greatest extent possible to ensure maximum sensitivity and mitigate potential impacts to nearby local governments, neighborhoods, natural resources and land uses. The same will be true when the DRI phases in Stockbridge and Clayton County are being reviewed and permitted.

Additional ARC staff comments focused on transportation and water resources planning, along with external comments received from contacted parties, are attached to this report. Of note are the following:

- ARC Natural Resources staff comments focus on Reeves Creek, which traverses the DRI site, and its location within the Little Cotton Indian Creek Small Water Supply Watershed. Hooper Reservoir, a public water supply source for Clayton County, is on Little Cotton Indian Creek. Henry County has watershed protection ordinances for its water supply watersheds, including Little Cotton Indian Creek, which requires a 100-foot undisturbed buffer and 150-foot impervious surface setback along perennial streams in this watershed. The DRI site plan shows open space along the entire length of Reeves Creek through the project as well as along its two tributaries. However, the buffer and setback are not identified, and there appear to be intrusions into both the buffer and setback. Any intrusions may require a variance from Henry County. Reeves Creek and its tributaries, as well as all other waters of the state, are also subject to the 25-foot State Erosion and Sedimentation Act buffer.
- ARC Transportation staff comments note that the DRI site plan is not totally clear on the provision and/or design of pedestrian facilities along internal roadways. Pedestrian facilities do not currently exist along many roadways adjacent to the development. They also mention that it appears that trucks serving the commercial and warehouse uses will share local internal roads and access points with passenger vehicles. Coordination and thoughtful design will be critical to prevent conflicts between these vehicle types and to maintain roadways properly.
- GDOT Aviation staff comments indicate that, while the DRI does not appear to directly impact any airport, the proposed structures are in proximity to a navigation facility and may impact the assurance of navigation signal reception. Therefore the applicant will need to submit a Form 7460-1 to the Federal Aviation Administration at least 120 days before construction.

Further to the above, Developed/Established Suburbs are areas that developed from roughly 1970 to 1995 and are projected to remain suburbs through 2040. Regional policy recommendations for Developed/Established Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF McDONOUGH
CLAYTON COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & INDEPENDENCE SERVICES
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA SOIL & WATER CONSERVATION COMMISSION
CITY OF MORROW
HENRY COUNTY

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
SRTA/GRTA
CITY OF JONESBORO
CITY OF STOCKBRIDGE

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645 or asmith@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

DRI #2996

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Henry
 Individual completing form: Stacey Jordan-Rudeseal
 Telephone: 770-288-7526
 E-mail: sjordan@co.henry.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): East of I-75, South of SR 138, West of Flippen Road, North of Walt Stephens Road 33 degrees 32'14"
 Brief Description of Project: Mixed Use project comprised of Residences, Hotel, General/Medical Office, Retail, Arena, Transit Station

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☒ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1.5 Million square feet of non-residential, 1714 housing units, 247000 square foot arena, 300 parkin

Developer: Forest Development Group

Mailing Address: 2819 Fork Creek Church Road

Address 2:

City:Ellenwood State: GA Zip:30294

Telephone: 404-428-7804

Email: gfurrow@fdg-atl.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: This is an assemblage. Brown, Brunson, Butler, Gann, etc.

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located?

Clayton County, City of Stockbridge

Is the current proposal a continuation or expansion of a previous DRI?

☐ (not selected)

☐ Yes

☒ No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☐ Other

Is this project a phase or part of a larger overall project?

☐ (not selected)

☐ Yes

☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2029

Overall project: 2035

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)

apps.dca.ga.gov/DRI/InitialForm.aspx?driid=2996

2/2



Developments of Regional Impact

[DRI Home](#)
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DRI #2996

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Henry
Individual completing form: Stacey Jordan-Rudeseal
Telephone: 7702887526
Email: sjordan@co.henry.ga.us

Project Information

Name of Proposed Project: Reeves Creek
DRI ID Number: 2996
Developer/Applicant: Forest Development Group
Telephone: 404-428-7804
Email(s): gfurrow@fdg-atl.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 1120410000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 14374787.36

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc): 7 single-family homes

Water Supply

Name of water supply provider for this site: Henry County Water Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.79

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:
Based upon letter from HCWA dated 4-30-18

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?
Based upon letter from HCWA dated 4-30-18

Wastewater Disposal

Name of wastewater treatment provider for this site: Henry County Water Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.69

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity: Based upon letter from HCWA dated 4-30-18

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Approximately 3 miles

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 2,549 Total Net New Project AM, 2,982 Total Net New Project PM

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please see traffic study prepared by Lowe Engineers dated August 21, 2019.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 4077.42

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity: Solid waste service will need to be contracted. Henry County does not provide solid waste service.

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be 56.61%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Best Management Practices and the requirements of Metro North Georgia.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:Wetland buffers will be required. Not aware of any development proposed within the floodplain.

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Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, September 17, 2019 2:31 PM
To: Andrew Smith
Cc: Brian, Steve; Edmisten, Colette; Comer, Carol; Robinson, Joseph
Subject: RE: ARC DRI Review Notification - Reeves Creek (DRI 2996)
Attachments: ARC Preliminary Report - Reeves Creek - DRI 2996.pdf

Andrew,

The mixed-use project is proposed to consist of 529,250 SF of retail space; 720,000 SF of office space; a 1,000-room hotel; a 100,000-SF innovation/research and development center; 150,000 SF of warehouse space; an 18-pump gas station; a 247,000-SF arena, convention center and arts center; 282 single-family residential units; approximately 1,003 mid-rise multi-family residential units (including approximately 130 townhomes); a 429-unit senior housing/care community; a County park; and an area for a proposed future bus or light rail transit station with a park-and-ride lot. It is on approximately 465 acres, mostly in unincorporated Henry County, with portions at its northern edge in both the City of Stockbridge and unincorporated Clayton County. It is located more 10 miles from any open to the public airport, and is located outside any FAA approach or departure surfaces, and is outside any RPZ for any runway, and does not appear to impact any civil airport.

However the proposed structures are in proximity to a navigation facility and may impact the assurance of navigation signal reception, so an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs
600 West Peachtree Street NW
6th Floor
Atlanta, GA, 30308
404.660.3394 cell
404.532.0082 office

From: Andrew Smith <ASmith@atlantaregional.org>
Sent: Friday, September 13, 2019 4:27 PM
To: Kassa, Habte <hkassa@dot.ga.gov>; Fowler, Matthew <mfowler@dot.ga.gov>; Matthews, Timothy W <TMatthews@dot.ga.gov>; Garth Lynch <glynch@HNTB.com>; Wayne Mote (wmote@HNTB.com) <wmote@HNTB.com>; Peevy, Phillip M. <PPeevy@dot.ga.gov>; Robinson, Charles A. <chrobinson@dot.ga.gov>; Delgadillo Canizares, Marlene V. <mcanizares@dot.ga.gov>; McLoyd, Johnathan G <JoMcLoyd@dot.ga.gov>; Green,

Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

DRI INFORMATION

DRI Number #2996
DRI Title Reeves Creek
County Henry County
City (if applicable)
Address / Location 465 acres located East of I-75/I 675, Between SR 138 and Walt Stephens Road

Proposed Development Type:

A mixed use development consisting of 282 SFR units, 1003, multifamily units, 429 Senior housing units, 1000 room hotel, 247,000 SF arena, 820,000 SF office space, 150,000 SF warehouse, +/- 600,000 SF retail and a multimodal lot

Review Process ☐ EXPEDITED
☒ NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division
Staff Lead Marquitrice Mangham
Copied [Click here to enter text.](#)
Date Revised October 3, 2019

TRAFFIC STUDY

Prepared by Lowe Engineering
Date August 21, 2019

REGIONAL TRANSPORTATION PLAN PROJECTS

01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

☒ YES *(provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)*

Programmed projects are listed on page 6 of the traffic analysis.

☐ NO *(provide comments below)*

REGIONAL NETWORKS

02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO

☐ YES *(identify the roadways and existing/proposed access points)*

The project proposes 5 drive access points, 3 on newly proposed local roads and 2 on Flippen Road.

03. Will the development site be directly served by any roadways identified as Regional Truck Routes?

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO

☐ YES (*identify the roadways and existing/proposed access points*)

04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (*nearest station more than one mile away*)

☐ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance*

☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

Sidewalk exists sporadically along Marietta Blvd NW which provide access to the rail transit

Bicycling Access*

- ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- ☐ Low volume and/or low speed streets provide connectivity
- ☐ Route follows high volume and/or high speed streets
- ☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

- ☐ Fixed route transit agency bus service available to rail station
- ☐ Private shuttle or circulator available to rail station
- ☐ No services available to rail station
- ☐ Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.

- ☐ NOT APPLICABLE (*rail service already exists*)
- ☐ NOT APPLICABLE (*accessing the site by transit is not consistent with the type of development proposed*)
- ☒ NO (*no plans exist to provide rail service in the general vicinity*)
- ☐ YES (*provide additional information on the timeframe of the expansion project below*)
 - ☐ CST planned within TIP period
 - ☐ CST planned within first portion of long range period
 - ☐ CST planned near end of plan horizon

06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.

☐ NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

☒ SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) GRTA Express

Bus Route(s) [Click here to enter bus route number\(s\).](#)

Distance* ☐ Within or adjacent to the development site (0.10 mile or less)

☒ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access* ☐ Sidewalks and crosswalks provide sufficient connectivity

☒ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access* ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide sufficient connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.

☒ NO

☐ YES

08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.

Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☐ NOT APPLICABLE (nearest path or trail more than one mile away)

☒ YES (provide additional information below)

Name of facility Reeves Creek Trail

Distance ☒ Within or adjacent to development site (0.10 mile or less)

☐ 0.15 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access* ☐ Sidewalks and crosswalks provide connectivity

☒ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access* ☐ Dedicated lanes or cycle tracks provide connectivity

☐ Low volume and/or low speed streets provide connectivity

☒ Route uses high volume and/or high speed streets

☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?

The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☒ YES (*connections to adjacent parcels are planned as part of the development*)
- ☐ YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- ☐ NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- ☐ OTHER (*Please explain*)

The site plan shows plans to development two local roads. Adjacent parcels may be accessed by local road.

10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.

- ☐ YES (sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network)
- ☒ PARTIAL (some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct)
- ☐ NO (walking and bicycling facilities within the site are limited or nonexistent)
- ☐ NOT APPLICABLE (the nature of the development does not lend itself to internal walking and bicycling trips)
- ☐ OTHER (Please explain)

The site plan shows proposed local roads however details on whether pedestrian facilities are proposed are not provided on the site plan or in the analysis. Pedestrian facilities do not exist currently along roadways adjacent to the development.

11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?

The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☐ NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- ☐ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☒ NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- ☐ NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

The site plan shows proposed local roads however details on whether pedestrian facilities are proposed are not provided on the site plan or in the analysis. Pedestrian facilities do not exist currently along roadways adjacent to the development.

12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.

- ☒ YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- ☒ PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- ☐ NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- ☐ NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

Trucks serving the commercial and warehouse uses will share local roads access points and driveways. The site plan does not designate separate entrances for vehicle and truck traffic. Residential uses are located so that vehicles for residential uses may avoid truck traffic.

RECOMMENDATIONS

13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?

- ☐ UNKNOWN *(additional study is necessary)*
- ☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*
- ☐ NO *(see comments below)*

14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

- ☒ NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*
- ☐ YES *(see comments below)*

[Click here to enter text.](#)

15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

None

REEVES CREEK DRI 2996
Henry County
ARC Natural Resources Group Review Comments

August 26, 2019

Water Supply Watershed and Stream Buffer Protection

The project property is located in the Little Cotton Indian Creek Water Supply Watershed, which is a small (less than 100 square mile) public water supply watershed as defined by the Georgia DNR Part 5 Minimum Planning Criteria. Hooper Reservoir, a public water supply source for Clayton County, is on Little Cotton Indian Creek.

The site plan and the USGS coverage for the project area both show Reeves Creek, a blue line tributary to Little Cotton Indian Creek, crossing the project property. The site plan also shows two tributaries to Reeves Creek. Henry County has watershed protection ordinances for its water supply watersheds, including Little Cotton Indian Creek. The Henry watershed protection ordinance requires a 100-foot undisturbed buffer and 150-foot impervious surface setback along perennial streams in the Little Cotton Indian Creek watershed. The site plan shows open space along the entire length of Reeves Creek through the project property as well as along the two tributaries. However, the buffer and setback are not identified and there appear to be intrusions into both the buffer and setback. Any intrusions may require a variance from Henry County. Reeves Creek and its tributaries, as well as all other waters of the state, are subject to the 25-foot State Erosion and Sedimentation Act buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, as with all development, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

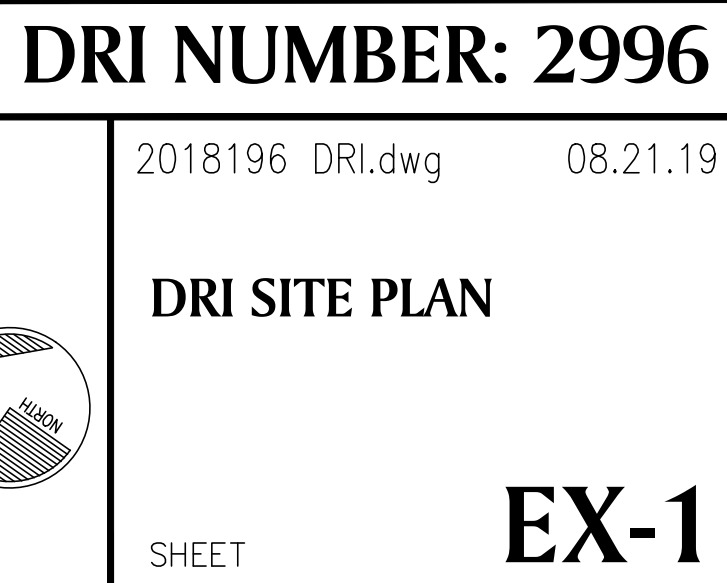
We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Using pervious concrete or other pervious materials in parking areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Including rainwater capture in the project design to provide for landscape irrigation during dry periods.

SITE & LAND ANALYSIS - COMMERCIAL		
MASS TRANSIT COMPLEX		±16.8 ACRES
MASS TRANSIT STATION		+40,000 S.F.
PARKING ALLOWED	33 SPACES (1 SP/3 SEATS IN WAITING AREA)	
INNOVATION CENTER		+50,000 S.F.
2 HOTELS (4-STORY, 100+ ROOMS)		+80,000 S.F.
RESTAURANT/RETAIL/LOFTS		+75,000 S.F.
PARKING ALLOWED	1,158 SPACES (1 SP/150 S.F. / 1 SP/400 S.F.)	
FLOOR AREA RATIO		+0.33
OFFICE TOWERS		+4.7 ACRES
BUILDING #1 (10-STORY)		+200,000 S.F.
BUILDING #2 (10-STORY)		+200,000 S.F.
TOTAL BLDG. AREA		+400,000 S.F.
PARKING ALLOWED	1,334 SPACES (1 SP/300 S.F.)	
FLOOR AREA RATIO		+1.95
MUNICIPAL COMPLEX		+27.2 ACRES
ARENA (10,000 SEATS)		+150,000 S.F.
PARKING ALLOWED	3,334 SPACES (1 SP/3 FIXED SEATS)	
ARTS CENTER		+45,000 S.F.
CONVENTION CENTER		+52,000 S.F.
PARKING ALLOWED	1,040 SPACES (1 SP/50 S.F.)	
2 HOTELS (5-STORY, 120+ ROOMS)		+200,000 S.F.
3 MULTI-STORY PARKING DECKS		+240 SPACES
PARKING ALLOWED	240 SPACES (1 SP/ROOM)	
FLOOR AREA RATIO		+0.38

SITE & LAND ANALYSIS - RESIDENTIAL	
SINGLE FAMILY HOMES #1	
TYPICAL 60' X 140' LOTS	=60.4 ACRES
HOUSING RATIO	=206 HOMES
HOUSING RATIO	=3.4/ACRE
PARKING ALLOWED	380 SPACES (2 SP/DWELLING UNIT)
SINGLE FAMILY HOMES #2	
TYPICAL 60' X 120' LOTS	=22.4 S.F.
TYPICAL 60' X 120' LOTS	= 76 HOMES
HOUSING RATIO	=3.4/ACRE
PARKING ALLOWED	150 SPACES (2 SP/DWELLING UNIT)
TOWNHOMES	
TYPICAL 45' X 120' LOTS	=18.0 ACRES
TYPICAL 45' X 120' LOTS	=130 HOMES
PARKING ALLOWED	102 SPACES (1 SP/DWELLING UNIT)
SENIOR CARE COMMUNITY	
SINGLE FAMILY COTTAGES	=32.1 ACRES
SINGLE FAMILY COTTAGES	=33 UNITS
DUPLEX FAMILY UNITS	=15 UNITS
4-STORY INDEPENDENT LIVING	=168 UNITS
3-STORY ASSISTED LIVING	=160 UNITS
MEMORY CARE	=40 UNITS
PARKING ALLOWED	416 SPACES (1 SP/BEDROOM)
APARTMENT HOMES	
3 - BLDG. #1 (4-STORY)	
X 50 UNITS/FLOOR	=600 UNITS
2 - BLDG. #3 (4-STORY)	
X 25 UNITS/FLOOR	=200 UNITS
PARKING ALLOWED	1,600 SPACES (2 SP/DWELLING UNIT)

SITE & LAND ANALYSIS - PUBLIC DEDICATION	
COUNTY PARK	±5.0 ACRES
PARKING ALLOWED	40 SPACES (8 SP/1 ACRE)
EXIST. 100' POWER EASEMENT	±5.1 ACRES
PROPOSED REEVES CREEK PARKWAY	±25.3 ACRES
4-LANE PARKWAY, 80' R/W,	
TOTAL ±2.56 MILES LONG	
PROPOSED FARHAVEN ROAD EXTENSION	±5.0 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	±4.1 ACRES
3-LANE ROAD, 60' R/W,	
TOTAL ±0.57 MILES LONG	

A vicinity map of Henry County, Georgia, centered around the intersection of Interstate 75 (I-75) and Interstate 285 (I-285). A large, irregularly shaped area is highlighted with diagonal hatching and labeled "SITE" with a black arrow pointing to it. The site is located east of I-75 and south of I-285. Major roads shown include I-75, I-285, US 23 / SR 138, Stockbridge Rd, Red Oak Rd, Ruff Stephens Rd, and W. Stephens Rd. Landmarks such as Golden Gate Tower and Golf Club, Navy Federal Credit Union, Walmart Supercenter, Clark Community Park, Memorial Park, and various schools are also indicated. Exit numbers #1 and #228 are marked on I-75. The map includes a scale bar for 0, 1, and 2 miles, and a north arrow.



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: Henry County
(via electronic mail and certified mail) City of Stockbridge
Clayton County
Gary Furrow, Forest Development Group

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Greg Giuffrida, ARC
Parker Martin, GRTA/SRTA
Annie Gillespie, GRTA/SRTA
Tyler Peek, GDOT
Dan Woods, GDOT
Jeremy Daniel, GDOT
Chance Baxley, GDOT

Lee Kelley, Clayton County
Stacey Jordan, Henry County
David Simmons, Henry County
Linda Logan, City of Stockbridge
Randy Knighton, City of Stockbridge
Camilla Moore, City of Stockbridge
Sameer Patharkar, Forsite Group Inc.
Josh Pruitt, Lowe Engineers
Sameer Patharkar, Lowe Engineers

Date: October 3, 2019

Re: DRI 2996 Reeves Creek

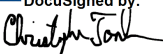
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

The purpose of this notice is to inform Forest Development Group (the Applicant), Henry County, Clayton County and the City of Stockbridge (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2996 Reeves Creek (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 21, 2019. The review package includes: (1) the site development plan (Site Plan) dated August 21, 2019 titled "Reeves Creek" prepared by Paulson Mitchell, Inc., the transportation analysis dated August 21, 2019 prepared by Lowe Engineers received by GRTA on August 21, 2019 and the revised transportation analysis received on September 20, 2019.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 13, 2019 meeting.

DocuSigned by:

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Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
 - o Reeves Creek Parkway and Davidson Parkway
 - o Davidson Parkway and Walter Way
- Provide crosswalks and pedestrian connections (as approved by the local government*) between the Mass Transit Complex/Innovation Center/Hotels and the adjacent land uses across the proposed road that encircles the Mass Transit Complex to the north, east and south. These adjacent land uses include the proposed offices to the north and the proposed arena and convention center to the south.

**The local government may require additional engineering traffic study for any proposed mid-block crosswalks or crosswalks at un-signalized intersections.*

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

SR 42/SR 138/US 23/N Henry Blvd at Flippen Road

- Add one eastbound right turn lane and one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 42/SR 138/US 23/ N Henry Blvd at Flippen Road.

SR 42/SR 138/US 23/N Henry Blvd at Davidson Parkway

- Coordinate with GDOT on an Intersection Control Evaluation

SR 138/Stockbridge Road at Davidson Parkway

- Add one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 138/Stockbridge Road at Davidson Parkway.

Walt Stephens Road Widening & Walt Stephens Road at Flippen Road

- Coordinate to determine appropriate turning and/or widening improvements along Walt Stephens Road between the proposed Reeves Creek Parkway and Flippen Road. The coordination shall include consideration of needed improvements at Walt Stephens Road and Flippen Road, and how those improvements would integrate into the Walt Stephens Road improvements.

Reeves Creek Parkway

- Construct two southbound through lanes and two northbound through lanes between the intersections of Walt Stephens Road/Reeves Creek Parkway and where Reeves Creek Parkway merges with the existing Davidson Parkway approximately 500 feet south of SR 138/Lake Spivey Parkway. At Walt Stephens Road, the inner southbound lane will turn left and the outer southbound lane will turn right.

Davidson Parkway at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- In addition to the two northbound and two southbound Reeves Creek Parkway through lanes, provide the following:
 - o One southbound right turn lane, one southbound left turn lane
 - o One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - o One northbound left turn lane, one northbound right turn lane
 - o One westbound left turn lane, one westbound through lane, one westbound right turn lane

Phase 2 – 2035 Build Out:

N/A

Site Access Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Flippen Road at Driveway 4

- On the site plan dated August 21, 2019, Driveway 4 and Driveway 5 are offset along Flippen Road. The development shall adjust the two driveways to align and satisfy local approach angle requirements.
- As part of the realigned driveways 4 and 5:
 - o Add one eastbound right turn egress lane, one eastbound left turn egress lane and one ingress lane
 - o Add one westbound right turn egress lane, one westbound left turn egress lane and one ingress lane

- o On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

Phase 2 - 2035 Build Out:

N/A

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
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 - o On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

Section 2:

RESOLUTION NO. 19-287

RESOLUTION APPROVING A REZONING REQUEST BY FOREST DEVELOPMENT GROUP, INC. FOR PROPERTY LOCATED ON FLIPPEN ROAD, EAST INTERSTATE 75 IN LAND LOTS 38, 39, 26, AND 27 OF THE 12TH DISTRICT CONSISTING OF 317.661 +/- ACRES

WHEREAS, Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District consisting of 317.661 +/- acres for a mixed-use development to include single family residences, multi-family residences, offices, and commercial uses; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on May 9, 2019;

NOW, THEREFORE, BE IT RESOLVED, that the Henry County Board of Commissioners approves the applicant's request with the following conditions:

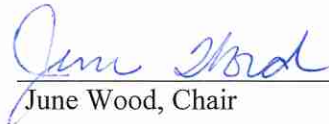
1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.
4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.

5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) clubhouse
 - c) One (1) playground
 - d) One (1) covered pavilion
 - e) One (1) dog park
 - f) One (1) soccer/multi-use field
 - g) One (1) tennis court
 - h) Walking trails
 - i) Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):
 - a) One (1) dog park
 - b) Walking trails
16. All townhouses shall be a minimum of the following:
 - a) 1,000 square feet for one bedroom,
 - b) 1,500 square feet for two bedroom,
 - c) Additional 200 square feet for each additional bedroom over two bedroom.
17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

BE IT SO RESOLVED THIS 19TH DAY OF NOVEMBER 2019.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**


June Wood, Chair

ATTEST:


Stephanie Braun, County Clerk

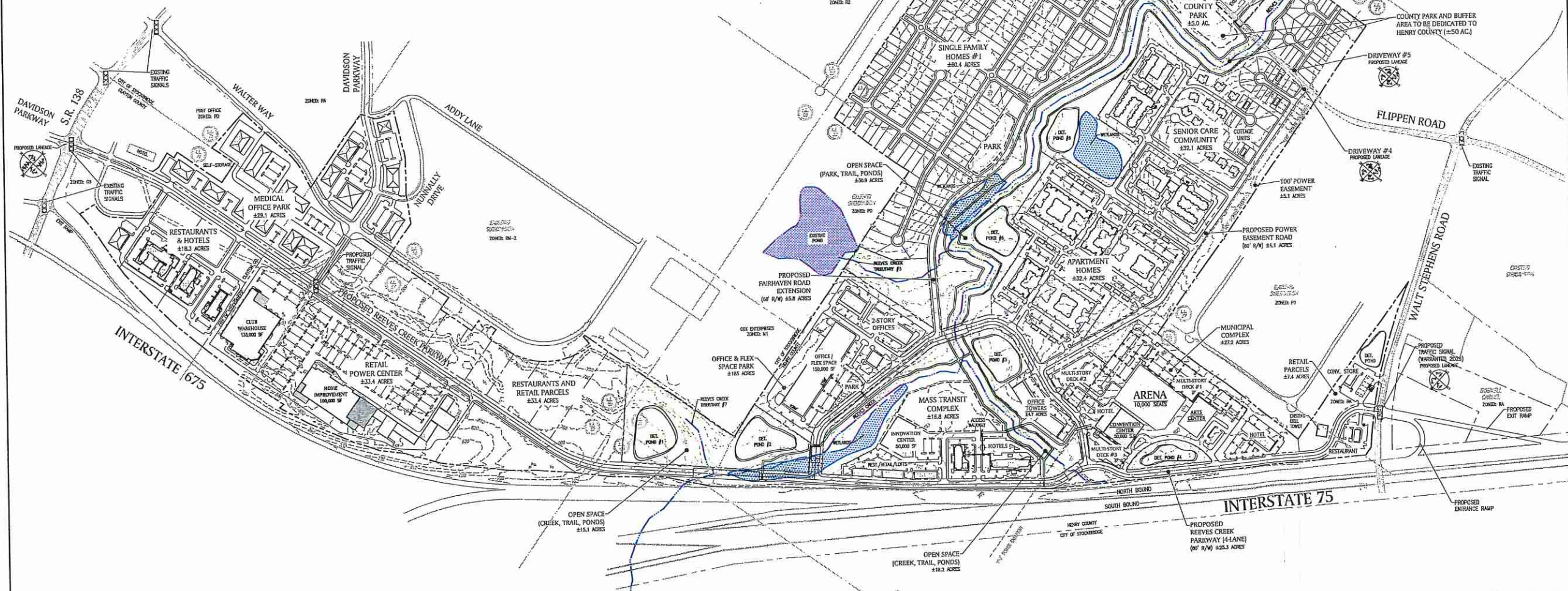
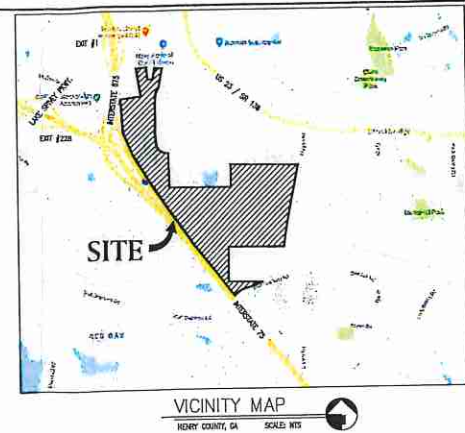
SITE & LAND ANALYSIS - COMMERCIAL	
RESTAURANTS & HOTELS (SR 138)	±18.3 ACRES
3 HOTELS (4-STORY, 100+ ROOMS)	±160,000 S.F.
RETAIL SHOPS	±15,000 S.F.
3 RESTAURANT OUTLOTS	±15,000 S.F.
PARKING ALLOWED 500 SPACES (1 SP/ROOM & 1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.24
MEDICAL OFFICE PARK	±28.1 ACRES
14 OFFICE BLDGS.	±250,000 S.F.
PARKING ALLOWED	150 SPACES (5 SP/PHYSICIAN)
FLOOR AREA RATIO	±0.20
RETAIL POWER CENTER	±33.4 ACRES
CLUB WAREHOUSE	±133,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/150 S.F.)	
HOME IMPROVEMENT WAREHOUSE	±100,000 S.F.
PARKING ALLOWED 250 SPACES (1 SP/400 S.F.)	
RETAIL ANCHOR/SHOPS	±75,000 S.F.
TOTAL BLDG. AREA	±310,000 S.F.
PARKING ALLOWED 2,067 SPACES (1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.22
RESTAURANTS & RETAIL (PARKWAY)	±36.7 ACRES
OFFICE & FLEX SPACE PARK	±18.5 ACRES
OFFICE & FLEX SPACE	±150,000 S.F.
4 2-STORY OFFICES	±120,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/200 S.F.)	
FLOOR AREA RATIO	±0.33

SITE & LAND ANALYSIS - COMMERCIAL	
MASS TRANSIT COMPLEX	±16.8 ACRES
MASS TRANSIT STATION	±40,000 S.F.
PARKING ALLOWED 33 SPACES (1 SP/3 SEATS IN WAITING AREA)	
INNOVATION CENTER	±50,000 S.F.
2 HOTELS (4-STORY, 100+ ROOMS)	±80,000 S.F.
RESTAURANT/RETAIL/LOFTS	±75,000 S.F.
PARKING ALLOWED 1,158 SPACES (1 SP/150 S.F. / 1 SP/400 S.F.)	
FLOOR AREA RATIO	±0.33
OFFICE TOWERS	±4.7 ACRES
BUILDING #1 (10-STORY)	±200,000 S.F.
BUILDING #2 (10-STORY)	±200,000 S.F.
TOTAL BLDG. AREA	±400,000 S.F.
PARKING ALLOWED 1,334 SPACES (1 SP/300 S.F.)	
FLOOR AREA RATIO	±1.85
MUNICIPAL COMPLEX	±27.2 ACRES
ARENA (10,000 SEATS)	±150,000 S.F.
PARKING ALLOWED 3,334 SPACES (1 SP/3 FIXED SEATS)	
ARTS CENTER	±45,000 S.F.
CONVENTION CENTER	±50,000 S.F.
PARKING ALLOWED 1,040 SPACES (1 SP/50 S.F.)	
2 HOTELS (5-STORY, 120+ ROOMS)	±200,000 S.F.
3 MULTI-STORY PARKING DECKS	±240 SPACES
PARKING ALLOWED 240 SPACES (1 SP/ROOM)	
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3-STORY ASSISTED LIVING	±160 UNITS
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PARKING ALLOWED 1,600 SPACES (2 SP/DWELLING UNIT)	

SITE & LAND ANALYSIS - PUBLIC DEDICATION	
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PARKING ALLOWED 40 SPACES (8 SP/1 ACRES)	
EXIST. 100' POWER EASEMENT	±5.1 ACRES
PROPOSED REEVES CREEK PARKWAY	±25.3 ACRES
4-LANE PARKWAY, 60' R/W	
TOTAL ±2.56 MILES LONG	
PROPOSED FAIRHAVEN ROAD EXTENSION	±5.0 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	±4.1 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.57 MILES LONG	

LAND USE SUMMARY	
COMMERCIAL LAND USES	±145.4 ACRES (31.3%)
MUNICIPAL LAND USES	±27.2 ACRES (5.8%)
RESIDENTIAL LAND USES	±183.8 ACRES (39.5%)
OPEN SPACE	±74.3 ACRES (16.0%)
(3) ROAD DEDICATED RIGHT-OF-WAY	±34.4 ACRES (7.4%)
TOTAL LAND AREA	±465.1 ACRES



PRELIMINARY SITE PLAN DISCLAIMER:

THIS PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAPS, LEGAL MAPS, OR INFORMATION, SCANNED/REPRODUCED, BOUNDARY SURVEY, SCANNED/REPRODUCED, TOPOGRAPHICAL SURVEY, SCANNED/REPRODUCED, AS-BUILT PLANS, SCANNED/REPRODUCED, ALTA SURVEYS, AND/OR PREVIOUS CONSTRUCTION PLANS BY THE CLIENT. ALL ZONING INFORMATION SHOWN IN THIS TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION. SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE PLANNER:
CONTACT: JOHN WISE

PAULSON MITCHELL
INCORPORATED

LAND PLANNERS
ENGINEERS & SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

TRAFFIC CONSULTANT:

LOWE ENGINEERS
CONTACT: JOSH PRUITT
990 HAMMOND DR. SUITE 900
ATLANTA, GA 30328
770.857.8400

FOR:

**FOREST
DEVELOPMENT
GROUP**

1475 BUFORD DRIVE
SUITE 403-117
LAWRENCEVILLE, GA 30043

PROJECT:

**REEVES CREEK -
A HENRY COUNTY MIXED USE
PROJECT**

LAND LOTS 26, 27, 38, 39,
40, 57 & 58, 12TH DISTRICT
HENRY COUNTY, GA 30281

DRI SITE PLAN



DRI NUMBER: 2996

2018196 DRI.dwg 08.21.19

DRI SITE PLAN

SHEET

EX-1



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: Henry County
(via electronic mail and certified mail) City of Stockbridge
Clayton County
Gary Furrow, Forest Development Group

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Greg Giuffrida, ARC
Parker Martin, GRTA/SRTA
Annie Gillespie, GRTA/SRTA
Tyler Peek, GDOT
Dan Woods, GDOT
Jeremy Daniel, GDOT
Chance Baxley, GDOT

Lee Kelley, Clayton County
Stacey Jordan, Henry County
David Simmons, Henry County
Linda Logan, City of Stockbridge
Randy Knighton, City of Stockbridge
Camilla Moore, City of Stockbridge
Sameer Patharkar, Forsite Group Inc.
Josh Pruitt, Lowe Engineers
Sameer Patharkar, Lowe Engineers

Date: October 3, 2019

Re: DRI 2996 Reeves Creek

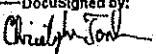
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

The purpose of this notice is to inform Forest Development Group (the Applicant), Henry County, Clayton County and the City of Stockbridge (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2996 Reeves Creek (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 21, 2019. The review package includes: (1) the site development plan (Site Plan) dated August 21, 2019 titled "Reeves Creek" prepared by Paulson Mitchell, Inc., the transportation analysis dated August 21, 2019 prepared by Lowe Engineers received by GRTA on August 21, 2019 and the revised transportation analysis received on September 20, 2019.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 13, 2019 meeting.

DocuSigned by:

5409E9A65D48478...

Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
 - Reeves Creek Parkway and Davidson Parkway
 - Davidson Parkway and Walter Way
- Provide crosswalks and pedestrian connections (as approved by the local government*) between the Mass Transit Complex/Innovation Center/Hotels and the adjacent land uses across the proposed road that encircles the Mass Transit Complex to the north, east and south. These adjacent land uses include the proposed offices to the north and the proposed arena and convention center to the south.

**The local government may require additional engineering traffic study for any proposed mid-block crosswalks or crosswalks at un-signalized intersections.*

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

SR 42/SR 138/US 23/N Henry Blvd at Flippen Road

- Add one eastbound right turn lane and one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 42/SR 138/US 23/ N Henry Blvd at Flippen Road.

SR 42/SR 138/US 23/N Henry Blvd at Davidson Parkway

- Coordinate with GDOT on an Intersection Control Evaluation

SR 138/Stockbridge Road at Davidson Parkway

- Add one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 138/Stockbridge Road at Davidson Parkway.

Walt Stephens Road Widening & Walt Stephens Road at Flippen Road

- Coordinate to determine appropriate turning and/or widening improvements along Walt Stephens Road between the proposed Reeves Creek Parkway and Flippen Road. The coordination shall include consideration of needed improvements at Walt Stephens Road and Flippen Road, and how those improvements would integrate into the Walt Stephens Road improvements.

Reeves Creek Parkway

- Construct two southbound through lanes and two northbound through lanes between the intersections of Walt Stephens Road/Reeves Creek Parkway and where Reeves Creek Parkway merges with the existing Davidson Parkway approximately 500 feet south of SR 138/Lake Spivey Parkway. At Walt Stephens Road, the inner southbound lane will turn left and the outer southbound lane will turn right.

Davidson Parkway at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- In addition to the two northbound and two southbound Reeves Creek Parkway through lanes, provide the following:
 - One southbound right turn lane, one southbound left turn lane
 - One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - One northbound left turn lane, one northbound right turn lane
 - One westbound left turn lane, one westbound through lane, one westbound right turn lane

Phase 2 – 2035 Build Out:

N/A

Site Access Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Flippen Road at Driveway 4

- On the site plan dated August 21, 2019, Driveway 4 and Driveway 5 are offset along Flippen Road. The development shall adjust the two driveways to align and satisfy local approach angle requirements.
- As part of the realigned driveways 4 and 5:
 - Add one eastbound right turn egress lane, one eastbound left turn egress lane and one ingress lane
 - Add one westbound right turn egress lane, one westbound left turn egress lane and one ingress lane

- On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

Phase 2 - 2035 Build Out:

N/A

PUBLIC HEARING NOTICE
Henry County Board of
Commissioners (BOC)

Date: November 19, 2019
Location: Henry County
Administration Building
140 Henry Parkway,
McDonough, Georgia 30253
Public Meeting: 6:30 PM,
Community Meeting Room

REZONING:
RZ-19-01

The Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential Agricultural) to MU (Mixed Use) for property located on Filpen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District. The property consists of 317.661 +/- acres, and the request is for a mixed-use development to include single-family residences, multi-family residences, office and commercial uses. Districts 4 & 5

RZ-19-06

Jon Jordan/Hecht Walker, P.C. of Stockbridge, GA requests a rezoning from C-1 (Neighborhood Commercial) to MU (Mixed Use) for property located east of Highway 19/41 and west of Old Highway 3 and Old Griffin Road in Land Lots 109 and 84 of the 3rd District. The property consists of 40.0 +/- acres, and the request is for warehouse/distribution. District 2

COMPREHENSIVE PLAN AMENDMENT:
COMP-AM-19-02

Jon Jordan/Hecht Walker, P.C. of Stockbridge, GA requests an amendment to the Comprehensive Plan for property located east of Highway 19/41 and west of Old Highway 3 and Old Griffin Road in Land Lots 109 and 84 of the 3rd District. The property consists of 40.0 +/- acres and the request is to amend the Future Land Use Map designation from Commercial to Mixed Use. District 2

MODIFICATION TO ZONING CONDITIONS:
MC-19-07

Adler Properties, LLC of Brookhaven, GA requests a modification to zoning conditions for property located on the west side of Town Centre Village Drive in Land Lot 110 of the 6th District. The property consists of 18.69 +/- acres and the request is to increase the maximum number of dwelling units from 540 to 897. District 2 928-619947, 10/30

NOTICE OF LOCATION AND DESIGN APPROVAL
P. I. 0013686
DeKalb and Henry Counties

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location and design approval is: September 27, 2019.

SATURDAY, OCTOBER 26, 2019



PUBLIC HEARINGS

PUBLIC HEARINGS

PUBLIC HEARING NOTICE
Henry County Board of
Commissioners (BOC)

Date: November 19, 2019
Location: Henry County
Administration Building
140 Henry Parkway,
McDonough, Georgia 30253
Public Meeting: 6:30 PM,
Community Meeting Room

REZONING:

RZ-19-05
General Holdings Unlimited, LLC of McDonough, GA requests a rezoning from RA (Residential Agricultural) to RS (Residential Suburban) for property located on the northeast corner of the intersection East Lake Road and Springdale Road in Land Lots 3 and 4 of the 11th District. The property consists of 50.4 +/- acres, and the request is for single-family townhomes and duplexes. District 4

RZ-19-14

General Holdings Unlimited, LLC of Monroe, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for property located at 1496 Millers Mills Road in Land Lots 27 & 28 of the 11th District. The property consists of 89.01 +/- acres, and the request is for a single-family residential subdivision. District 4 928-620658, 10/26



FARMS, LOTS & ACREAGE FOR SALE

Butts Jackson
167,599 Acre Conservation Approved Property is Just 7 Minutes from I-75 and 45 Min from Atlanta. Huge Amounts of County Road Frontage-Two Sides-Basically its Own "Private" County Road; Mature Timber of All Types; Open Fields-Great for Everything; Unique Development Opportunity- Subdivision Potential; & MUCH MORE!! John W. Patrick Harry Norman, REALTORS 770.862.9427

REZONING

HENRY COUNTY PUBLIC HEARING

RE: RA TO MU

DATE: NOV. 19, 2019

TIME: 6:30PM

**LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA**

FOR MORE INFO: 770-288-7526

**UNAUTHORIZED
REMOVAL OF SIGN IS UNLAWFUL**

10/29/2019

SUMMARY MINUTES

HENRY COUNTY ZONING ADVISORY BOARD

The Henry County Zoning Advisory Board held a Public Hearing at 6:30 p.m. on Thursday, May 9, 2019, at the Henry County Administration Building, 140 Henry Parkway, McDonough, Georgia, 30253. Notice of this meeting was posted in the Henry Herald.

Those present were:

Delander Nelson, Chairman, District V
Susan King, Vice-Chair, District II
Willie Brown, County-at-Large
Michael Barr, District I
Jim Risher, District III
James Carmichael, District IV
Chris Moore, City of Hampton

Planning and zoning staff present were:

Stacey Jordan-Rudeseal Chief Planner
Rashida Fairley-Planning and Zoning Specialist
Yaritza Nieves- Planner II
Gewel Richardson- Planner I

[Note: This copy of meeting minutes are summary minutes only. The official minutes of the meeting are located on audio files that are available with the County Clerk in the Board of Commissioner's Office. The audio files will be retained for a period of no less than twelve (12) months from the date of this meeting.]

As a matter of housekeeping the following was stated: The meeting was being televised on Charter Channel 180 and AT&T U-verse Channel 99 and rebroadcasted each Thursday at 7:00 p.m. A video would be available on demand on the county website. He advised that everyone silence cell phones and laptops. Anyone wanting to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes would be allowed for anyone speaking in favor of a case including the applicant. A total of ten (10) minutes would be allowed for anyone speaking in opposition of a case. For example, if ten (10) people speaking in favor, shared the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

INVOCATION AND PLEDGE

Mr. Chris Moore led the invocation and the Pledge of Allegiance.

CALL TO ORDER

Mr. Rudeseal called the fourth case.

RZ-19-01 *The Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District. The property consists of 317.661 +/- acres, and the request is for a mixed-use development to include single family, multi-family residences, office and commercial uses. Districts 4 & 5 Presented by: Yaritza Nieves Planner II*

Yaritza Nieves explained the applicant's request to rezone the subject property of 317.661 +/- acres from RA (Residential-Agricultural) to MU (Mixed Use). The acreage to be rezoned is a part of a larger 436.3 +/- acre development. The preliminary conceptual site plan dated April 8, 2019, illustrates a mixed use residential, office, commercial, and industrial development. Amenities included throughout the development consist of sidewalks, multi-use paths, parks, and open space. Additionally, the applicant has proposed for portions of the subject property to be designated for donation to the County for the construction of trails, a park, and municipal complex which would include an arena and convention center. The subject property is located within the Little Cotton Indian Creek Watershed Protection District and will be required to meet the development standards thereof. The applicant's request meets the threshold established by the Georgia Department of Community Affairs requiring State review as a Development of Regional Impact (DRI). The DRI threshold for a mixed use development is 400,000 square feet of gross floor area with residential units calculated at either 1,800 square feet per unit or the minimum square footage allowed by the County; or a development which covers more than 120 acres; or if any of the individual uses meet or exceed a threshold as identified by the DRI requirements. This development exceeds the DRI threshold due to the acreage, the number of residential dwelling units, and the amount of commercial development proposed. As per the site plan submitted with the rezoning request as well as correspondence received by Planning and Zoning Department staff, the residential uses proposed consist of a total of 282 single-family homes consisting of two pods covering 82.8 acres, three pods of multi-family apartments with a total of 800 units located on 32.4 acres, and three multi-family townhome pods with a total of 131 units located on 14.1 acres. The commercial uses proposed include 150,000 square feet of mixed office and industrial facilities, multiple hotels, restaurants, general retail and general office uses. The proposed municipal complex includes a 10,000 seat arena, an arts center, a convention center, hotels and parking facilities. Adjacent to the municipal complex, 16.8 acres have been allocated for a mass transit complex. Finally, the proposed development has proposed a new interstate interchange which would provide access to and from Interstate 75 to the subject property via Walt Stephens Road. Mixed use development is required to comply with Unified Land Development Code requirements for mixed use developments which includes open space and public space requirements. As per correspondence received by Planning and Zoning staff, the combined gross density of the proposed development is 10.15 dwelling units per gross acre. The Future Land Use Map designation of the subject property is Mixed Use which allows multiple uses, as well as a mixture of uses, within a development and up to 16.0 dwelling units per net acre. Compliance with the net density limitation of up to 16.0 dwelling units per acre is required. The subject property is currently zoned RA and can be developed as such with a minimum of two acre lots. However, even if developed as RA, the proposed development may be required to tap into the available sewer.

Staff recommended **Approval** of the request with the following conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A shall be met by the owner/developer prior to any certificate of occupancy being issued.
2. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
3. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
4. Developer/owner shall indicate on their development plans those roadways to be used for industrial use truck traffic.
5. Any new roadway to be used for industrial use truck traffic is to have pavement design submitted to HCDOT and the City of Stockbridge, where the road is within the city limits, for review. In no case shall the roadway have a lesser typical section than the county's current industrial section for industrial subdivisions.
6. All industrial use truck related traffic is prohibited from using Flippen Road.
7. The development shall be constructed in substantial compliance with the preliminary site plan dated April 8, 2019.
8. All disturbed areas shall be sodded, except where landscaping is present or installed
9. The development shall not exceed 1,513 dwelling units.
10. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
11. All homes shall be built on site (no modular or manufactured homes).
12. Each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
13. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a. One (1) junior size Olympic pool and one (1) pool cabana
 - b. One (1) clubhouse
 - c. One (1) playground
 - d. One (1) covered pavilion
 - e. One (1) dog park
 - f. One (1) soccer/multi-use field
 - g. One (1) tennis court
 - h. Walking trails
 - i. Fitness facility
14. The townhome pods shall provide a shared amenity package required to consist of (at a minimum):
 - a) One (1) junior size Olympic pool and one (1) pool cabana

- b) One (1) playground
- c) One (1) covered pavilion
- d) One (1) dog park
- e) One (1) soccer/multi-use field
- f) Walking trails

15. All townhouses shall be a minimum of the following:

- a) 650 square feet for one bedroom,
- b) 900 square feet for two bedroom,
- c) Additional 200 square feet for each additional bedroom over two bedroom.

Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof

Vice-Chair King called for questions.

Mr. Carmichael asked about the most recent letter of intent.

Ms. Nieves confirmed that the letter of intent had be updated, removing the industrial component and only have office spaces.

Mr. Brown asked about the number of hotels to be developed on the property.

Ms. Nieves responded that she believed that there would be 4 hotels.

Vice-Chair King asked for clarification on the mass transit component.

Ms. Nieves deferred to the applicant.

Vice-Chair King asked about potential road widening of Flippen Road.

Mr. Jordan confirmed that it was he understanding that Flippen Road was a candidate for widening but he did not have a date or schedule of such.

Mr. Risher asked about clarification on road improvements to Flippen Road noted in the County's Transportation Plan.

Mr. Jordan confirmed that it was included in the Transportation Plan. There was more discussion regarding the potential impact of on traffic, required studies, and compliance with any recommendations.

Vice-Chair King asked for clarification on the elimination of industrial and if that meant no warehouses.

Ms. Nieves agreed that she felt that was the goal.

Vice-Chair King called for the applicant.

Gary Furrow 2819 Forked Creek Church Road expressed his pleasure with the potential positive effects the development could bring to Henry County. He expressed his excitement for the public/private partnership with the County regarding the Municipal part of the development. He explained the planned addition of the roads would potentially be added access to the community.

Mr. Furrows conceded that with the residential component, there would be increased traffic.

Mr. Moore asked for clarification on mass transit section of the plan.

Mr. Furrow responded this area would be a 'placeholder' for any future mass transit project.

Mr. Moore asked if it had any potential to become a bus terminal or extension of Marta.

Mr. Furrow responded that the conversation did not go that far. It was a 7 acre allowance for any future mass transit project.

Mr. Risher asked about the potential timeframe for the development and its completion.

Mr. Furrow responded that he imaged about 10-15 years. He thought the first projects would be the Municipal Complex, the road, the Convention Center and hotel and Arts Center as well townhomes and some single family homes.

Mr. Carmichael asked about the contingency for building of the Municipal Complex in conjunction with road improvements.

Mr. Furrow went on to discuss any compliance with GRETA and studies required to accommodate the plan.

Mr. Brown asked if the interchange was planned for to support the traffic from the arena and Municipal Complex.

Mr. Furrow explained that to handle the amount of traffic as the arena becomes more successful, the interchange will become more necessary.

Mr. Brown asked about the additional event/entertainment component.

Mr. Furrow explained that the entertainment component was mostly planned for the portion of the development that was located in the City of Stockbridge.

Mr. Nelson asked when the project would start and be completed and if funding was in place for development.

Mr. Furrow responded that the review by ARC will take about 30 days and he imaged the request would not be heard by the Board of Commissioners until August or September. He confirmed that the funding was in place. There was much more discussion on development timeframe, feasibility, and road improvements.

Mr. Furrow stated the house size varied between 1800-3000sqft homes was the intended house size.

Vice Chair King called for those speaking in favor of the case.

Arthur Christian of 509 Winter View Way, expressed his support of the proposed development and the hope that it would push Henry County into growth and development.

Randal Brooks of 4350 Walt Stephens Road, expressed his concerns with traffic in the area, safety concerns as it pertains to traffic and he expressed his support of any future mass transit.

Vice Chair King called for those speaking in opposition of the case.

William Dempsey of 203 North Bridge Drive expressed his concerns with the development's proximity to his property and any negative impact to traffic.

Frank Austin of 109 Flippen Road expressed his concerns with the negative impact to traffic and congestion to the community.

Joyce Andrews of 121 Flippen Road expressed her concerns with the negative impact to traffic and congestion to the community.

Pamela Dempsey of 203 North Bridge Drive expressed her concerns the negative impact to traffic.

Jonathan Bergen of 100 Birch Creek Circle expressed his concerns the negative impact to community, traffic, and schools.

Tom Nelson of Mays Road expressed his concerns regarding the negative impact to traffic and impact to community.

Madeline Hicks of 205 North Bridge Drive expressed her opposition to the proposed development.

Don V. of Locust Grove expressed his opposition to the proposed development.

Vice Chair King asked if there were any additional questions for the applicant or staff.

Vice Chair King asked about any buffers.

Mr. Furrow said it was either be a 60ft buffer or someone else's backyard depending where the buffers would be.

Ms. Nieves clarified that the rezoning request was just for the mixed use zoning district.

Mr. Jordan-Rudeseal called the case.

RZ-19-01 *The Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District. The property consists of 317.661 +/- acres, and the request is for a mixed-use development to include single family, multi-family residences, office and commercial uses. Districts 4 & 5 Presented by: Yaritza Nieves Planner II*

Mr. Nelson made the motion to follow staff's evaluation and recommend approval with conditions for rezoning with an additional condition that the industrial area shall be changed to office area.

Mr. Carmichael seconded the motion. Motion carried. (6-0)

Mr. Rudeseal called the case.

RZ-19-04 *AGG Henry, LLC/Rufus Hill of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single Family Residence) for property located on the northeast corner of the intersection of Bowen Road and Highway 138 East in Land Lot 133 of the 11th District. The property consists of 18.36 +/- acres, and the request is for a single family subdivision. District 5 Presented by: Yaritza Nieves Planner II*



Henry County Planning and Zoning

RZ-19-01

Commission District: 4
Commissioner: Vivian Thomas
ZAB Member: James Carmichael, (770) 507-9806

Commission District: 5
Commissioner: Bruce Holmes
ZAB Member: Delander Nelson, (678) 773-9774

Report Prepared By: Yaritza Nieves, Planner II

Applicant: Forest Development Group
2819 Fork Creek Church Road
Ellenwood, GA 30294
(404) 428-7084

Agent: Gary Furrow
2819 Fork Creek Church Road
Ellenwood, GA 30294
(404) 428-7084

Location: Flippen Road, to the east of Interstate 75, to the north of Walt Stephens Road
Land Lots 38, 39, 26, and 27 of the 12th District

Parcel IDs: 030-01002000, 030-01002001, 030-01002002, 030-01003000, 030-01003001,
030-01004000, 030-01004002, 030-01004003, 030-01004004, 030-01004005,
030-01004006, 030-01004007, 030-01004008, 030-01005000, 031-02007000,
031-02007002

Request: Rezoning from RA (Residential-Agricultural) to MU (Mixed Use)

**Proposed Use
/Purpose:** Mixed single-family residential, multi-family residential, townhome, office,
commercial, industrial, and municipal development

Current Land Use: Single-family residential and undeveloped

Future Land Use: Mixed Use (up to 16.0 dwelling units per net acre)

Notices Mailed: April 9th, 2019

Sign Posted: April 17th, 2019

ZAB Meeting: May 9th, 2019

Lot Size: 317.661 +/- acres

Road Access: Flippen Road (major arterial) and Walt Stephens Road (major arterial)

Zoning History: The subject property is currently zoned RA (Residential-Agricultural). No record
of a previous rezoning was found.

Table 1.0 illustrates the zoning and current land use for the surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Land Use
North	R-2 (Single Family Residential) PD (Planned Development) M-1 (Light Manufacturing) C-3 (Highway Commercial) (All within City of Stockbridge)	Single-Family Residential Subdivision Single-Family Residential Subdivision Automotive Undeveloped
East	R-3 (Single Family Residential) RD (Residential Duplex) C-1 (Neighborhood Commercial) (All within City of Stockbridge)	Single-Family Residential Subdivision Multi-Family Residential Subdivision Undeveloped
South	PD (Planned Development) RA (Residential-Agricultural)	Single-Family Residential Subdivision Single-Family Residences and Undeveloped
West	RM (Multifamily Residential) R-2 (Single Family Residential) R-3 (Single Family Residential) (All within City of Stockbridge)	Single-Family Residential Subdivision Single-Family Residential Subdivision Single-Family Residential Subdivision

Source: Henry County Zoning Map, City of Stockbridge Zoning Map, QPublic

Executive Summary:

The applicant is requesting a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for 317.661 +/- acres. The acreage to be rezoned is a part of a larger 436.3 +/- acre development. The preliminary conceptual site plan dated April 8, 2019, illustrates a mixed use residential, office, commercial, and industrial development. Amenities included throughout the development consist of sidewalks, multi-use paths, parks, and open space. Additionally, the applicant has proposed for portions of the subject property to be designated for donation to the County for the construction of trails, a park, and municipal complex which would include an arena and convention center. The subject property is located within the Little Cotton Indian Creek Watershed Protection District and will be required to meet the development standards thereof.

The applicant's request meets the threshold established by the Georgia Department of Community Affairs requiring State review as a Development of Regional Impact (DRI). The DRI threshold for a mixed use development is 400,000 square feet of gross floor area with residential units calculated at either 1,800 square feet per unit or the minimum square footage allowed by the County; or a development which covers more than 120 acres; or if any of the individual uses meet or exceed a threshold as identified by the DRI requirements. This development exceeds the DRI threshold due to the acreage, the number of residential dwelling units, and the amount of commercial development proposed.

As per the site plan submitted with the rezoning request as well as correspondence received by Planning and Zoning Department staff, the residential uses proposed consist of a total of 282 single-family homes consisting of two pods covering 82.8 acres, three pods of multi-family apartments with a total of 800 units located on 32.4 acres, and three multi-family townhome pods with a total of 131 units located on 14.1 acres. The commercial uses proposed include 150,000 square feet of mixed office and industrial facilities, multiple hotels, restaurants, general retail and general office uses. The proposed municipal complex includes a 10,000 seat arena, an arts center, a convention center, hotels and parking facilities. Adjacent to the municipal complex, 16.8 acres have been allocated for a mass transit complex. Finally, the proposed development has proposed a new interstate interchange which would provide access to and from Interstate 75 to the subject property via Walt Stephens Road.

Mixed use development is required to comply with Unified Land Development Code requirements for mixed use developments which includes open space and public space requirements. As per correspondence received by Planning and Zoning staff, the combined gross density of the proposed development is 10.15

dwelling units per gross acre. The Future Land Use Map designation of the subject property is Mixed Use which allows multiple uses, as well as a mixture of uses, within a development and up to 16.0 dwelling units per net acre. Compliance with the net density limitation of up to 16.0 dwelling units per acre is required.

Development Regulations:

- Chapter 2, Section. 2.01.05(A) MU (Mixed Use)
- Chapter 4, Section 4.01.05 Additional standards for the mixed-use zoning district
- Henry County/Cities Joint 2040 Comprehensive Plan
- Development of Regional Impact (DRI) Threshold Table
- Georgia Regional Transportation Authority Notice of Decision
- All other sections regarding site development standards and requirements

Analysis of Request (Chapter 12, Section 12.02.09(C)(2)(a-i)):**Criteria point 1: Consistency with comprehensive plan.**

The entirety of the subject property has a Mixed Use Future Land Use designation which allows up to 16.0 dwelling units per net acre. The residential uses proposed consist of a total of 282 single-family homes consisting of two pods covering 82.8 acres, three pods of multi-family apartments with a total of 800 units located on 32.4 acres, and three multi-family townhome pods with a total of 131 units located on 14.1 acres.

Nevertheless, as per ULDC requirements for Mixed Use developments, at least 5% of the total land area, at least 15.88 +/- acres, shall be devoted to open space. While the total amount of open space has not been provided on the site plan submitted with the rezoning request, the site plan does indicate provision of open space in the form of trails, parks, and common areas throughout the development.

As per correspondence received by the Planning and Zoning Department on April 10, 2019, the density of the single-family residential Pod 1 is 3.41 dwelling units per gross acre, and the density of the single-family residential Pod 2 is 3.39 dwelling units per gross acre. The combined density of the multi-family apartment pods is 24.69 dwelling units per gross acre. The applicant is also proposing three multi-family townhome pods with a combined total of 131 units. The combined density of the multi-family townhome pods is 9.29 dwelling units per gross acre. All residential development will be required to comply with the density limit of up to 16.0 dwelling units per net acre, as described within the Mixed Use Future Land Use designation.

Criteria point 2: The relation that the proposed 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 this ULDC.

The proposed development is consistent with the overall purpose of the zoning scheme with respect to the MU (Mixed Use) zoning classification as regards minimum requirements.

Table 2.0 (following page) illustrates the development standards for the MU zoning district.

Table 2.0 Ordinance Requirements for MU Zoning District

Ordinance Requirements		Proposed	Compliance
Minimum Lot Area:	10,890	317.661 +/- acres	Yes
Minimum Lot Width:	75 feet	2,954.51 feet	Yes
Building Setback:	Front: 20 feet from right-of way Side: 10 feet Rear: 30 feet	Not illustrated	Required
Min. Heated Floor Area:	650 square feet for one bedroom (Apartment) 900 square feet for two bedrooms (Apartment) 200 square feet for each additional bedroom (Apartment) Not Specified (Single-family homes, Townhomes)	Not illustrated	Required

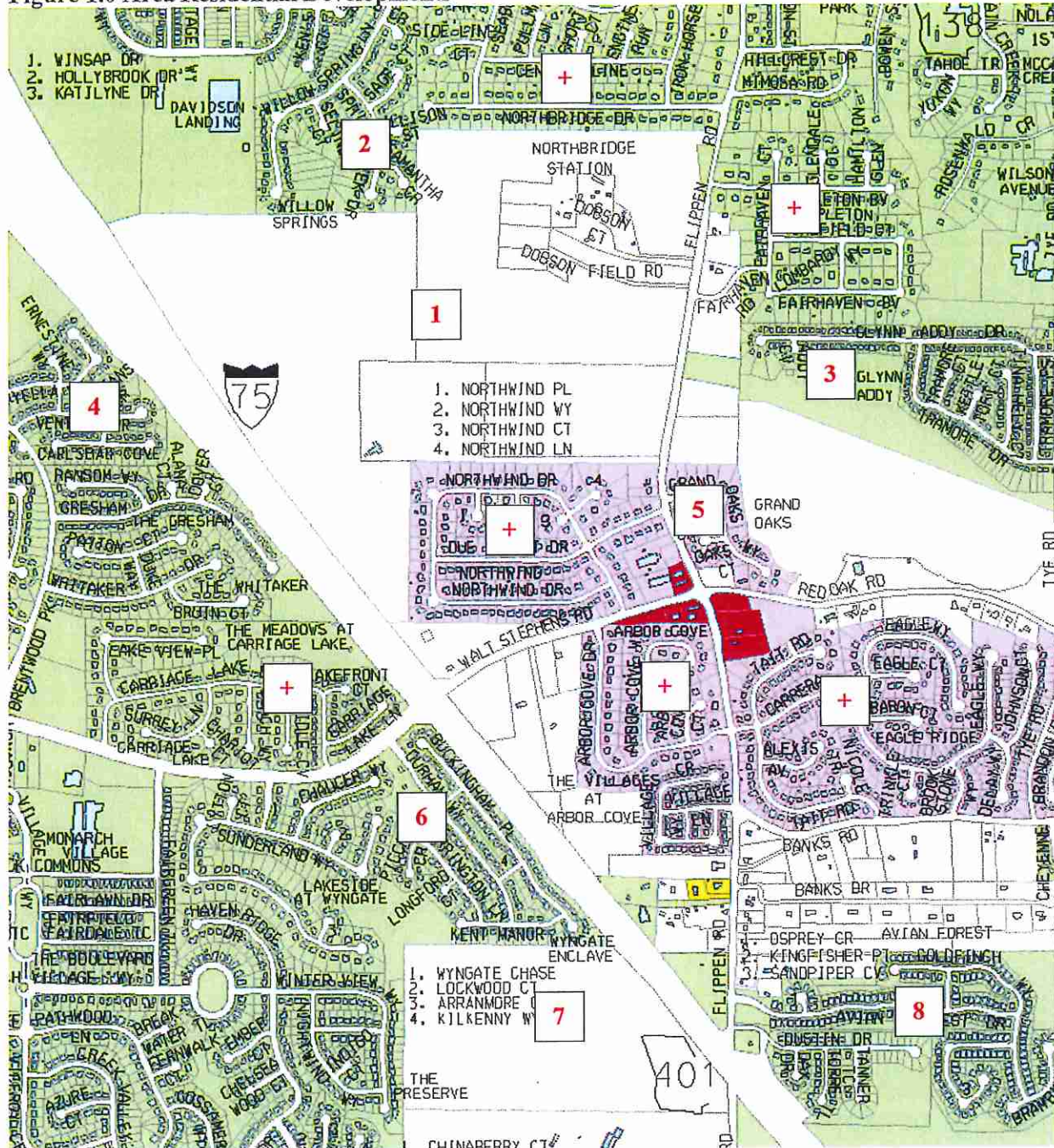
Source: ULDC Section 2.01.05(A), Application Materials

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

The area in the immediate vicinity of the subject property consists of primarily single-family subdivisions. This rezoning offers the opportunity to zone the subject property for a unique mixed use development with appropriate development standards.

Figure 1.0 (following page) illustrates the surrounding residential developments, and **Table 3.0** (following page) summarizes the characteristics of existing residential developments in the area coded by number (in **red**). Numbers on **Figure 1.0** reference **Table 3.0**.

Figure 1.0 Area Residential Developments



Source: Henry County Zoning Map

Table 3.0 Characteristics of Developments in the Area

Map #	Subdivision	Zoning	Acreage +/-	Lots	Minimum Lot Size (sq. ft.)	House Size (sq. ft.)	Density
1	Proposed	MU	82.8 +/-	282 (single-family)	7,200 sq. ft. – 8,400 sq. ft.	Not specified	3.41 gross
			32.4 +/-	800 units (multi-family)	Not specified	Not specified	24.69 gross
			14.1 +/-	131 units (town-homes)	Not specified	Not specified	9.29 gross
2	Willow Springs	PD (Planned Development) (Stockbridge)	59.308 +/-	230	Not specified	1,300 sq. ft. (min)	3.88 gross
3	Glynn Addy	R-3 (Single Family Residential) (Stockbridge)	71.93 +/-	237	5,000 sq. ft. (min)	40% 1,100 sq. ft. (min) 60% 1,100 sq. ft. (min)	3.29 gross
4	Huntington at Brentwood Park	RM (Multifamily Residential) (Stockbridge)	22.435 +/-	72	6,500 sq. ft. (min)	1,300-1,600 sq. ft. (min)	4.45 net
5	Grand Oaks	PD (Planned Development)	16.36 +/-	33	12,000 sq. ft. (min)	Not specified	2.27 net
6	Wyngate Enclave	PD (Planned Development) (Stockbridge)	7.69 +/-	24	5,500 (TND) 8,000 (CD)	1,400-1,800 sq. ft. (min)	3.97 net (TND) 2.49 (CD) net
7	Future single-family and townhome development	RS (Residential Suburban)	168.51 +/-	390 (max)	7,260 sq. ft. (single-family)	Not specified	5.94 net
8	Avian Forest (Phase I-II)	RM (Multifamily Residential) (Stockbridge)	37.5 +/-	128	55 ft. wide (min)	1,400 sq. ft. (min)	3.99 net
+	Due to insufficient information, these developments have not been included						

Source: Approved final plats from County records and case files

Criteria Point 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.

The subject property appears to be physically capable of being developed as proposed; however, any issues with regard to drainage and access will be determined after the submittal of development plans, during the Development Plan Review stage.

Criteria Point 5: The impact upon adjacent property owners should the request be approved.

The area surrounding the subject property is mostly residential developments within the City of Stockbridge. The development is likely to increase traffic volume which would impact the level of service of Flippen Road. However, any truck traffic generated by the development will be limited to a new frontage road proposed with this request which will connect this development with Highway 138. The site plan also indicates a proposed new interchange with Interstate 75 at Walt Stephens Road. Conditions placed on the subject property could reduce or eliminate potentially negative impacts upon the surrounding community which may arise from incompatibility with neighboring developments.

Criteria Point 6&7: The potential impact of the proposed amendment on County infrastructure including water and sewage system, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.**Water and Wastewater Treatment**

A letter from the Henry County Water Authority (HCWA) dated April 30, 2018, indicates that public water and sewage treatment service are available at the subject property. However, an offsite sanitary sewer line extension along Reeves Creek is required at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.

The developer must also place, at their expense, two other offsite sanitary sewer line extensions to serve the uppermost property line of the subject property. These offsite sewer line extensions may also require acquisition of easements at the developer's expense.

Streets and Sidewalks

The applicant's request meets the threshold established by the Georgia Department of Community Affairs requiring State review as a Development of Regional Impact (DRI) which requires the development to complete a comprehensive traffic study. The required road improvements that are indicated through the DRI process are detailed in a Notice of Decision (NOD). This will be included in planning staff's recommended zoning conditions.

As per the Henry County Comprehensive Transportation Plan (CTP), Flippen Road is shown as a future road widening candidate. All truck traffic will be prohibited from using Flippen Road. The developer is proposing to construct a new frontage road to connect the development with Highway 138. The site plan also indicates a proposed new interchange with Interstate 75 at Walt Stephens Road. Additional typical section improvements and upgrades, including possible realignment and/or lane widening, are expected to be necessary to Highway 138.

Schools

Correspondence received from the Henry County Board of Education, dated January 30, 2019, states that the schools serving the proposed development are Red Oak Elementary, Stockbridge Elementary, Smith-Barnes Elementary, Dutchtown Middle, and Dutchtown High. This letter was based on a previous site plan which has since been updated with new figures for proposed dwelling units. Based on the calculation used by the Board of Education to generate estimated students numbers, the proposed development will generate an estimated additional 3,026 students for the schools collectively based upon the 1,513 dwelling units proposed. At this time, there are no modular classrooms on site at either Red Oak Elementary, Stockbridge Elementary, or Smith-Barnes Elementary. Dutchtown Middle currently has two (2) modular classrooms, while Dutchtown High currently has six (6). Based on the calculations used by the Board of Education, the additional students would result in a need for one hundred twenty-nine (129) additional classrooms collectively. The projected capital improvement costs are \$25,000 per modular classroom, and \$300,000 per permanent classroom.

Criteria Point 8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Zoning Advisory Board and Board of Commissioners may use in furthering the objective of the comprehensive plan.

The applicant is proposing a development which is consistent with the Mixed Use Future Land Use designation which allows for a mixture of uses and up to 16.0 dwelling units per net acre.

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

The subject property is currently zoned RA and can be developed as such with a minimum of two acre lots. However, even if developed as RA, the proposed development may be required to tap into the available sewer.

Recommendation:

Staff recommends **Approval** of the request with the following conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A shall be met by the owner/developer prior to any certificate of occupancy being issued.
2. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
3. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
4. Developer/owner shall indicate on their development plans those roadways to be used for industrial use truck traffic.
5. Any new roadway to be used for industrial use truck traffic is to have pavement design submitted to HCDOT and the City of Stockbridge, where the road is within the city limits, for review. In no case shall the roadway have a lesser typical section than the county's current industrial section for industrial subdivisions.
6. All industrial use truck related traffic is prohibited from using Flippen Road.
7. The development shall be constructed in substantial compliance with the preliminary site plan dated April 8, 2019.
8. All disturbed areas shall be sodded, except where landscaping is present or installed
9. The development shall not exceed 1,513 dwelling units.
10. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
11. All homes shall be built on site (no modular or manufactured homes).
12. Each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
13. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) clubhouse
 - c) One (1) playground
 - d) One (1) covered pavilion
 - e) One (1) dog park

- f) One (1) soccer/multi-use field
- g) One (1) tennis court
- h) Walking trails
- i) Fitness facility

14. The townhome pods shall provide a shared amenity package required to consist of (at a minimum):

- a) One (1) junior size Olympic pool and one (1) pool cabana
- b) One (1) playground
- c) One (1) covered pavilion
- d) One (1) dog park
- e) One (1) soccer/multi-use field
- f) Walking trails

15. All townhouses shall be a minimum of the following:

- a) 650 square feet for one bedroom,
- b) 900 square feet for two bedroom,
- c) Additional 200 square feet for each additional bedroom over two bedroom.

16. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

Attachments:

- Application
- Letter of Intent
- Survey/Site Plan
- Site Photos
- Sign Photo
- Tax Map
- Zoning Map
- Aerial Map
- Future Land Use Map

**Henry County Planning & Zoning
Rezoning Request Application**

Name of Applicant: Forest Development Group, Inc. Phone: 404-428-7084 Date: 4-26-2018
Address Applicant: 2819 Fork Creek Church Rd Fax: _____ Pager/Cell # 404-428-7084
City: Ellenwood State: GA Zip: 30294 E-mail: g.furrow@kirkwooddev.com
Name of Agent: GARY FURROW Phone: 404-428-7084 Date: 4-26-2018
Address Agent: 2819 Fork Creek Church Rd Fax: _____ Pager/Cell # _____
City: Ellenwood State: GA Zip: 30294 E-mail: g.furrow@kirkwooddev.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. GTF Acknowledgement

Request from AG to _____
(Current Zoning)

IAC - Mixed Use

(Requested Zoning)

For the Purpose of Mixed use development - Office, Industrial & Residential
(Type of Development)

Address of Property: 382 Flippen Rd Nearest intersection to the property: Fair Haven Rd / Flippen Rd
(Street Address)

Size of Tract: 320± acre(s), Land Lot Number(s): 26, 38 & 39, District(s): 12th

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: Various - see exhibit "A" (Required)

Elizabeth I. Goolsby
Witness Signature

Gary Furrow
Signature of Applicant/s

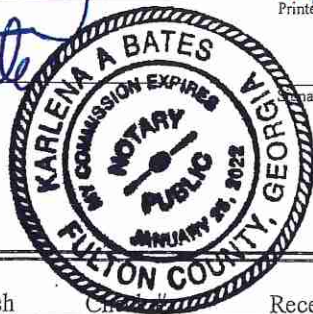
Elizabeth I. Goolsby
Printed Name of Witness

GARY FURROW
Printed Name of Applicant/s

Karla A. Bates
Notary

Signature of Agent

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: J. Nieves Date: 12/28/18 Map Number(s): 7 parcels map 30

Pre-application meeting: Juli Yoder, Planner II Date: 3/2/18

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

2/28/18

Application is incomplete and
has not been paid - An

received
12/28/18

LETTER OF INTENT FOR
REZONING APPLICATION FOR
FOREST DEVELOPMENT GROUP, INC.

Forest Development Group, Inc. (the "Applicant") submits this re-zoning application for the purpose of re-zoning an approximate 319.4 acre tract (hereinafter, the "Site") located at 382 Flippen Road, Stockbridge, Georgia 30281, to the Mixed-Use classification of Interchange Activity Center (IAC) zoning. The property is currently zoned Residential-Agricultural (RA).

The subject property land and buildings is a large tract of land currently developed with 6 houses and is heavily wooded with Reeves Creek flowing from the west to the east through the center of the property and Interstate 675 and 75 bounding the property to the west with Flippen Road running through the eastern part of the property.

The mixed-use development will be called Stockbridge International Business Center and will be comprised of 2.4 million square feet of industrial buildings, 600 units of apartments, 175,000 square feet of office-warehouse and Office-retail buildings and 130 townhomes. All uses will be connected by multi-use paths and one will be able to walk from the residential components to the commercial components without walking in or along the public right of ways, the aim is to foster a sense of community among the residents and job creators within the walkable-livable environment.

The Applicant respectfully submits that the proposed development will conform to the 2040 Joint Henry County / City Comprehensive Plan and will be compatible and consistent with adjacent properties. The Applicant submits that the proposed re-zoning would not impose any undue burdens on the transportation network, public utilities or school system. Applicant has completed a traffic study of this Development of Regional Impact and will substantially comply with the recommendations of the Atlanta Regional Commission as they become known and available (recommendations are expected March, 2019). The Applicant further submits that the operation of the Site as a mixed-use development under the guidelines of Henry County is appropriate for the subject tract, is consistent with the surrounding properties and will afford the Applicant a viable economic use of the site.

Re-zoning for the site would allow the property to be a viable economic generator for the community and would increase the tax base in excess of \$250 million. The expected new jobs would exceed 1,000 and will provide significant economic benefit for the surrounding commercial, residential and office buildings.

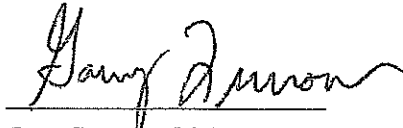
The Applicant and its representatives welcome the opportunity to meet with staff of Henry County Department of Planning & Development to answer any questions or to answer any concerns relating to the matters set forth in this letter or in the re-zoning application filed herewith. The Applicant respectfully requests your approval of this Application.

(continues on the following page)

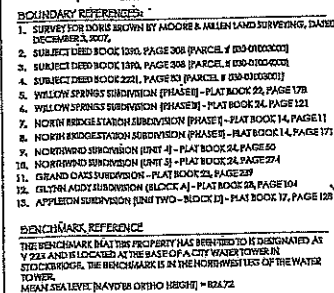
This 3rd day of January, 2019.

Respectfully submitted,

Forest Development Group, Inc.

A handwritten signature in cursive script, appearing to read "Gary Furrow", written over a horizontal line.

Gary Furrow, COO



POLYMERIZATION REFERENCES:

1. SURVEY FOR DOGS SHOWN BY MOORE & MILLER LAND SURVEYING, DATED DECEMBER 8, 1977.
2. SUBJECT DEED BOOK 1206, PAGE 308 [PARCels # 03-00-000001]
3. SUBJECT DEED BOOK 1191, PAGE 308 [PARCels # 03-00-000002]
4. SUBJECT DEED BOOK 2221, PAGE 80 [PARCels # 03-00-000001]
5. YULFEN SPRINGS SUBDIVISION [PHASE] - PLAT BOOK 24, PAGE 178.
6. YULFEN SPRINGS SUBDIVISION [PHASE] - PLAT BOOK 24, PAGE 121
7. NORTH BRIDGE LATERAL SUBDIVISION [PHASE] - PLAT BOOK 24, PAGE 171.
8. NORTH EXPOSITION SUBDIVISION [PHASE] - PLAT BOOK 24, PAGE 171.
9. NORTHWOOD SUBDIVISION [PHASE] - PLAT BOOK 24, PAGE 171.
10. NORTHWOOD SUBDIVISION [PHASE] - PLAT BOOK 24, PAGE 171.
11. GRAND OAKS SUBDIVISION - PLAT BOOK 24, PAGE 274
12. GRAND OAKS SUBDIVISION - PLAT BOOK 24, PAGE 279
13. CLYDEDALE SUBDIVISION [BLOCK A] - PLAT BOOK 28, PAGE 104
14. APPLETON SUBDIVISION [PLOT TWO - BLOCK 13] - PLAT BOOK 17, PAGE 128

BENCHMARK REFERENCE

THE BENCHMARK THAT THIS PROPERTY HAS BEEN TIED TO IS DESIGNATED AS A CITY MARK AND IS LOCATED AT THE BASE OF A CITY WATER TOWER IN STOCKBROOK. THE BENCHMARK IS IN THE NORTHWEST CORNER OF THE WATER TOWER.

MEAN SEA LEVEL (MEAN OF THE OCEAN) IS 1042.75

FLOOD NOTE
AS PER THE FIRM FLOOD INSURANCE RATE MAP HENRY COUNTY
COMMUNITY PANEL NO. 13151 C DATED OCTOBER 06, 2016, THIS
PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
THIS SITE DOES NOT WITHIN ONE'X.

TRACT I 11,651,253 SQ. FT. 261.017 ACRES
TRACT II 1,086,040 SQ. FT. 24.932 ACRES
TRACT III 173,745 SQ. FT. 3.959 ACRES
TRACT IV 239,880 SQ. FT. 5.507 ACRES
TRACT V 234,737 SQ. FT. 5.359 ACRES
TRACT VI 38,610 SQ. FT. 0.884 ACRES
TRACT VII 110,677 SQ. FT. 2.541 ACRES

TOTAL SITE AREA
13,514,962 SQ. FT.
310.261 ACRES

PARCEL # & ADDRESS	
003-0100402	380, 384, 388, 390 & 400 FLIPPER RD.
003-0100300	SF CAMBRIDGE, GEORGIA, 30221
003-0100301	
003-0100202	
003-0100203	
003-0100402	
003-0100303	
003-0100404	

#	CH BEARING	CHORD	ARC	RADIUS
C1	S83°36'44"E	141.24'	141.48'	687.80'
C2	N50°27'57"E	189.26'	196.01'	214.47'
C3	N57°13°09"E	169.53'	169.89'	878.50'
C4	S67°28'53"W	177.67'	187.58'	154.87'

L1	HR63504°E	87.75°
L2	NR2256°E	17.31°
L3	N381810°W	229.78°
L4	NR03140°E	13.63°
L5	SR9028°W	10.30°
L6	SR7344°E	6.82°
L7	SR3317°E	34.27°
L8	SR1103°W	286.00°
L9	SR9071°W	53.00°
L10	SR0017°W	160.22°
L11	NR0132°E	285.34°
L12	NR0806°E	174.31°
L13	SR03042°E	270.68°
L14	SR5335°W	89.15°
L15	N795825°E	85.00°
L16	NR0208°E	336.37°
L17	SR23400°E	199.83°
L18	SR2722°E	104.03°
L19	SR7222°E	224.49°
L20	SR7403°W	20.76°
L21	SR25145°W	38.76°
L22	SR4019°W	59.77°
L23	SR4341°W	32.61°
L24	SR1225°W	29.30°

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BOUNDARY SURVEY for
KIRKWOOD DEVELOPMENT COMPANY

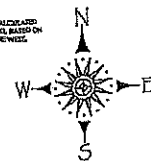
RÉVISIONS

DEED BOOK 00000, PAGE 0000
LAND LOT 26, 36 & 39 -- 12th DISTRICT
HENRY COUNTY, GEORGIA
DATE: 04/26/2018 SCALE: 1" =

MERIDIAN GEOMATICS, LLC
Land Surveying - Residential, Commercial & Municipal

216 Powers Ferry Road
Marietta, Georgia 30067
phone: (770) 675-6197
surveyingatlanta@gmail.com

DRAWN BY
 S.C.D.
 JOB NO.
 2018-077



SITE & LAND ANALYSIS	
MASS TRANSIT COMPLEX	\$118.00 ACRES
MASS TRANSIT STATION	\$46.000 S.F.
INNOVATION CENTER	\$50,000 S.F.
2 HOTELS (4-STORY, 100+ ROOMS)	\$200,000 S.F.
RESTAURANT/RETAIL/LOFTS	\$75.000 S.F.
OFFICE TOWERS	\$4.7 ACRES
BUILDING #1 (10-STORY)	\$200.00 S.F.
BUILDING #2 (10-STORY)	\$200.00 S.F.
TOTAL BLDG. AREA	\$400,000 S.F.
MUNICIPAL COMPLEX	\$27.2 ACRES
ARENA (10,000 SEATS)	\$156,000 S.F.
AVES CENTER	\$55,000 S.F.
CONVENTION CENTER	\$25,000 S.F.
2 HOTELS (5-STORY, 120+ ROOMS)	\$200,000 S.F.
3 MULTI-STORY PARKING DECKS	\$1,000 SPACES
RETAIL PARCELS (MULTI STEPHENS RD.)	\$7.4 ACRES
CONVENIENCE STORE	\$4,500 S.F.
RESTAURANT	3,500 S.F.
EXISTING CELL TOWER	
COMMON AREA #2	\$18.2 ACRES
REEVES CREEK, WALKING TRAIL, AND DET. PONDS #3 & #4	

SITE & LAND ANALYSIS	
SINGLE FAMILY HOMES #1	±50.4 ACRES
TYPICAL 80' X 140' LOTS	± 208 HOMES
HOUSING RATIO	±3.4/ACRES
SINGLE FAMILY HOMES #2	±22.4 S.F.
TYPICAL 80' X 120' LOTS	± 76 HOMES
HOUSING RATIO	±3.4/ACRE
SENIOR CARE COMMUNITY	±32.1 ACRES
SINGLE FAMILY COTTAGES	±33 UNITS
DUPLEX FAMILY UNITS	±15 UNITS
4-STORY INDEPENDENT LIVING	± 148 UNITS
3-STORY ASSISTED LIVING	±160 UNITS
MEMORY CARE	±40 UNITS
APARTMENT HOMES	±32.4 ACRES
3 - BLDG. #1 (4-STORY)	
X 50 UNITS/FLOOR	±800 UNITS
2 - BLDG. #3 (4-STORY)	
X 25 UNITS/FLOOR	±200 UNITS
COMMON AREA #3	±20.9 ACRES
REEVES CREEK, WALKING TRAIL, WETLANDS & DET. POND# 5 & #6	

SITE & LAND ANALYSIS	
COUNTY PARK	± 0.0 ACRES
EXIST. 100' POWER EASEMENT	± 0.1 ACRES
PROPOSED REEVES CREEK PARKWAY	± 25.3 ACRES
4-LANE PARKWAY, 80' R/W	
TOTAL ± 27.55 MILES LONG	
PROPOSED PARKWAY ROAD EXTENSION	± 0.0 ACRES
3-LANE ROAD, 80' R/W	
TOTAL ± 0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	± 4.1 ACRES
3-LANE ROAD, 80' R/W	
TOTAL ± 0.57 MILES LONG	
LAND USE SUMMARY	
COMMERCIAL LAND USES	± 136.8 ACRES (30.0%)
MUNICIPAL LAND USES	± 27.2 ACRES (6.2%)
RESIDENTIAL LAND USES	± 183.8 ACRES (40.0%)
PARKS/TRAILS/CREEK/POWER EASLT.	± 74.3 ACRES (17.0%)
(3) ROAD DEDICATED RIGHT-OF-WAY	± 34.4 ACRES (7.8%)
TOTAL LAND AREA	± 433.3 ACRES



PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAPS, USGS MAPS, GS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL AEA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PM/Others. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.



PAULSON MITCHELL
INCORPORATED

**LAND PLANNERS
ENGINEERS • SURVIVORS
TRANSPORTATION
LANDSCAPE ARCHITECTS**

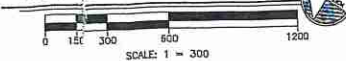
**85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 3007**

**VOICE 770.650.7685
FAX 770.650.7684
www.pauldanielmcclaff.com**

FOR:
**FOREST
DEVELOPMENT
GROUP**
1475 BUFORD DRIVE
SUITE 403-117
LAWRENCEVILLE, GA 30043

PROJECT:
REEVES CREEK -
A HENRY COUNTY MIXED USE
PROJECT
LAND LOTS 26, 27, 38, 39,
40, 57 & 58, 12TH DISTRICT
HENRY COUNTY, GA 30281

MASTER PLAN



2018196 MP-6C.dwg 04.08.19

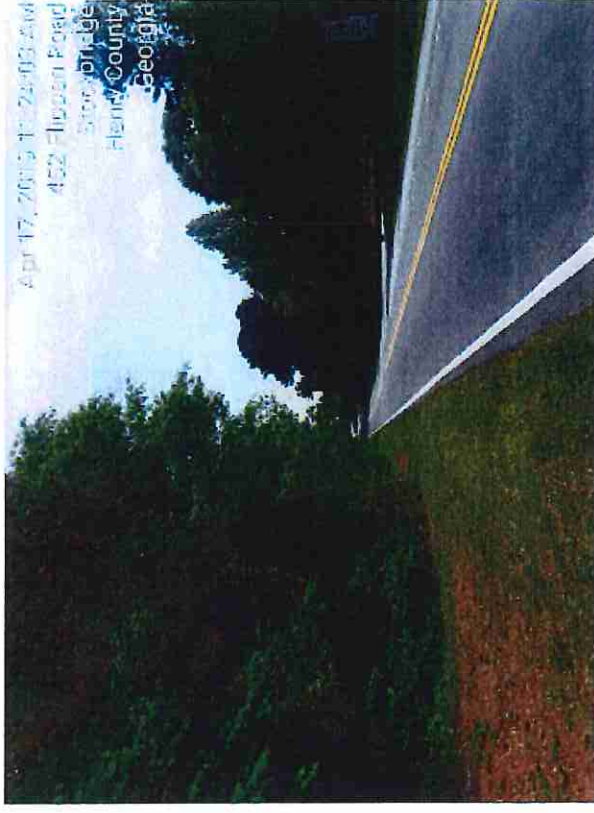
MASTER PLAN

SHEET **MP-6C**

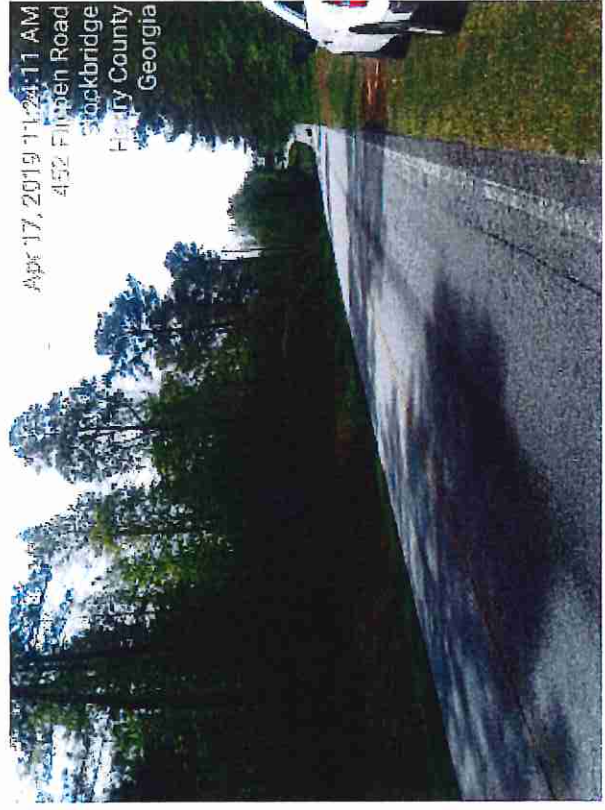
RZ-19-01 Site pictures



View to the east



View to the north



View to the south



View to the west

Apr 17, 2019 11:23:56 AM

452 Flippen Road

Stockbridge

Henry County

Georgia

REZONING

HENRY COUNTY PUBLIC HEARING

RE: RA TO MU

DATE: MAY 9, 2019

TIME: 6:30PM

LOCATION: County Administration Building
140 Henry Parkway, McDonough, GA

FOR MORE INFO: 770-288-7526

UNAUTHORIZED REMOVAL OF THIS SIGN IS UNLAWFUL

Request

RZ-19-01

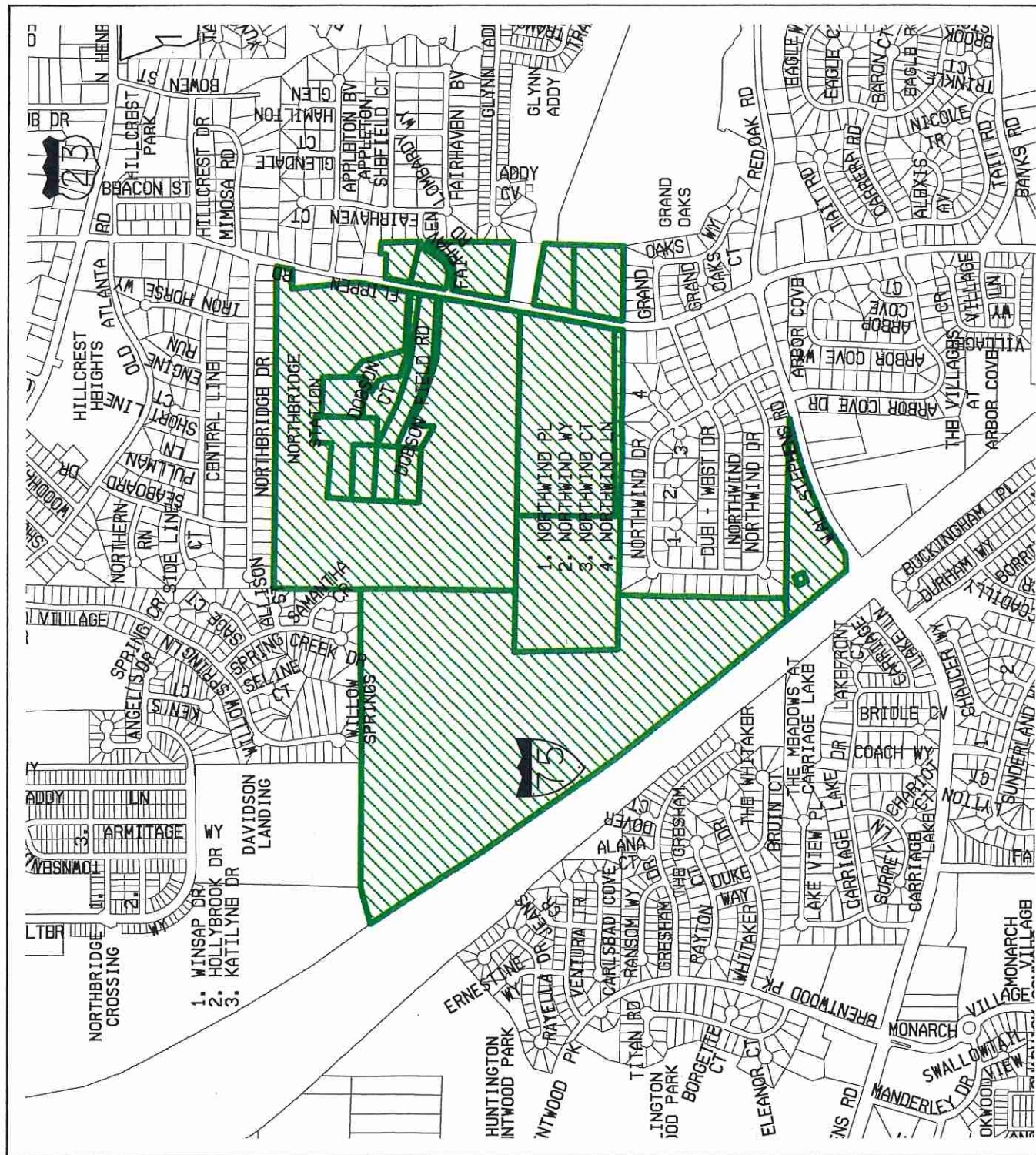


TAX MAP

Scale: 1" = 1200'



This map is for graphical representation only. It is not a legal document.





Legend

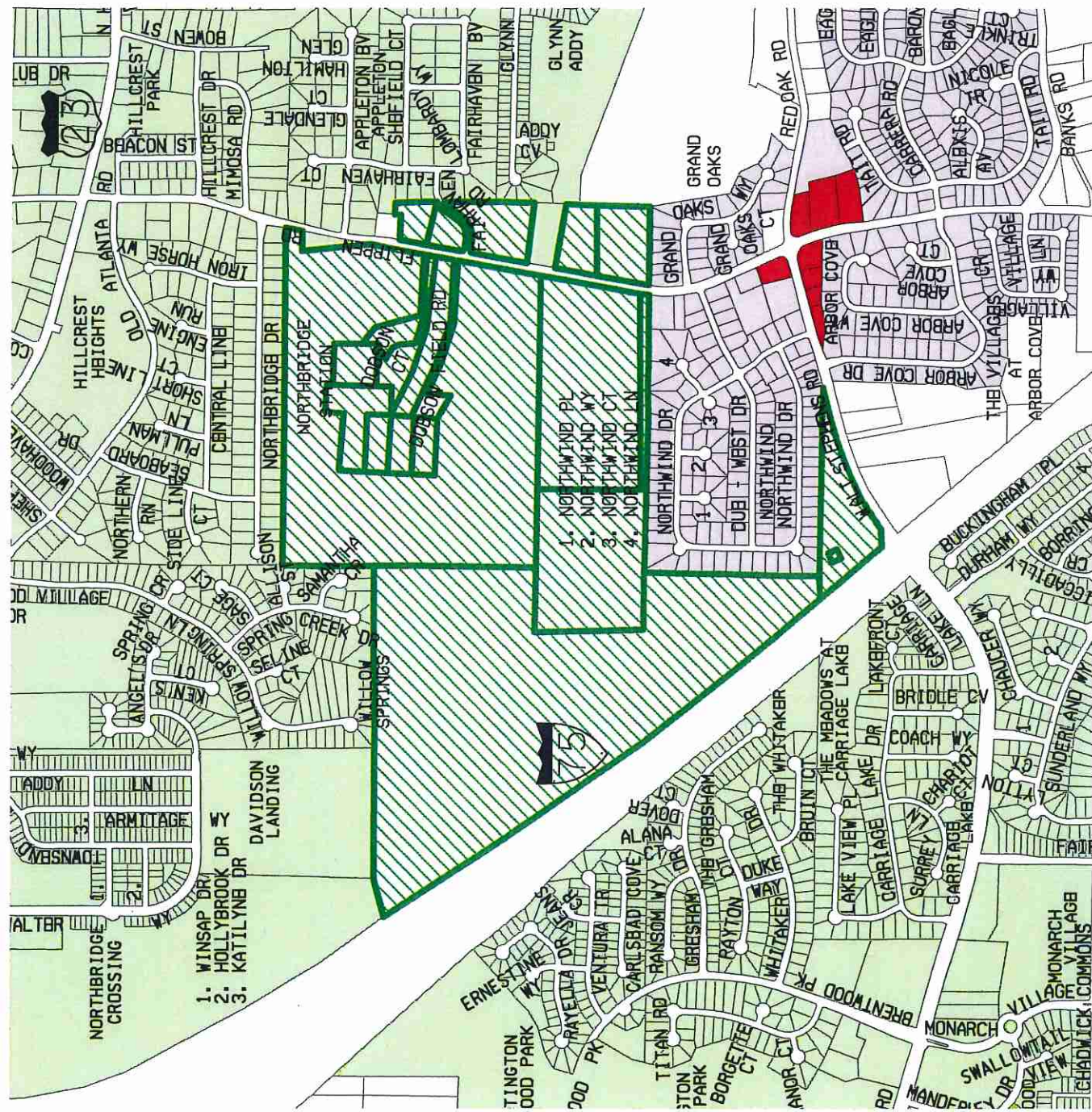
Request

	RZ-19-01
	RA
	R-1
	R-2
	R-3
	R-4
	RD
	RM
	RMH
	OI
	C-1
	C-2
	C-3
	M-1
	M-2
	PD
	CITY

Scale: 1"= 1200'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.



Request

RZ-19-01

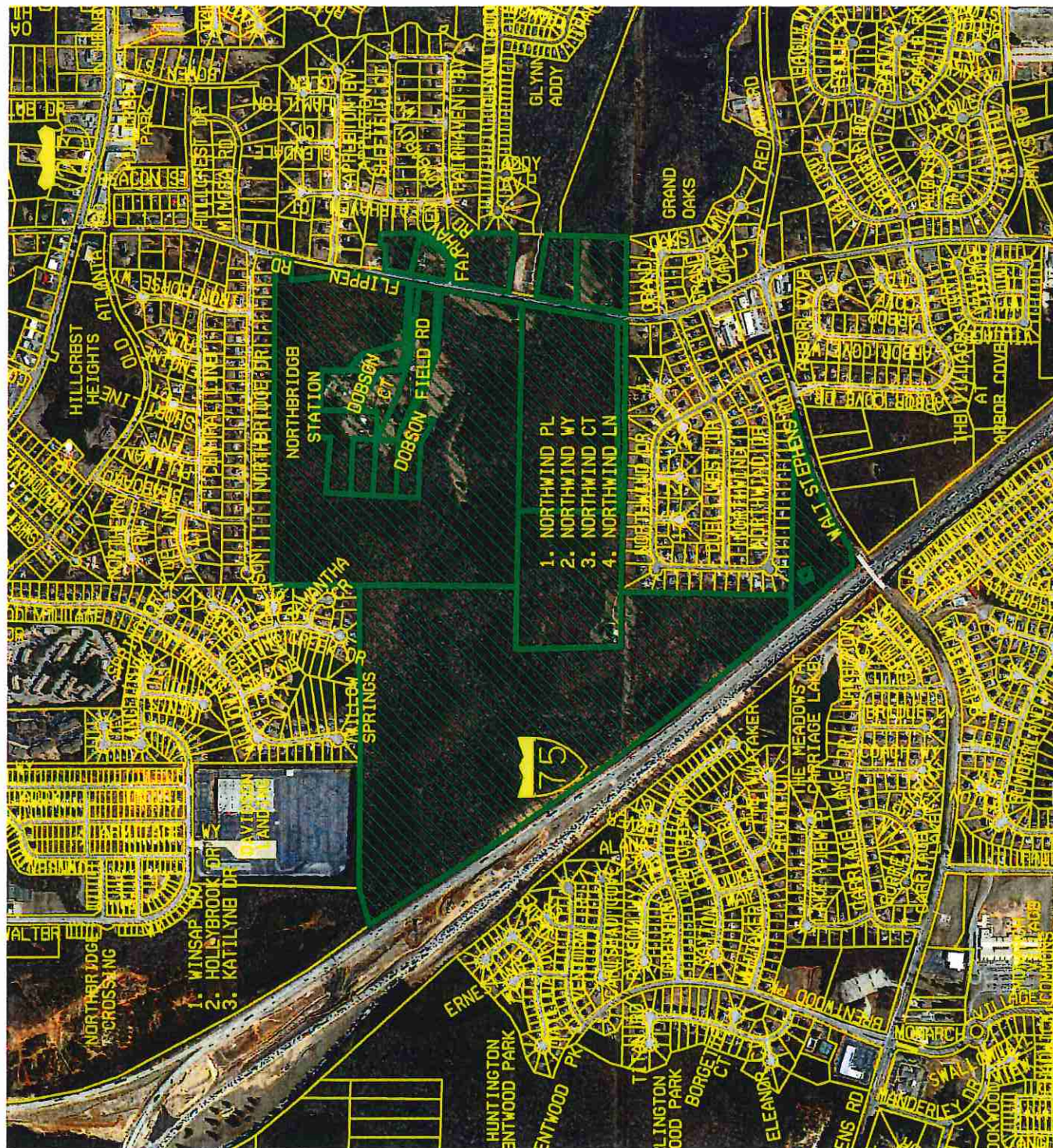


AERIAL MAP

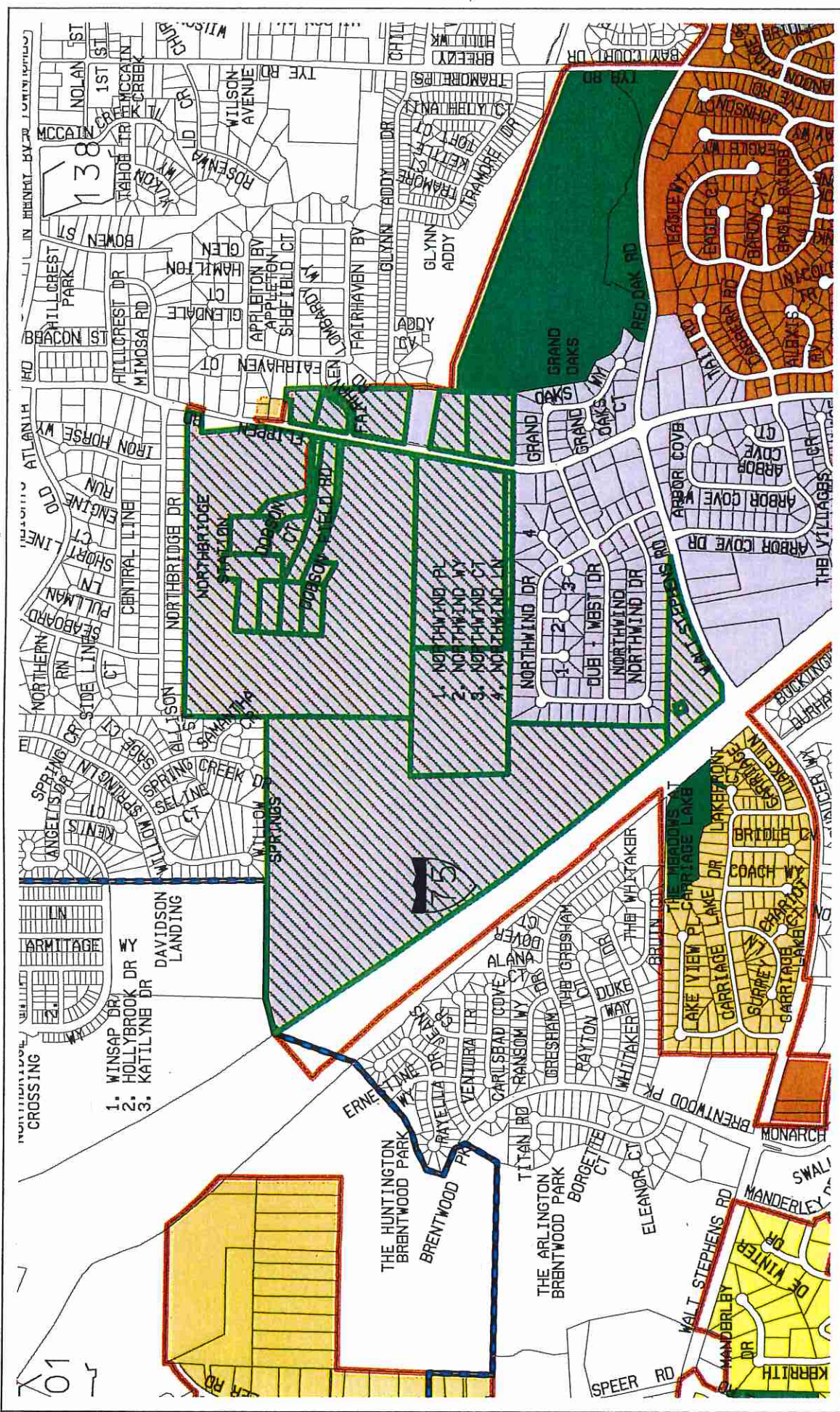
Scale: 1"= 1200'



This map is for graphical representation only. It is not a legal document.



Future Land Use Map



Request

- MX - Mixed Use
- RR - Rural Residential
- LD - Low Density Residential
- FLU
- CITY

Legend

- MD - Medium Density Residential
- HD - High Density Residential
- COM - Commercial
- OI - Office Institutional
- INDUS - Industrial
- PI - Public/Institutional
- PRC - Park/Recreation/Conservation
- TCU - Transportation/Communication/Utilities

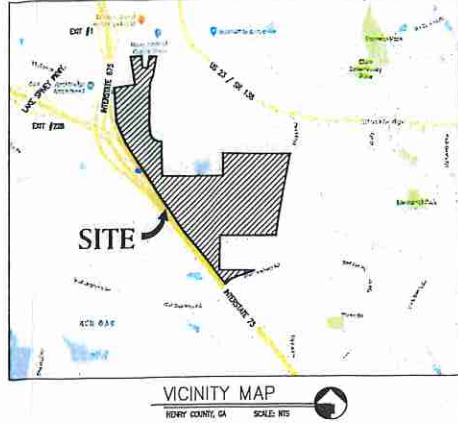
SITE & LAND ANALYSIS - COMMERCIAL	
RESTAURANTS & HOTELS (SR 138)	±18.3 ACRES
3 HOTELS (4-STORY, 100+ ROOMS)	±160,000 S.F.
RETAIL SHOPS	±15,000 S.F.
3 RESTAURANT OUTLOTS	±15,000 S.F.
PARKING ALLOWED	500 SPACES (1 SP/ROOM & 1 SP/150 S.F.)
FLOOR AREA RATIO	±0.24
CLUB WAREHOUSE	±28.1 ACRES
MEDICAL OFFICE PARK	±250,000 S.F.
14 OFFICE BUILDINGS	150 SPACES (5 SP/PHYSICIAN)
PARKING ALLOWED	±0.20
FLOOR AREA RATIO	±0.20
RETAIL POWER CENTER	±33.4 ACRES
CLUB WAREHOUSE	±135,000 S.F.
PARKING ALLOWED	900 SPACES (1 SP/150 S.F.)
HOME IMPROVEMENT WAREHOUSE	±100,000 S.F.
PARKING ALLOWED	250 SPACES (1 SP/400 S.F.)
RETAIL ANCHOR/SHOPS	±33.4 ACRES
TOTAL BLDG. AREA	±310,000 S.F.
PARKING ALLOWED	2,067 SPACES (1 SP/150 S.F.)
FLOOR AREA RATIO	±0.22
RESTAURANTS & RETAIL (PARKWAY)	±35.7 ACRES
OFFICE & FLEX SPACE PARK	±18.5 ACRES
OFFICE & FLEX SPACE	±150,000 S.F.
4 2-STORY OFFICES	±120,000 S.F.
PARKING ALLOWED	900 SPACES (1 SP/200 S.F.)
FLOOR AREA RATIO	±0.33

SITE & LAND ANALYSIS - COMMERCIAL	
MASS TRANSIT COMPLEX	±16.8 ACRES
MASS TRANSIT STATION	±40,000 S.F.
PARKING ALLOWED	33 SPACES (1 SP/3 SEATS IN WAITING AREA)
INNOVATION CENTER	±50,000 S.F.
2 HOTELS (4-STORY, 100+ ROOMS)	±80,000 S.F.
RESTAURANT/RETAIL/LOFTS	±75,000 S.F.
PARKING ALLOWED	1,158 SPACES (1 SP/150 S.F. / 1 SP/400 S.F.)
FLOOR AREA RATIO	±0.33
OFFICE TOWERS	±4.7 ACRES
BUILDING #1 (10-STORY)	±200,000 S.F.
BUILDING #2 (10-STORY)	±200,000 S.F.
TOTAL BLDG. AREA	±400,000 S.F.
PARKING ALLOWED	1,334 SPACES (1 SP/200 S.F.)
FLOOR AREA RATIO	±1.55
MUNICIPAL COMPLEX	±27.2 ACRES
ARENA (10,000 SEATS)	±150,000 S.F.
PARKING ALLOWED	3,334 SPACES (1 SP/3 FIXED SEATS)
ARTS CENTER	±45,000 S.F.
CONVENTION CENTER	±52,000 S.F.
PARKING ALLOWED	1,840 SPACES (1 SP/50 S.F.)
2 HOTELS (5-STORY, 120+ ROOMS)	±200,000 S.F.
3 MULTI-STORY PARKING DECKS	±240 SPACES
PARKING ALLOWED	240 SPACES (1 SP/ROOM)
FLOOR AREA RATIO	±0.38

SITE & LAND ANALYSIS - RESIDENTIAL	
SINGLE FAMILY HOMES #1	±60.4 ACRES
TYPICAL 60' X 140' LOTS	±206 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED	380 SPACES (2 SP/DWELLING UNIT)
SINGLE FAMILY HOMES #2	±22.4 ACRES
TYPICAL 60' X 120' LOTS	±76 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED	150 SPACES (2 SP/DWELLING UNIT)
TOWNHOMES	±18.0 ACRES
TYPICAL 45' X 120' LOTS	±130 HOMES
PARKING ALLOWED	102 SPACES (1 SP/DWELLING UNIT)
SENIOR CARE COMMUNITY	±32.1 ACRES
SINGLE FAMILY COTTAGES	±33 UNITS
DUPLEX FAMILY UNITS	±15 UNITS
4-STORY INDEPENDENT LIVING	±168 UNITS
3-STORY ASSISTED LIVING	±160 UNITS
MEMORY CARE	±40 UNITS
PARKING ALLOWED	416 SPACES (1 SP/BEEDROOM)
APARTMENT HOMES	±32.4 ACRES
3 - BLDG. #1 (4-STORY)	±600 UNITS
7 50 UNITS/FLOOR	±3,300 UNITS
2 - BLDG. #2 (4-STORY)	±200 UNITS
1 25 UNITS/FLOOR	±200 UNITS
PARKING ALLOWED	1,600 SPACES (2 SP/DWELLING UNIT)

SITE & LAND ANALYSIS - PUBLIC DEDICATION	
COUNTY PARK	±5.0 ACRES
PARKING ALLOWED	40 SPACES (8 SP/1 ACRES)
EAST 100' POWER EASEMENT	±5.1 ACRES
PROPOSED REEVES CREEK PARKWAY	±23.3 ACRES
4-LANE PARKWAY, 60' R/W	
TOTAL ±2.56 MILES LONG	
PROPOSED FAIRHAVEN ROAD EXTENSION	±5.0 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	±4.1 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.57 MILES LONG	

LAND USE SUMMARY	
COMMERCIAL LAND USES	±145.4 ACRES (31.2%)
MUNICIPAL LAND USES	±27.2 ACRES (5.8%)
RESIDENTIAL LAND USES	±183.6 ACRES (39.2%)
OPEN SPACE	±74.3 ACRES (16.0%)
(C) ROAD DEDICATED RIGHT-OF-WAY	±34.4 ACRES (7.4%)
TOTAL LAND AREA	±465.1 ACRES



PRELIMINARY SITE PLAN DISCLAIMER:

THIS PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SURVEY MAPS, CO INFORMATION, SCANNED/ANALOG, BOUNDARY SURVEY, SCANNED/ANALOG, TOPOGRAPHICAL SURVEY, SCANNED/ANALOG, AS-BUILT PLAN, SCANNED/ANALOG, ALTA SURVEY, AND/OR PROPOSED CONSTRUCTION PLANS BY THE CLIENT. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

THE SITE BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE PLANNER:
CONTACT: JOHN WISE

PAULSON MITCHELL
INCORPORATED

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

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SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

TRAFFIC CONSULTANT:

LOWE ENGINEERS
CONTACT: JOSH PRUITT
990 HAMMOND DR., SUITE 300
ATLANTA, GA 30328
770.657.8400

FOR:

FOREST
DEVELOPMENT
GROUP

1475 BUFORD DRIVE
SUITE 403-117
LAWRENCEVILLE, GA 30043

PROJECT:

REEVES CREEK -
A HENRY COUNTY MIXED USE
PROJECT

LAND LOTS 26, 27, 39, 39,
40, 57 & 58, 12TH DISTRICT
HENRY COUNTY, GA 30281

DRI NUMBER: 2996

2018196 DRI.dwg 08.21.19

DRI SITE PLAN

SHEET **EX-1**

DRI SITE PLAN

0 150 300 600 1200
SCALE: 1" = 300'



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: Henry County
(via electronic mail and certified mail) City of Stockbridge
Clayton County
Gary Furrow, Forest Development Group

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Greg Giuffrida, ARC
Parker Martin, GRTA/SRTA
Annie Gillespie, GRTA/SRTA
Tyler Peek, GDOT
Dan Woods, GDOT
Jeremy Daniel, GDOT
Chance Baxley, GDOT

Lee Kelley, Clayton County
Stacey Jordan, Henry County
David Simmons, Henry County
Linda Logan, City of Stockbridge
Randy Knighton, City of Stockbridge
Camilla Moore, City of Stockbridge
Sameer Patharkar, Forsite Group Inc.
Josh Pruitt, Lowe Engineers
Sameer Patharkar, Lowe Engineers

Date: October 3, 2019

Re: DRI 2996 Reeves Creek

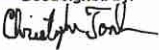
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

The purpose of this notice is to inform Forest Development Group (the Applicant), Henry County, Clayton County and the City of Stockbridge (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2996 Reeves Creek (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 21, 2019. The review package includes: (1) the site development plan (Site Plan) dated August 21, 2019 titled "Reeves Creek" prepared by Paulson Mitchell, Inc., the transportation analysis dated August 21, 2019 prepared by Lowe Engineers received by GRTA on August 21, 2019 and the revised transportation analysis received on September 20, 2019.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 13, 2019 meeting.

DocuSigned by:

5409E9A65D48478...

Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
 - Reeves Creek Parkway and Davidson Parkway
 - Davidson Parkway and Walter Way
- Provide crosswalks and pedestrian connections (as approved by the local government*) between the Mass Transit Complex/Innovation Center/Hotels and the adjacent land uses across the proposed road that encircles the Mass Transit Complex to the north, east and south. These adjacent land uses include the proposed offices to the north and the proposed arena and convention center to the south.

**The local government may require additional engineering traffic study for any proposed mid-block crosswalks or crosswalks at un-signalized intersections.*

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

SR 42/SR 138/US 23/N Henry Blvd at Flippen Road

- Add one eastbound right turn lane and one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 42/SR 138/US 23/ N Henry Blvd at Flippen Road.

SR 42/SR 138/US 23/N Henry Blvd at Davidson Parkway

- Coordinate with GDOT on an Intersection Control Evaluation

SR 138/Stockbridge Road at Davidson Parkway

- Add one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 138/Stockbridge Road at Davidson Parkway.

Walt Stephens Road Widening & Walt Stephens Road at Flippen Road

- Coordinate to determine appropriate turning and/or widening improvements along Walt Stephens Road between the proposed Reeves Creek Parkway and Flippen Road. The coordination shall include consideration of needed improvements at Walt Stephens Road and Flippen Road, and how those improvements would integrate into the Walt Stephens Road improvements.

Reeves Creek Parkway

- Construct two southbound through lanes and two northbound through lanes between the intersections of Walt Stephens Road/Reeves Creek Parkway and where Reeves Creek Parkway merges with the existing Davidson Parkway approximately 500 feet south of SR 138/Lake Spivey Parkway. At Walt Stephens Road, the inner southbound lane will turn left and the outer southbound lane will turn right.

Davidson Parkway at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- In addition to the two northbound and two southbound Reeves Creek Parkway through lanes, provide the following:
 - One southbound right turn lane, one southbound left turn lane
 - One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - One northbound left turn lane, one northbound right turn lane
 - One westbound left turn lane, one westbound through lane, one westbound right turn lane

Phase 2 – 2035 Build Out:

N/A

Site Access Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Flippen Road at Driveway 4

- On the site plan dated August 21, 2019, Driveway 4 and Driveway 5 are offset along Flippen Road. The development shall adjust the two driveways to align and satisfy local approach angle requirements.
- As part of the realigned driveways 4 and 5:
 - Add one eastbound right turn egress lane, one eastbound left turn egress lane and one ingress lane
 - Add one westbound right turn egress lane, one westbound left turn egress lane and one ingress lane

- On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

Phase 2 - 2035 Build Out:

N/A

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All "Proposed Conditions of Approval to GRTA Notice of Decision" set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

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 - One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - One northbound left turn lane, one northbound right turn lane
 - One westbound left turn lane, one westbound through lane, one westbound right turn lane

Site Access Improvement Conditions to GRTA Notice of Decision:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

November 19, 2019

Department Requesting Agenda Item:

Planning & Zoning

Action Type:☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Resolution (with attachments)
3. Legal Ad
4. Sign Photo
5. ZAB Minutes, 05-09-2019 (draft)
6. Staff Report
7. Site Plan dated 08-21-2019 (updated)
8. GRTA Notice of Decision (NOD)
9. Approval Sheet for Agenda Item

Presenter:

Yaritza Nieves, Planner II

Agenda Item:

The Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District. The property consists of 317.661 +/- acres, and the request is for a mixed-use development to include single-family residences, multi-family residences, offices, and commercial uses. **Districts 4 & 5**

Applicant: Forest Development Group, Inc.

Agent: Gary Furrow

Case Number: RZ-19-01

Commission District: 4 & 5

Background/Summary:

The applicant is requesting a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for 317.661 +/- acres. The acreage to be rezoned originally formed part of a larger 436.3 +/- acre development. The preliminary conceptual site plan dated April 8, 2019, illustrates a mixed use residential, office, commercial, and industrial development.

An amended site plan dated August 21, 2019 indicates that the subject property shall form part of a larger 465.1 +/- acre development and illustrates a mixed use residential, office, and commercial development. Amenities included throughout the development consist of sidewalks, multi-use paths, parks, and open space.

The development has been evaluated by the State as a Development of Regional Impact (DRI) and must comply with the conditions of approval as stipulated by the Georgia regional Transportation Authority (GRTA) within the Notice of Decision (NOD) Attachment A, dated October 3, 2019.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

On May 9, 2019, the Zoning Advisory Board recommended approval of the applicant's request with the following conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A shall be met by the owner/developer prior to any certificate of occupancy being issued.
2. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
3. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
4. Developer/owner shall indicate on their development plans those roadways to be used for industrial use truck traffic.
5. Any new roadway to be used for industrial use truck traffic is to have pavement design submitted to HCDOT and the City of Stockbridge, where the road is within the city limits, for review. In no case shall the roadway have a lesser typical section than the county's current industrial section for industrial subdivisions.
6. All industrial use truck related traffic is prohibited from using Flippen Road.
7. The development shall be constructed in substantial compliance with the preliminary site plan dated April 8, 2019.
8. All disturbed areas shall be sodded, except where landscaping is present or installed.
9. The development shall not exceed 1,513 dwelling units.
10. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
11. All homes shall be built on site (no modular or manufactured homes).

Comments / Recommendation (continued):

12. Each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
13. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) clubhouse
 - c) One (1) playground
 - d) One (1) covered pavilion
 - e) One (1) dog park
 - f) One (1) soccer/multi-use field
 - g) One (1) tennis court
 - h) Walking trails
 - i) Fitness facility
14. The townhome pods shall provide a shared amenity package required to consist of (at a minimum):
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) playground
 - c) One (1) covered pavilion
 - d) One (1) dog park
 - e) One (1) soccer/multi-use field
 - f) Walking trails
15. All townhouses shall be a minimum of the following:
 - a) 650 square feet for one bedroom,
 - b) 900 square feet for two bedroom,
 - c) Additional 200 square feet for each additional bedroom over two bedroom.
16. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.
17. Areas labelled as industrial shall become office areas.

Due to changes in the amended site plan, dated August 21, 2019, staff recommends the conditions be edited, as shown below:

1. *Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.*

Comments / Recommendation (continued):

2. *Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.*
3. *The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.*
4. *The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.*
5. *Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.*
6. *Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.*
7. *No industrial development or uses shall be permitted.*
8. *The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.*
9. *All disturbed areas shall be sodded, except where landscaping is present or installed.*
10. *The development shall not exceed 1,643 dwelling units.*
11. *All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.*
12. *All homes shall be built on site (no modular or manufactured homes).*
13. *If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.*

[Continued on next page]

Comments / Recommendation (continued):

- 14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:*
 - a) One (1) junior size Olympic pool and one (1) pool cabana*
 - b) One (1) clubhouse*
 - c) One (1) playground*
 - d) One (1) covered pavilion*
 - e) One (1) dog park*
 - f) One (1) soccer/multi-use field*
 - g) One (1) tennis court*
 - h) Walking trails*
 - i) Fitness facility*
- 15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):*
 - a) One (1) junior size Olympic pool and one (1) pool cabana*
 - b) One (1) playground*
 - c) One (1) covered pavilion*
 - d) One (1) dog park*
 - e) One (1) soccer/multi-use field*
 - f) Walking trails*
- 16. All townhouses shall be a minimum of the following:*
 - a) 650 square feet for one bedroom,*
 - b) 900 square feet for two bedroom,*
 - c) Additional 200 square feet for each additional bedroom over two bedroom.*
- 17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.*



HENRY COUNTY BOARD OF COMMISSIONERS

Approval Sheet for Agenda Items

DEPARTMENT: Planning and Zoning

MEETING DATE: 19-Nov-19

AGENDA ITEM: RZ-19-01

The Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District. The property consists of 317.661 +/- acres, and the request is for a mixed-use development to include single family residences, multi-family residences, offices, and commercial uses. Districts 4 & 5

Department Director Signature: *[Signature]* DATE: 11-1-19
Comments:

Community Development (If Applicable): _____ DATE: _____

Budget Director (If Applicable): _____ DATE: _____
Comments:

Purchasing Director (If Applicable): _____ DATE: _____
Comments:

County Attorney Signature: *[Signature]* DATE: 11.7.19
Comments:

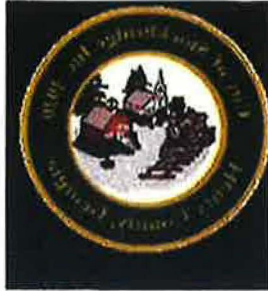
County Manager Signature: *[Signature]* DATE: 11.7.19
Comments:

Received in County Clerk's Office by:

Date:

Rezoning Application

City of Stockbridge, Georgia



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM,
MONDAY THROUGH FRIDAY,
AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

**PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.**

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	_____
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	_____
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	_____
	One for each owner	Letter stating that the owner is aware of the rezoning request and owns the property in question.	_____
Letter of Intent	1	Must clearly state the proposed use and development intent.	_____
Site Plans (11 x 17)	1	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	_____
Survey Plat (8 ½ x 11) Or (11 x 17)		Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	_____
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	_____
Form from the Health Department	1	This letter must accompany the application at the time of submittal (<i>Only needed if property is not on sewer</i>).	_____



APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

APPLICATION FORMS

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Vista Residential Partners c/o Dennis J. Webb, Jr. Phone: 404-815-3620 Date: 11/11/24
Address Applicant: 1105 W. Peachtree St. NE, Ste 1000 Fax 404-685-6920 Cell # _____
City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com
Name of Agent Dennis J. Webb, Jr. Smith, Gambrell & Russell, LLP Phone: 404-815-3620 Date: 11/11/24
Address Agent: 1105 W. Peachtree St. NE, Ste 1000 Fax 404-685-6920 Cell # _____
City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.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 REZONING OF THE PROPERTY.

Rezoning being requested Site plan approval for PUD zoning
district to construct 94 townhomes for sale.

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Address of Property: 030-01002000 (no address), 030-01002001 (no address), 030-01002002 (no address)

Nearest intersection to the property: Fairhaven Road and Flippen Road

Size of Tract: 18.31 (Street Address) acre(s), Land Lot Number(s): 38, District(s): 12th

Property Tax Parcel Number(s): 030-01002000, 030-01002001, 030-01002002 (Required)

Jackie Manzy
Witness Signature
Jackie Manzy
Printed Name of Witness

Michael Neghart
Signature of Applicant
Michael Neghart
Printed Name of Applicant

John Bush
Notary
John Bush

Signature of Agent

NOTARY STAMP:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

LEGAL DESCRIPTION

Parcels labeled as indicated on included land survey

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 38 OF THE 12TH, DISTRICT, HENRY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK AT THE LAND LOT CORNER COMMON TO LAND LOTS 27, 28, 37, & 38, THENCE ALONG THE LAND LOT COMMON TO LAND LOTS 37 & 38 NORTH 89 DEGREES 21 MINUTES 17 SECONDS WEST A DISTANCE OF 638.06 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY); THENCE ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY NORTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 286.34 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89 DEGREES 22 MINUTES 17 SECONDS EAST A DISTANCE OF 591.59 FEET TO A 1/2" REBAR FOUND ON THE LAND LOT LINE COMMON TO LAND LOTS 38 & 37; THENCE ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 41 MINUTES 09 SECONDS WEST A DISTANCE OF 282.68 FEET TO THE TRUE POINT OF BEGINNING.

TRACT CONTAINS 173,746 SQUARE FEET OR 3.989 ACRES.

PARCEL 4

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 38 OF THE 12TH, DISTRICT, HENRY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT A ROCK AT THE LAND LOT CORNER COMMON TO LAND LOTS 27, 28, 37, & 38, THENCE ALONG THE LAND LOT COMMON TO LAND LOTS 37 & 38, THENCE ALONG LAND LOT LINE COMMON TO LAND LOTS 37 & 38, N 00 DEGREES 41 MINUTES 06 SECONDS EAST A DISTANCE OF 282.68 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST A DISTANCE OF 591.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FLIPPEN ROAD (80' RIGHT-OF-WAY); THENCE ALONG FLIPPEN ROAD RIGHT-OF-WAY NORTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 474.14 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 81 DEGREES 03 MINUTES 40 SECONDS EAST A DISTANCE OF 522.43 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 37 & 38; THENCE ALONG SAID LAND LOT LINE, SOUTH 01 DEGREES 02 MINUTES 05 SECONDS WEST A DISTANCE OF 392.31 FEET TO THE POINT OF BEGINNING.

TRACT OR CONTAINS 239,868 SQUARE FEET OR 5.507 ACRES.

PARCEL 5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 38 OF THE 12TH, DISTRICT, HENRY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRHAVEN BOULEVARD (60' RIGHT-OF-WAY) THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 141.49 FEET, HAVING A RADIUS OF 687.80 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83 DEGREES 36 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 141.24 FEET; TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 196.01 FEET, HAVING A RADIUS OF 214.47 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 60 DEGREES 27 MINUTES 57 SECONDS EAST, AND A CHORD LENGTH OF 189.26 FEET TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 169.89 FEET, HAVING A RADIUS OF 879.50 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 37 DEGREES 13 MINUTES 9 SECONDS EAST, AND A CHORD LENGTH OF 169.63 FEET TO A POINT ON THE LAND LOT CORNER COMMON TO LAND LOTS 37 & 38; THENCE ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 44 MINUTES 51 SECONDS WEST A DISTANCE OF 729.67 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE NORTH 84 DEGREES 00 MINUTES 56 SECONDS WEST A DISTANCE OF 483.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLIPPEN ROAD; THENCE ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY NORTH 10 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 473.80 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 234,739 SQUARE FEET OR 5.389 ACRES.

PARCEL 6

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 38 OF THE 12TH, DISTRICT, HENRY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF FAIRHAVEN BOULEVARD (60' RIGHT-OF-WAY) THENCE ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY NORTH 10 DEGREES 08 MINUTES 06 SECONDS EAST A DISTANCE OF 174.31 FEET TO A POINT; THENCE LEAVING SAID FLIPPEN ROAD RIGHT-OF-WAY SOUTH 80 DEGREES 30 MINUTES 42 SECONDS EAST A DISTANCE OF 270.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FAIRHAVEN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 34 DEGREES 09 MINUTES 35 SECONDS WEST A DISTANCE OF 89.10 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 187.66 FEET, HAVING A RADIUS OF 164.67 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES 28 MINUTES 53 SECONDS WEST, AND A CHORD LENGTH OF 177.67 FEET TO A POINT; THENCE NORTH 79 DEGREES 56 MINUTES 51 SECONDS WEST A DISTANCE OF 85.00 FEET THE POINT OF BEGINNING.

TRACT CONTAINS 38,610 SQUARE FEET OR 0.886 ACRES.

PARCEL 7

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 38 OF THE 12TH, DISTRICT, HENRY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF FAIRHAVEN BOULEVARD (60' RIGHT-OF-WAY) THENCE ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY NORTH 10 DEGREES 08 MINUTES 06 SECONDS EAST A DISTANCE OF 174.31 FEET THE POINT OF BEGINNING;

THENCE ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY, NORTH 10 DEGREES 09 MINUTES 08 SECONDS EAST A DISTANCE OF 326.37 FEET TO A 2" OPEN TOP PIPE; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 82 DEGREES 34 MINUTES 00 SECONDS EAST A DISTANCE OF 199.83 FEET TO A POINT; THENCE NORTH 20 DEGREES 20 MINUTES 28 SECONDS EAST A DISTANCE OF 28.24 FEET TO A POINT; THENCE SOUTH 87 DEGREES 22 MINUTES 21 SECONDS EAST A DISTANCE OF 104.03 FEET TO A POINT; THENCE SOUTH 00 DEGREES 31 MINUTES 06 SECONDS WEST A DISTANCE OF 254.49 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF FAIRHAVEN ROAD RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 79 DEGREES 46 MINUTES 03 SECONDS WEST A DISTANCE OF 20.76 FEET TO A POINT; THENCE SOUTH 25 DEGREES 21 MINUTES 42 SECONDS WEST A DISTANCE OF 39.76 FEET TO A POINT; THENCE SOUTH 45 DEGREES 58 MINUTES 12 SECONDS WEST A DISTANCE OF 59.77 FEET TO A POINT; THENCE SOUTH 36 DEGREES 44 MINUTES 11 SECONDS WEST A DISTANCE OF 32.61 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 80 DEGREES 30 MINUTES 42 SECONDS WEST A DISTANCE OF 270.88 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 110,677 SQUARE FEET OR 2.541 ACRES.

LAND SURVEY

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SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. Section 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



JONATHAN N. HOWARD

REGISTERED GEORGIA SURVEYOR NO. 3008

6/26/2024

LEGAL DESCRIPTION - TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 26, 38 & 39 OF THE 12TH, DISTRICT, HENRY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, 27, 38, & 39, THENCE SOUTH 01 DEGREES 24 MINUTES 21 SECONDS WEST A DISTANCE OF 1437.75 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE NORTH 89 DEGREES 02 MINUTES 18 SECONDS WEST A DISTANCE OF 87.78 FEET TO A 1/4" REBAR FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF INTERSTATE 75 (VARIABLE PUBLIC RIGHT OF WAY); THENCE NORTH 39 DEGREES 59 MINUTES 31 SECONDS WEST A DISTANCE OF 1051.78 FEET TO A RIGHT OF WAY MONUMENT; THENCE ALONG A CURVE, TURNING TO THE RIGHT WITH AN ARC LENGTH OF 547.32 FEET, HAVING A RADIUS OF 9004.80 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 38 DEGREES 24 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 547.23 FEET TO A RIGHT OF WAY MONUMENT; THENCE NORTH 82 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 17.15 FEET TO A RIGHT OF WAY MONUMENT; THENCE NORTH 36 DEGREES 11 MINUTES 46 SECONDS WEST A DISTANCE OF 229.57 FEET TO A POINT; THENCE NORTH 00 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 13.53 FEET TO A POINT; THENCE SOUTH 89 DEGREES 01 MINUTES 22 SECONDS WEST A DISTANCE OF 10.30 FEET TO A POINT; THENCE NORTH 36 DEGREES 48 MINUTES 18 SECONDS WEST A DISTANCE OF 394.09 FEET TO A RIGHT OF WAY MONUMENT; THENCE NORTH 32 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 1335.37 FEET TO A RIGHT OF WAY MONUMENT; THENCE SOUTH 08 DEGREES 59 MINUTES 45 SECONDS EAST A DISTANCE OF 35.08 FEET TO A RIGHT OF WAY MONUMENT; THENCE NORTH 33 DEGREES 35 MINUTES 17 SECONDS WEST A DISTANCE OF 743.64 FEET TO A POINT; THENCE CONTINUING ALONG SAID LAND LOT LINE NORTH 00 DEGREES 39 MINUTES 45 SECONDS EAST A DISTANCE OF 758.25 FEET TO A 1/2" REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 38, 39, 58, & 59; THENCE CONTINUING ALONG LAND LOT LINE COMMON TO LAND LOTS 38 & 59 SOUTH 89 DEGREES 18 MINUTES 43 SECONDS EAST A DISTANCE OF 2651.97 FEET TO A POINT 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE SOUTH 04 DEGREES 15 MINUTES 32 SECONDS WEST A DISTANCE OF 467.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID FLIPPEN RIGHT-OF-WAY SOUTH 09 DEGREES 57 MINUTES 36 SECONDS WEST A DISTANCE OF 397.95 FEET TO A POINT; THENCE SOUTH 10 DEGREES 16 MINUTES 03 SECONDS WEST A DISTANCE OF 388.98 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 10 DEGREES 40 MINUTES 45 SECONDS WEST A DISTANCE OF 30.71 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 08 DEGREES 49 MINUTES 25 SECONDS WEST A DISTANCE OF 59.88 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID FLIPPEN ROAD RIGHT-OF-WAY NORTH 87 DEGREES 57 MINUTES 38 SECONDS WEST A DISTANCE OF 398.47 FEET TO A POINT; THENCE ALONG A CURVE, TURNING TO THE RIGHT WITH AN ARC LENGTH OF 433.88 FEET, HAVING A RADIUS OF 1431.02 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES 58 MINUTES 45 SECONDS WEST, AND A CHORD LENGTH OF 432.22 FEET TO A POINT; THENCE NORTH 70 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 251.07 FEET TO A POINT; THENCE NORTH 05 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 31.44 FEET TO A POINT; THENCE NORTH 05 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 78.56 FEET TO A POINT; THENCE NORTH 05 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 46 MINUTES 45 SECONDS EAST A DISTANCE OF 240.00 FEET TO A POINT; THENCE NORTH 05 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 142.52 FEET TO A 5/8" REBAR FOUND; THENCE NORTH 05 DEGREES 04 MINUTES 45 SECONDS EAST A DISTANCE OF 377.48 FEET TO A POINT; THENCE NORTH 84 DEGREES 39 MINUTES 45 SECONDS WEST A DISTANCE OF 239.90 FEET TO A 1/4" REBAR FOUND; THENCE SOUTH 04 DEGREES 54 MINUTES 44 SECONDS WEST A DISTANCE OF 110.65 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE NORTH 84 DEGREES 43 MINUTES 31 SECONDS WEST A DISTANCE OF 420.24 FEET TO A 1/4" REBAR FOUND; THENCE SOUTH 05 DEGREES 09 MINUTES 20 SECONDS WEST A DISTANCE OF 210.04 FEET TO A 1/4" REBAR FOUND; SOUTH 05 DEGREES 25 MINUTES 05 SECONDS WEST A DISTANCE OF 210.00 FEET TO A 1/4" REBAR FOUND; THENCE SOUTH 04 DEGREES 41 MINUTES 04 SECONDS EAST A DISTANCE OF 419.44 FEET TO A POINT; THENCE SOUTH 04 DEGREES 53 MINUTES 05 SECONDS WEST A DISTANCE OF 79.69 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 67 DEGREES 10 MINUTES 51 SECONDS EAST A DISTANCE OF 209.09 FEET TO A POINT; THENCE NORTH 05 DEGREES 31 MINUTES 58 SECONDS EAST A DISTANCE OF 149.65 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 70 DEGREES 06 MINUTES 33 SECONDS EAST A DISTANCE OF 242.70 FEET TO A POINT; THENCE ALONG A CURVE, TURNING TO THE LEFT WITH AN ARC LENGTH OF 442.97 FEET, HAVING A RADIUS OF 1463.07 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 78 DEGREES 58 MINUTES 45 SECONDS EAST, AND A CHORD LENGTH OF 441.28 FEET TO A POINT; THENCE SOUTH 87 DEGREES 46 MINUTES 42 SECONDS EAST A DISTANCE OF 393.75 FEET TO A 1/2" REBAR FOUND ON SAID RIGHT OF WAY OF FLIPPEN ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF FLIPPEN ROAD SOUTH 09 DEGREES 58 MINUTES 53 SECONDS WEST A DISTANCE OF 1577.01 FEET TO A POINT; THENCE SOUTH 11 DEGREES 04 MINUTES 01 SECONDS WEST A DISTANCE OF 28.87 FEET TO A 1/2" REBAR FOUND ON THE LAND LOT LINE COMMON TO LAND LOTS 26 & 39; THENCE LEAVING SAID RIGHT OF WAY OF FLIPPEN ROAD AND CONTINUING ALONG SAID LAND LOT LINE NORTH 89 DEGREES 22 MINUTES 42 SECONDS WEST A DISTANCE OF 2221.81 FEET TO THE TRUE POINT OF BEGINNING.

TRACT CONTAINS 12,258,330 SQUARE FEET OR 281.413 ACRES.

REFERENCES

- ALTA/NSPS LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY, VISTA ACQUISITIONS, LLC & RCVW LAND, LLC BY MERIDIAN GEOMATICS, LLC JOB NO. 2021-020
- TITLE REPORT OF EXAMINATION WAS PREPARED BY METROPOLITAN TITLE AGENCY, INC. REPORT NO. G1170 ON OCTOBER 8, 2020.

SITE MAP (NTS)



PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 10°40'45" W	30.71'
L2	S 08°49'25" W	59.98'
L3	S 10°55'28" W	31.63'
L4	N 87°46'42" W	393.75'
L5	N 70°06'33" W	242.70'
L6	S 05°31'58" W	149.65'
L7	N 67°10'51" W	209.09'
L8	N 04°53'05" E	79.69'
L9	N 84°41'04" W	419.44'
L10	N 04°54'22" E	209.51'
L11	N 05°25'05" E	210.00'
L12	N 05°09'20" E	210.04'
L13	N 05°12'33" E	210.08'
L14	S 84°44'12" E	419.58'
L15	S 05°09'42" W	99.51'
L16	S 84°39'45" E	239.90'
L17	S 05°04'45" W	377.48'
L18	N 05°35'47" E	142.52'
L19	S 84°46'45" E	240.00'
L20	S 05°34'15" W	10.00'
L21	N 05°10'35" E	78.56'
L22	S 05°13'15" W	31.44'
L23	S 67°20'51" E	210.00'
L24	S 70°18'06" E	251.07'
L25	S 87°57'38" E	398.47'

TITLE EXCEPTIONS

First American Title Insurance Company Commitment number 1427.430-L with an effective date of December 18, 2023 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

10. Water rights and easement reservations contained in Deed from William A. Lanahan and Estella M. Lanahan to Ramon F. Gann and Bonnie L. Gann, recorded March 27, 1952 in Deed Book 44, Page 566, Records of the Clerk of Superior Court of Henry County, Georgia. Comment: Affects, blanket in nature.

11. Intentionally Deleted.

12. Intentionally Deleted.

13. Easement for Right-of-Way from William A. Lanahan to Georgia Power Company, dated November 10, 1950 in Deed Book 43, Page 364, aforesaid records. Comment: Affects as shown.

14. Intentionally Deleted.

15. Boundary Line Agreement between Charles L. Davidson, Sr., and Estella M. Lanahan and Ramon Floyd Gann, dated May 16, 1974, recorded June 11, 1974 in Deed Book 212, Page 161, aforesaid records. Comment: Affects, as shown.

16. Intentionally Deleted.

17. Intentionally Deleted.

18. Subject to the non-exclusive easement for ingress and egress granted in Deed of Gift from Bonnie L. Ganno Winshape Centre, Inc. dated December 29, 1995, recorded January 4, 1996 in Deed Book 2221, Page 83, aforesaid records. Comment: Affects, deed to vague to plot.

19. Intentionally Deleted.

20. Easement from W. A. Lanahan to Georgia Power Company, dated September 12, 1950, recorded September 30, 1950 in Deed Book 43, Page 231, aforesaid records. Comment: Affects, blanket in nature.

21. Easement from W. A. Lanahan to Georgia Power Company, dated March 28, 1956, recorded June 6, 1956 in Deed Book 55, Page 53, aforesaid records. Comment: Affects, blanket in nature.

22. Rural Post Roads Right of Way Deed from W. A. Lanahan, dated August 3, 1956, recorded March 8, 1957 in Deed Book 55, Page 455, aforesaid records. Comment: Affects, current right-of-way of Flippen Road.

23. All matters disclosed on that certain plat of survey attached to Lien (satisfied of record) recorded May 24, 2019 in Lien Book 1484, Page 273, aforesaid records. Comment: Matters as shown hereon.

24. All matters disclosed by that certain plat attached to Warranty Deed recorded October 29, 2001, recorded at Deed Book 4541, page 146, aforesaid records. Comment: Matters as shown hereon.

25. In addition to items 13 and 15 of the ALTA/NSPS Land Title Survey for Reeves Creek II Development, prepared by Planners Engineers Collaborative+, dated October 16, 2023, bearing the seal of Jonathan N. Howard, GRLS. No. 3008 delineates the following: None. Comment: Matters as shown hereon.

26. Riparian rights.

ABBREVIATIONS

APPROX.	Approximate	IPS	Iron Pin Set
#4	1/2" Rebar	LP	Light Pole
C&G	Curb and Gutter	MW	Monitoring Well
CLF	Chain Link Fence	N/F	Now or Formerly
CMP	Corrugated Metal Pipe	OCS	Outlet Control Structure
CO	Clean Out	OTP	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plot Book
CIP	Crimp Top Pipe	PG	Page
DB	Deed Book	PKF	PK Nail Found
DI	Drop Inlet	PKS	PK Nail Set
DE	Drainage Easement	PGB	Point of Beginning
EOP	Edge of Pavement	POC	Point of Commencement
EPP	Electric Power Pole	PVC	Polyvinyl Chloride Pipe
EPAN	Electric Panel	RBC	Rebar Capped
ESMT	Easement	RCP	Reinforced Concrete Pipe
FES	Flared End Section	RWM	Right of Way Monument
FFE	Final Floor Elevation	SSE	Sanitary Sewer Easement
FH	Fire Hydrant	SSMH	Sanitary Sewer Manhole
FLGP	Flag Pole	TRAN	Transformer
FOMRK	Fiber Optic Marker	TTB	Telephone Terminal Box
GA	Georgia	TSIGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
H.W.	Hard Wood	VCP	Vitrified Clay Pipe
HDR	Headwall	W.D.F.	Wood Fence
H.W.	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

STRUCTURE LEGEND

CABLE / TV	SEWER	
Cable / TV Marker	Grease Trap	
Cable / TV Pedestal	Sanitary Sewer Manhole	
Cable / TV Manhole	Cleanout	
Cable / TV Handhole	Sanitary Sewer Vent Pipe	
Cable / TV Cable Box	Sanitary Sewer Marker	
	Sanitary Sewer Force Main Valve	
	Sanitary Sewer Lift Station	
ELECTRIC/POWER	SITE / TOPOGRAPHIC FEATURES	
Transformer	Street Sign	
Guy Wire	Air Condition Unit	
Electric Meter	Bollard	
Power Pole/Utility Pole	Mailbox	
Street Light/Light Pole	Satellite Dish	
Electric Panel	Flag Pole	
Electric Box	Monitoring Well	
Electric Manhole	Antenna	
Electric Handhole	Column	
Electric / Power Marker	Camera Pole / Camera	
Spot Light	Bore Hole Location	
FIBER OPTIC	Mile Post	
Fiber Optic Marker	Rail Road Mile Post	
Fiber Optic Manhole		
Fiber Optic Pedestal		
GAS	STORM / DRAINAGE	
Gas Meter	Storm Structure Lid	
Gas Valve	Drop Inlet	
Gas Fill Cap	Catch Basin	
Gas Manhole	Single Wing Catch Basin	
Gas Marker	Double Wing Catch Basin	
Gas Pressure Relief Valve	Weir Inlet	
Gas Vault	Head Wall	
Gas Vent Pipe	Junction Box	
	Curb Inlet	
	Flared-in Section	
	Down Spout	
	Square or Round Outlet Structure	
PAVEMENT MARKING	TELEPHONE	
BUS	Telephone Terminal Box	
ONLY	Telephone Marker	
SCHOOL	Telephone Handhole Box	
Turn Arrow Left/Right	Telephone Manhole	
Turn Arrow Left	Telephone Cabinet	
Turn Arrow Right		
Traffic Arrow Straight	<th>TRAFFIC</th>	TRAFFIC
Traffic Arrow Straight/Left	Overhead Traffic Signal	
Traffic Arrow Straight/Right	Traffic Handhole Box	
Traffic Arrow U-Turn	Traffic Signal Loop Control Box	
Handicap Pavement Marking	Traffic & Crosswalk Signal Pole	
Bike Lane Pavement Marking	<th>WATER</th>	WATER
	Fire Hydrant	
	Irrigation Control Valve	
	Water Meter	
	Water Valve	
	Fire Department Connection	
	Water Vault	
	Pressure Irrigation Valve	
	Water Vent Pipe	
	Water Valve Marker	
	Water Marker	
	Water Air Release Valve	
	Water Back Flow Preventer	
	Sprinkler Head	
	Sprinkler Valve	
PROPERTY MONUMENTS	MISCELLANEOUS UTILITIES	
Right-of-Way Monument Found	Utility Structure	
Concrete Monument Found		
Iron Pin Set		
Iron Pin Found (Rebar found)		
PK Nail Set		
PK Nail Found		
Point		
Benchmark		
MISCELLANEOUS		
Land Lot Symbol		

LINETYPES

PROPERTY	EXISTING OVERHEAD
Adjacent Property	Overhead Wires
Property Line	
Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
Barb Wire Fence	Cable
Chain link fence	Electric
Gas	Fiber Optic
Wood Fence	Gas
Woven Wire Fence	Telecommunications
SITE / TOPOGRAPHIC FEATURES	Water
Guardrail	Television
	Storm Drainage Line
	Sanitary Sewer



Know what's below.
Call before you dig.

ALTA/NSPS LAND TITLE SURVEY
FOR

REEVES CREEK II DEVELOPMENT

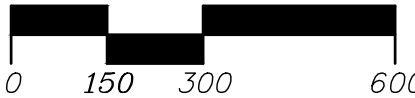
CITY OF STOCKBRIDGE

HENRY COUNTY
GEORGIA



SHEET 1 OF 2

DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 20069.00
DATE: 6/24/24
SCALE: 1" = 300'
DATE OF FIELD WORK: 6/26/24



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 26, 38 & 39
DISTRICT 12TH

J:\2020\20069\0301_Canvases\20069-ALTA-VISTA.dwg - J:\Validation - 6/26/2024 5:09 PM

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ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

- MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
- ADDRESS(ES) OF THE SURVEYED PROPERTY:
TRACT 1A, & TRACT 1B – NO ADDRESS
TRACT 2 – 630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
TRACT 3 – NO ADDRESS
TRACT 4 – 415 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
TRACT 5 – 415 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
TRACT 6 – NO ADDRESS
TRACT 7 – 415 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
- FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
- GROSS LAND AREA OF SUBJECT PROPERTY IS 292.779 ACRES.
- (A). SEE ZONING NOTES, SHEET 3
- (B). PZR REPORT FOR REEVES CREEK, 630 FLIPPEN ROAD, STOCKBRIDGE, GEORGIA 30281 PREPARED FOR RCVM LAND LLC DATED 10/16/2023, REVISED 10/31/2023 PZR SITE NUMBER: 168647-1
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- ADJACENT OWNER INFORMATION IS SHOWN HEREON AS DEPICTED ON THE HENRY COUNTY, GA GIS TAX MAP.
- DISTANCE FROM PROPERTY TO INTERSECTION OF THE NEAREST STREET IS SHOWN HEREON.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO APPURTENANT EASEMENTS AT THE TIME OF THE SURVEY.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

REFERENCES

- ALTA/NSPS LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY, VISTA ACQUISITIONS, LLC & RCVM LAND, LLC BY MERIDIAN GEOMATICS, LLC JOB NO. 2021-020
- TITLE REPORT OF EXAMINATION WAS PREPARED BY METROPOLITAN TITLE AGENCY, INC. REPORT NO. G1170 ON OCTOBER 8, 2020.

NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 130108, PANEL 67 OF 290, EFFECTIVE DATE 10/06/16 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
- THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN SEPTEMBER 2023. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST STATE PLANE COORDINATES.
- THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE PROPOSED PARCELS SHOWN HEREON MAY OR MAY NOT CONSTITUTE A LEGAL SUBDIVISION.
- ZONING INFORMATION PROVIDED FROM PZR REPORT FOR REEVES CREEK, 630 FLIPPEN ROAD, STOCKBRIDGE, GEORGIA 30281 PREPARED FOR RCVM LAND LLC DATED 10/16/2023 PZR SITE NUMBER: 168647-1, & REVISED 10/31/2023.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
- THE PROPERTY HAS DIRECT ACCESS TO FLIPPEN ROAD, A DEDICATED PUBLIC STREET.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PEC DID NOT SURVEY TRACTS 1B, 3, 4, 5, 6, & 7. THIS INFORMATION WAS ADDED BASED OFF THE TITLE REPORT PROVIDED AND THE PREVIOUS ALTA MENTIONED IN THE REFERENCES. THESE TRACTS ARE SHOWN FOR VISUAL REPRESENTATION ONLY.
- THE PROPERTY BOUNDARIES PEC SURVEYED SHOWN HEREON MATHEMATICALLY CLOSED.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- THE PROPERTY CONTAINS TWO OR MORE PARCELS AND THERE ARE NO GAPS, STRIPS, GORES OR OVERLAYS BETWEEN THE PROPERTY BOUNDARY LINES AND ANY ADJOINING OR ADJACENT STREETS, HIGHWAYS, RIGHTS OF WAY, AND EASEMENTS, PUBLIC OR PRIVATE, OR ADJACENT PROPERTY AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL PHYSICAL FEATURES AND IMPROVEMENTS, IF ANY, LOCATED ON THE SUBJECT PROPERTY; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY AS THAT DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1427430-4, HAVING A COMMITMENT DATE OF DECEMBER 18, 2023, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- WETLANDS SHOWN BASED ON WETLAND REPORT OF REEVES CREEK SITE BY CONTOUR ENVIRONMENTAL LLC, DATED OCTOBER 18, 2019.

ABBREVIATIONS

APPROX. #4	Approximate	IPS	Iron Pin Set
C&G	1/2" Rebar	LP	Light Pole
CLF	Curb and Gutter	MW	Monitoring Well
CMP	Chain Link Fence	N/F	Now or Formerly
CO	Corrugated Metal Pipe	OCS	Outlet Control Structure
COP	Clean Out	OTF	Open Top Pipe
CPP	Corrugated Plastic Pipe	PB	Plat Book
CTP	Crimp Top Pipe	PG	Page
DB	Dead Book	PKF	PK Nail Found
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GA	Georgia	TSIGP	Traffic Signal Pole
GM	Gas Meter	TSIGB	Traffic Signal Loop Control Box
GW	Guy Wire	USTR	Utility Structure
HDR	Hard Roll	VCP	Vitrified Clay Pipe
H.W.	Hard Wood	W.D.F.	Wood Fence
HW	Headwall	WM	Water Meter
ICV	Irrigation Control Valve	WV	Water Valve
I.E.	Invert Elevation	XP	Crosswalk Signal Pole
IPF	Iron Pin Found		

To DR HORTON, CALLOWAY, & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a), 6b), 8, 9, 11, 13, 16, 17, 18, & 19 of Table A thereof. The field work was completed on: 10/18/23

Date of Map or Plat: 3/27/24

Surveyor's Signature

JONATHAN N. HOWARD

LINETYPES

PROPERTY	EXISTING OVERHEAD
Adjacent Property	OW Overhead Wires
Property Line	
Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
X Barb Wire Fence	C Cable
Chain Link Fence	E Electric
Wood Fence	FO Fiber Optic
Woven Wire Fence	G Gas
	T Telecommunications
	W Water
	TV Television
	SS Storm Drainage Line
	Sanitary Sewer

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 151,516 FEET.

ALTA/NSPS LAND TITLE SURVEY

FOR

D.R. HORTON ATLANTA EAST

CITY OF STOCKBRIDGE

HENRY COUNTY
GEORGIA

DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 20069.00
DATE: 10/16/23
SCALE: 1" = 300'
DATE OF FIELD WORK: 10/16/23

0 150 300 600

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This drawing is the property of Planners and Engineers Collaborative and is not to be copied or reproduced in any form. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

To RCVW Land, LLC, a Georgia limited liability company, First American Title Insurance Company & ConnectOne Bank, a New Jersey State registered bank, ISAOA/ATIMA:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6a), 6(b), 8, 9, 11, 13, 16, 17, 18, & 19 of Table A thereof. The field work was completed on: 6/26/2024

Date of Map or Plat: 6/26/24

Surveyor's Signature

JONATHAN N. HOWARD

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" ITEMS

- MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.
- ADDRESS(ES) OF THE SURVEYED PROPERTY:
TRACT 1A. & TRACT 1B - NO ADDRESS
TRACT 2 - 630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
TRACT 3 - NO ADDRESS
TRACT 4 - 415 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
TRACT 5 - 415 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
TRACT 6 - NO ADDRESS
TRACT 7 - 415 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
- FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.
- GROSS LAND AREA OF SUBJECT PROPERTY IS 292.779 ACRES.
- 6(A). SEE ZONING NOTES, SHEET 3
- 6(B). P2R REPORT FOR REEVES CREEK, 630 FLIPPEN ROAD, STOCKBRIDGE, GEORGIA 30281 PREPARED FOR RCVW LAND LLC DATED 10/16/2023, REVISED 10/31/2023 P2R SITE NUMBER: 168647-1
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- ADJACENT OWNER INFORMATION IS SHOWN HEREON AS DEPICTED ON THE HENRY COUNTY, GA GIS TAX MAP.
- DISTANCE FROM PROPERTY TO INTERSECTION OF THE NEAREST STREET IS SHOWN HEREON.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO APPURTENANT EASEMENTS AT THE TIME OF THE SURVEY.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

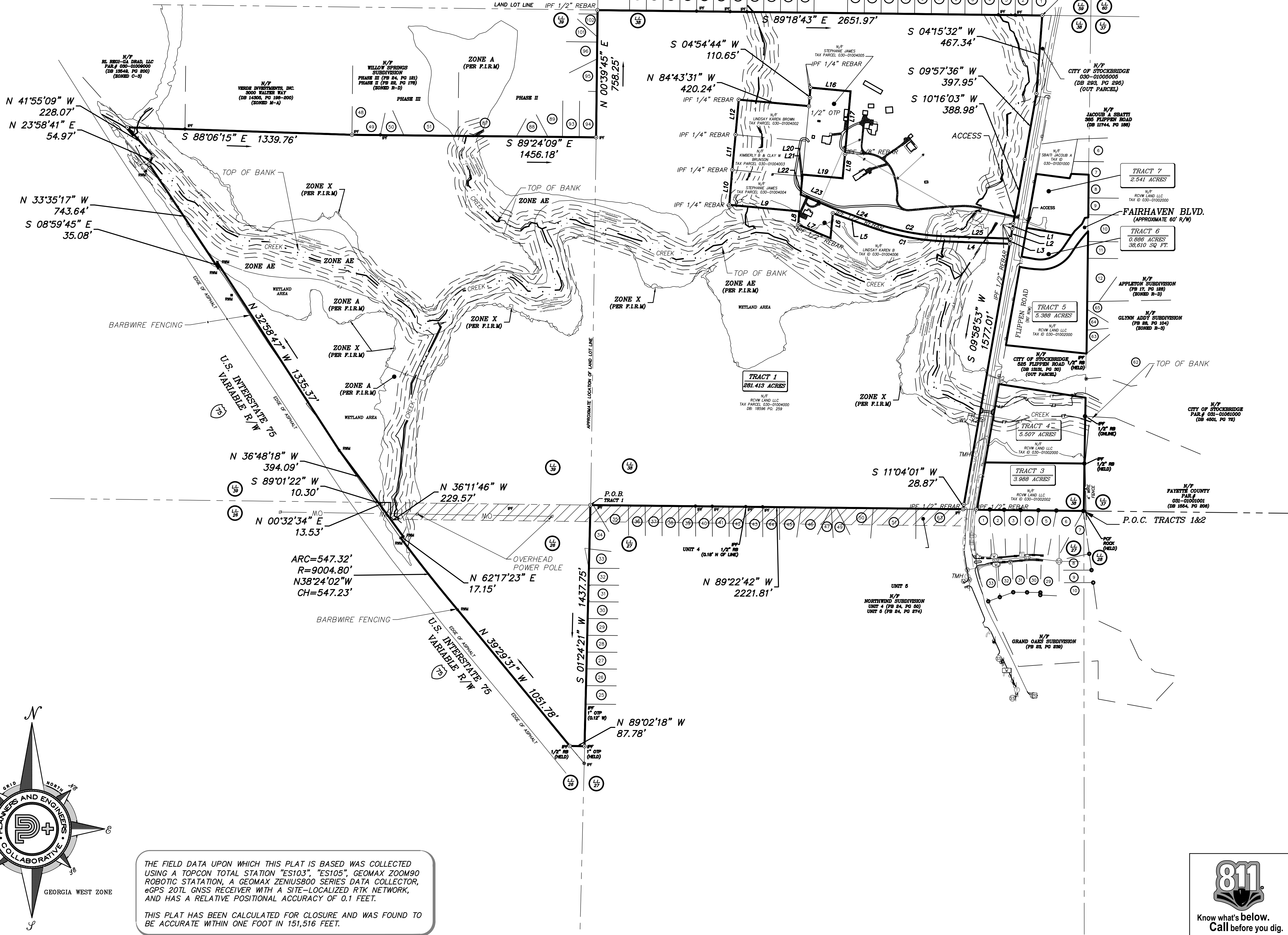
NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HENRY COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 130108, PANEL 67 OF 290, EFFECTIVE DATE 10/06/16 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A & X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
- THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN SEPTEMBER 2023. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
- THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THE PROPOSED PARCELS SHOWN HEREON MAY OR MAY NOT CONSTITUTE A LEGAL SUBDIVISION.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
- THE PROPERTY HAS DIRECT ACCESS TO FLIPPEN ROAD, A DEDICATED PUBLIC STREET.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE PROPERTY BOUNDARIES PEC SURVEYED SHOWN HEREON MATHEMATICALLY CLOSED.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- THE PROPERTY CONTAINS TWO OR MORE PARCELS AND THERE ARE NO GAPS, STRIPS, GORES OR OVERLAYS BETWEEN THE PROPERTY BOUNDARY LINES AND ANY ADJOINING OR ADJACENT STREETS, HIGHWAYS, RIGHTS OF WAY, AND EASEMENTS, PUBLIC OR PRIVATE, OR ADJACENT PROPERTY AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL PHYSICAL FEATURES AND IMPROVEMENTS, IF ANY, LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON THE LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
- WETLANDS SHOWN BASED ON WETLAND REPORT OF REEVES CREEK SITE BY CONTOUR ENVIRONMENTAL LLC, DATED OCTOBER 18, 2019.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20LT GNSS RECEIVER WITH A SITE-LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

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ALTA/NSPS LAND TITLE SURVEY FOR

REEVES CREEK II DEVELOPMENT

CITY OF STOCKBRIDGE

HENRY COUNTY
GEORGIA



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 WWW.PEC.PLUS
C.O.A.-LSF000004

REVISIONS

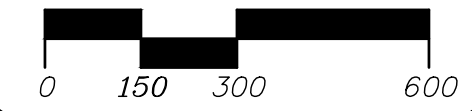
REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

LAND LOT(S) 26, 38 & 39
DISTRICT 12TH



SHEET 2 OF 2

DRAWN BY: NAV
CHECKED BY: JNH
FILE NO.: 20069.00
DATE: 6/26/24
SCALE: 1" = 300'
DATE OF FIELD WORK: 6/24/24



SITE PLAN

ELEVATIONS

2 BEDROOM UNITS



Front Elevation A



Front Elevation B



Front Elevation C



Front Elevation D

2 BEDROOM UNITS



**Front Elevation A
w/ Braced Roof**



**Front Elevation B
w/ Braced Roof**

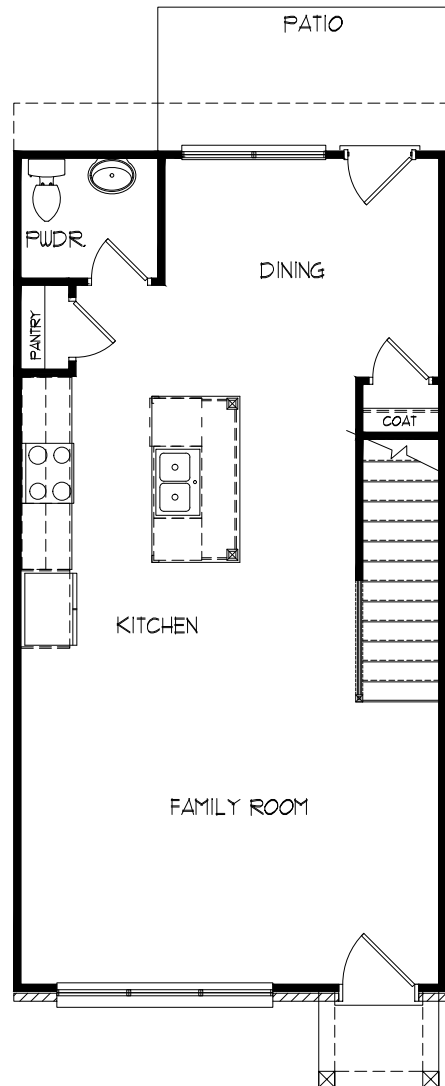


**Front Elevation C
w/ Braced Roof**

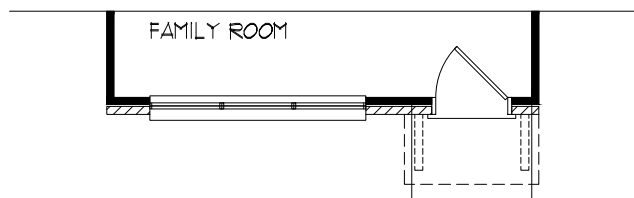


**Front Elevation D
w/ Braced Roof**

2 BEDROOM UNITS

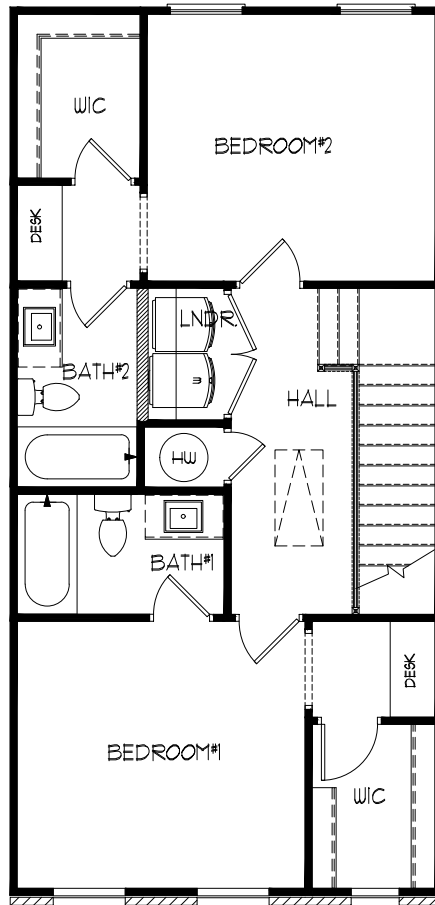


Main Level



Main Level w. Braced Roof over Front Entry

2 BEDROOM UNITS



Upper Level

ADJACENT PROPERTY OWNERS
SAMPLE LETTER

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



J. Alexander Brock
Direct Tel: 404-815-3500
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

November 13, 2024

Dear Adjacent Property Owners

Re: Flippen Road - Rezoning #RZ-2024-X
Property Owner:

The law firm of Smith, Gambrell and Russell, LLP, has recently filed an application, as listed below, with the City of Stockbridge on behalf of a developer, Vista Residential Partners, LLC to adopt a Master Development Plan for a certain property, located on the east side of Flippen Road, for the construction of a townhome development. The submitted application includes a rezoning application. Details are provided by case numbers below.

- **REZONING CASE #RZ-2023-X.** The approval of this case would retain the property's current "PUD" (Planned Unit Development) zoning designation, but simply approve the attached proposed master development site plan.

The property listed below contains three parcels of land in Land Lot 38 of District 12 totaling ± 18.31 acres within the Stockbridge City Limits. The property is part of Council District 2, which is represented by Councilman Alphonso Thomas.

- **0 Flippen Road (Parcel #030-01002000)** - Contains ± 13.436 acres. Zoned "PUD" (Planned Unit Development). Existing future land use designation: "MDMU" (Medium-Density Mixed-Use).
- **0 Flippen Road (Parcel #030-01002001)** - Contains ± 0.886 acres. Zoned "PUD" (Planned Unit Development). Existing future land use designation: "MDMU" (Medium-Density Mixed-Use).
- **0 Flippen Road (Parcel #030-01002002)** - Contains ± 3.988 acres. Zoned "PUD" (Planned Unit Development). Existing future land use designation: "MDMU" (Medium-Density Mixed-Use).

Two public hearings to discuss our four applications (cases), as are listed above, will be held in the Council Chamber at Stockbridge City Hall, which is located at 4640 North Henry Boulevard. First, the Stockbridge Planning Commission will hold a public hearing on _____, beginning at 6:30 p.m., and it will make recommendations regarding the case to the City Council. Then, the Stockbridge City Council will hold a public hearing on _____, beginning at 6:00 p.m., and it will make a final decision on the cases. The public is invited to attend and speak at both meetings. For more information, you may contact the City of Stockbridge Planning and Zoning Office at 678-833-3344 or 770-216-6902. You may also contact me directly at jabrock@sgrlaw.com or 404-815-3500.

Enclosed are aerial photographs of the three parcels, along with the conceptual site plan for the proposed development.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock".

J. Alexander Brock
Smith, Gambrell, & Russell, LLP

LETTER OF INTENT

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning

of

VISTA RESIDENTIAL PARTNERS

for

± 18.31 Acres of Land
located in
Land Lot 38,
12th District, Henry County, Georgia

REZONE: PUD to PUD

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant owns ±18.31 acres of land located in Land Lot 38 and, 12th District of Henry County (the “Subject Property”), which was annexed from unincorporated Henry County into the City of Stockbridge, effective January 1, 2023. The Subject Property was brought into the City without any zoning designation and was later rezoned by the City of Stockbridge to PUD (Planned Unit Development) and given a land use designation of Medium Density Mixed-Use (MDMU).¹ The PUD district requires a regulating plan to be adopted with any rezoning to that district,² however at the time of the Subject Property’s rezoning a regulating plan was not adopted. The Applicant now seeks to correct this issue and files this request to rezone the Subject Property to the Stockbridge designation of PUD (Planned Unit Development) with an approved regulating plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU (Mixed-Use) in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, ±436.3-acre tract (the “Master Development Tract”). The Master Development Tract had been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments, townhomes, duplexes, senior-living, and single-family detached), three hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).³ The gross residential density approved was 10.15 units per acre. The Master Mixed-Use

¹ The Subject Property was brought into the City with no zoning designation. On or about May 8, it was zoned PUD without a regulating plan. When the City adopted its current Comprehensive Land Use Plan in 2023, the Subject property was given a MDMU land use designation.

² See *City of Stockbridge Unified Development Code* § 2.4.14.E.

³ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

Development depicted ± 100 townhomes on the Subject Property. The Applicant's right to construct the Master Mixed-Use Development was fully vested at the time of annexation. In 2023, the Stockbridge Mayor and City Council approved the rezoning of a ± 281.41 -acre portion of the Master Development Tract, located directly across Flippen Road from the Subject Property ("2023 Rezoning"). The 2023 Rezoning zoned that property to PUD and adopted a master development plan for the development of 1,347 residential units in a mix of multifamily, townhome, senior living, and single family detached, as well as 41,000 sf of office and commercial space fronting Flippen Road. The Subject Property was not included in the 2023 Rezoning, however. The Applicant now seeks to develop the Subject Property for the townhome residential component approved in the Master Mixed-Use Development. The Applicant plans a total of 94 townhome residential units at a gross density of 5.13 units per acre ("Proposed Development"). It is important to note that the Proposed Development will result in a reduction in density from the Subject Property's current entitlements under the Master Mixed-Use Development approved by Henry County. The Proposed Development is more accurately depicted on the Conceptual Master Plan by Planners & Engineers Collaborative, dated November 12, 2024, and attached to this Application.

The development proposed for the Subject Property has been thoughtfully designed. For example, the Applicant is providing sufficient buffers and setbacks to mitigate potential impacts, if any, on the nearby homes in the Appleton subdivision. Further, the development has been devised to maximize use of the natural environment and buffer natural resources. The Subject Property is bisected by Reeves Creek and the City of Stockbridge's Reeve's Creek Trail. Similarly, the development has been planned to promote pedestrian connectivity by offering

sidewalk connections from the proposed townhomes to the Reeve's Creek Trail. Finally, requisite parking has been provided.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code ("UDC"), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU (Mixed-Use) in May of 2019 (RZ-19-01). The City of Stockbridge annexed the Subject Property, effective January 1, 2023. The Subject Property was brought into the City with no zoning but was subsequently zoned PUD on May 8, 2023, without a regulating plan and a Future Land Use Map designation of Medium Density Mixed-Use (MDMU).

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was previously located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is MDMU. The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- To provide a variety of housing choices to suit the changing needs and lifestyles of current and prospective City residents.
- Providing an infusion of new housing to meet the City's population growth;

- Provide a mixture of housing options to attract young professionals, singles, and small families; and
- Reduce the impact of new development through the preservation of greenspace.⁴

In addition, the proposed townhomes meet the Comp Plan’s goals for new and diverse housing:

Stockbridge’s housing profile consists predominantly of single-family detached homes and older small-medium apartments with 3 to 49 units. Additional detached and attached homes would better balance the City’s housing mix.⁵

Seventy-nine percent of young professionals entering the workforce and young families (ages 25-34) are renting rather than buying, suggesting a lack of diversity in housing options.⁶

While Stockbridge has seen some diversification in housing types there is still a need for additional options and price points. This is especially important to accommodate both traditional and non-traditional households as well as to attract young professionals and serve seniors.⁷

The majority of housing in Stockbridge was constructed between 1980 and 1999 at 50% followed by 35% between 2000-2009. Only 11% was constructed between 2010-2019. There is a need for new development in Stockbridge.⁸

In addition, the MDMU designation is compatible with character area designations adjacent and nearby (i.e. there is “Medium Density Residential” to the North and East; “High Density Residential” and “Park/Recreation/Conservation” to the East; and MDMU to the South and West). The Proposed Development will also serve as a residential component of the Reeves Creek development across Flippen Road, which will add to the mixed-use nature of that development. In all, the Applicant’s request is in line with the City’s goals for growth and is harmonious with what exists in the surrounding areas.

⁴ See *City of Stockbridge 2024 Comprehensive Plan*, pp. 43-44.

⁵ See *City of Stockbridge 2024 Comprehensive Plan*, pg. 18.

⁶ *Id* at 12.

⁷ *Id* at 25.

⁸ *Id* at 24.

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. When the Subject Property was annexed into the City of Stockbridge effective on January 1 2023, it was given a comparable zoning of PUD, however a master development plan was not also assigned. This application completes the PUD zoning by attaching the proposed master development plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Master Mixed-Use Development was already approved at the time of annexation. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development on the Subject Property from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The application does not seek a rezoning to a new district. Instead, the Subject Property is already zoned PUD, and the instant application seeks to attach a master site plan for its development. The proposed master site plan calls for a similar townhome development as was approved by Henry County per ordinance RZ-19-01. Additionally, the site is bordered on 3 sides by other PUD districts including the remainder of the Reeves Creek Master Development to the west.

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated on the City's FLUM.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Please see C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to create a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 43-44.* Additionally, the Proposed Development is promoting walkability with its proposed sidewalk connection to the nearby Reeves Creek Trail.

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Subject Property and the proposed townhomes were already considered in the approval of the Master Mixed-Use Development. Hence, impacts to water, sewer, public facilities and public services were evaluated at that time. The Applicant notes, however, that it has requested a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property. The utility letter has not been received as of the date of this application and will be provided as soon as it is available.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

As noted in the previous paragraphs, the Proposed Development was included in the Master Mixed-Use Development that was previously approved by Henry County and was included in the approval of DRI 2996 Reeves Creek (October 3, 2019)). Hence, impacts to traffic safety and congestion were considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air.
See also J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The Subject Property is currently zoned PUD, however there is no master site plan that is a requisite for development of a PUD district. Any development of the Subject Property will require a regulating site plan as part of proceeding with development.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's

property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

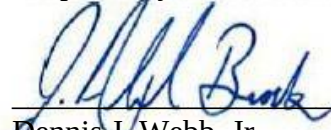
V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

[Signature on the Following Page]

This 13th day of November, 2024.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock", is written over a horizontal line.

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

OWNER'S AUTHORIZATION

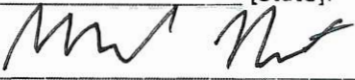
NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property 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 (no address) _____ [address], with Parcel Number 030-01002000, which is the subject of this application.

Name of Property Owner: RCVW Land, LLC
Property Owner's Address: 2964 Peachtree Road, Suite 585, Atlanta, GA, 30305, USA
Telephone: _____ E-mail: _____

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:  Date: 11/13/2024

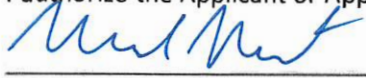
The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Vista Residential Partners c/o Dennis J. Webb, Jr.

Company/law firm (if applicable): Smith, Gambrell & Russell, LLP

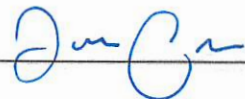
Telephone, E-Mail, & Address: 404-815-3620, dwebb@sgrlaw.com, 1105 W. Peachtree St. NE
Suite 1000, Atlanta, GA 30309

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

11/17/2024
Date



Signature of Notary Public

John Bush

Printed Name of Notary Public

11/13/2024
Date

Notary Public's Seal or Stamp:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

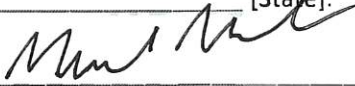
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PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at (no address) _____ [address], with Parcel Number 030-01002001 _____, which is the subject of this application.

Name of Property Owner: RCVW Land, LLC
Property Owner's Address: 2964 Peachtree Road, Suite 585, Atlanta, GA, 30305, USA
Telephone: _____ E-mail: _____

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:  Date: 11/13/2024

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Company/law firm (if applicable): Smith, Gambrell & Russell, LLP

Telephone, E-Mail, & Address: 404-815-3620, dwebb@sgrlaw.com, 1105 W. Peachtree St. NE
Suite 1000, Atlanta, GA 30309

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11/13/2024
Date



Signature of Notary Public

John Bush
Printed Name of Notary Public

11/13/2024
Date

Notary Public's Seal or Stamp:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

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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 (no address) _____ [address], with Parcel Number 030-01002002, which is the subject of this application.

Name of Property Owner: RCVW Land, LLC
Property Owner's Address: 2964 Peachtree Road, Suite 585, Atlanta, GA, 30305, USA
Telephone: _____ E-mail: _____

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:  Date: 11/13/2024

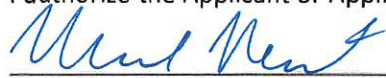
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Suite 1000, Atlanta, GA 30309

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

11/13/2024
Date



Signature of Notary Public

John Bush
Printed Name of Notary Public

11/13/2024
Date

Notary Public's Seal or Stamp:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

DEPARTMENTAL FORMS



Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only. No photocopies accepted.)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan <u>drawn to scale</u> that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (<i>Preliminary profiles of the proposed sewer routing may be required.</i>) • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	



Henry County Water Authority
Engineering Division

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment \$200.00		Cash or check made payable to <i>Henry County Water Authority</i> for \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.



Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: 11/11/2024

Name of Applicant Chase Beasley Phone: 404-835-5773 Mobile: _____
Address of Applicant: 2964 Peachtree Road / Suite 585 Fax: _____
City: Atlanta State: GA Zip: 30305 E-mail: cb@vistarp.com
Name of Agent Daniel Hawker Phone: 678-684-6210 Mobile: _____
Address of Agent: _____ Fax: _____
City: Peachtree Corners State: GA Zip: 30092 E-mail: dhawker@pec.plus

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from PUD to PUD
(Present Zoning) (Requested Zoning)

For the Purpose of Residential Townhomes
(Type of Development)

Address of Property: 415 Flippen Rd, Stockbridge, GA Nearest Intersection to Property Flippen Rd @ Fairhaven Rd
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: 18.31 acre(s), Land Lot Number(s): 38, District(s): 12th

Development Estimated Average Daily Sewer Flow (GPD): 18,800

Property Tax Parcel Number: 030-01002000 - 030-01002001 - 030-01002002 - Proposed number of lots: 94

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Jackie Manzy
Witness

Jackie Manzy
Printed Name of Witness

[Signature]
Notary

[Signature]
Signature of Owner(s)/Agent(s)

Michael Mcghee
Printed Name of Owner/s

Signature of Agent

Lloyd, Jack

From: Chase Beasley <cb@vistarp.com>
Sent: Sunday, November 12, 2023 11:51 AM
To: 'fritz jacques'; 'Daniel Hawker'; 'Kenneth Wood'
Cc: 'melissa collum'; 'randy crumbley'; 'patrick kelley'
Subject: RE: Reeves Creek Development - Proposed Temp Lift Station Capacity (Availability Letter_630 Flippen Road)
Attachments: Availability Letter_630 Flippen Road_11-09-23.pdf; Exhibit Rev. 11-08-23_630 Flippen Road.pdf

Fritz,

We have no additional comments to the Will Serve.

Is anything further required on our end?

Thanks,

CHASE BEASLEY | MANAGING DIRECTOR
VISTA RESIDENTIAL PARTNERS
2964 Peachtree Road | Suite 585 | Atlanta, GA 30305
C: 770.862.1573 | O: 404.835.5773



VISTA RESIDENTIAL
PARTNERS

From: fritz jacques <fritz.jacques@hcwa.com>
Sent: Thursday, November 9, 2023 12:05 PM
To: Chase Beasley <cb@vistarp.com>; Daniel Hawker <DHawker@pec.plus>; Kenneth Wood <Kwood@pec.plus>
Cc: melissa collum <melissa.collum@hcwa.com>; randy crumbley <randy.crumbley@hcwa.com>; patrick kelley <patrick.kelley@hcwa.com>
Subject: RE: Reeves Creek Development - Proposed Temp Lift Station Capacity (Availability Letter_630 Flippen Road)

Good afternoon all,

Attached, please find the water/sewer availability letter for the above-referenced project.

Regards,

Fritz Jacques | Engineering Supervisor
Henry County Water Authority
100 Westridge Industrial Blvd. | McDonough, GA 30253
P: 678-583-3824

From: Chase Beasley <cb@vistarp.com>
Sent: Monday, October 30, 2023 10:18 AM
To: patrick kelley <patrick.kelley@hcwa.com>; Daniel Hawker <DHawker@pec.plus>
Cc: tony carnell <tony.carnell@hcwa.com>; Kenneth Wood <Kwood@pec.plus>; scott sage <scott.sage@hcwa.com>; pat

hembree <pat.hembree@hcwa.com>; randy crumbley <randy.crumbley@hcwa.com>; fritz jacques <fritz.jacques@hcwa.com>; melissa collum <melissa.collum@hcwa.com>

Subject: RE: Reeves Creek Development - Proposed Temp Lift Station Capacity

Patrick,

Any luck with reviewing the Reeves Creek Will Serve?

Its been a month since we met.

Thanks,

CHASE BEASLEY | MANAGING DIRECTOR

VISTA RESIDENTIAL PARTNERS

2964 Peachtree Road | Suite 585 | Atlanta, GA 30305

C: 770.862.1573 | O: 404.835.5773



From: patrick kelley <patrick.kelley@hcwa.com>

Sent: Friday, September 29, 2023 1:59 PM

To: Daniel Hawker <DHawker@pec.plus>

Cc: tony carnell <tony.carnell@hcwa.com>; Kenneth Wood <Kwood@pec.plus>; Chase Beasley <cb@vistarp.com>; scott sage <scott.sage@hcwa.com>; pat hembree <pat.hembree@hcwa.com>; randy crumbley <randy.crumbley@hcwa.com>; fritz jacques <fritz.jacques@hcwa.com>; melissa collum <melissa.collum@hcwa.com>

Subject: Reeves Creek Development - Proposed Temp Lift Station Capacity

Daniel:

Upon review of the existing HCWA sewer collection system on the hydraulic model, it has been determined that the force main from the temporary lift station can discharge **up to 200 GPM**. Note that the temporary lift station total pump output shouldn't exceed 200 GPM.

As for the recently submitted capacity request, I think it would be best for it to be modified to reflect the information above and the phasing plan discussed at our meeting.

Regards,

Patrick L. Kelley, PE | Sr. Water Resources Engineer

Henry County Water Authority

100 Westridge Industrial Blvd | McDonough, GA 30253

P: 678-583-3827 | C: 770-653-2611

From: Daniel Hawker [<mailto:DHawker@pec.plus>]

Sent: Friday, September 29, 2023 10:22 AM

To: patrick kelley <patrick.kelley@hcwa.com>

Cc: Kenneth Wood <Kwood@pec.plus>; Chase Beasley <cb@vistarp.com>

Subject: Reeves Creek 20069.00

Good Morning Patrick,

I'm following up on the discussion we had earlier this week on the sewer capacity availability. Have you been able to quantify how much capacity is available at the tie in location? Attached is our capacity calcs for the entire development. We previously submitted a capacity request for the whole development earlier this month. We can revise that request to just the amount of units that can be supported by current capacity if needed. I just wanted to see what you need from us and how we can assist to expediate.

Thank you,

Daniel Hawker, P.E.

Project Manager | IT Manager

E: dhawker@pec.plus

O: 770.451.2741 | D: 678.684.6210



[Website](#) | [LinkedIn](#) | [Facebook](#)

Gwinnett Office: 350 Research Court, Suite 200, Peachtree Corners, GA 30092

Cobb Office: 900 Circle 75 Pkwy SE, Suite 925, Atlanta, GA 30339

Atlanta South Office: 315 West Solomon Street, Suite 210, Griffin, GA 30223

In accepting and utilizing any drawings or other data on any form of electronic media generated and provided by Planners and Engineers Collaborative, The Client agrees that all such drawings and data are instruments of service of Planners and Engineers Collaborative; and they are not to be used or modified in whole or in part, for any purpose or project other than the project for which they have been prepared without waiving all claims against Planners and Engineers Collaborative and indemnifying for any damage, liability or cost, including defense cost arising from such claims.

Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by The Client be deemed a sale by Planners and Engineers Collaborative, and Planners and Engineers Collaborative makes no warranties, either express or implied, of merchantability and fitness for any particular purpose.

DISCLOSURE FORM

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 rezoning, 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 **X**

If **Yes**, 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 13th day of November, 2024

Applicant's Name - Printed

Michael Neyhart

Signature of Applicant/Property Owner/Agent

Michael Neyhart

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 13th day of NOVEMBER, 2024

John Bush

Notary Public

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/11/25

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

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Yes _____ No ☒ x

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Description of Gift \$250 or greater,
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We certify that the foregoing information is true and correct, this 13 day of November, 2024

Dennis J. Webb, Jr., Attorney at Law - Smith, Gambrell & Russell, LLP

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 13 day of November, 2024

Tramell Malcolm

Notary Public



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Yes _____ No ☒

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J. Alexander Brock, Senior Associate - Smith, Gambrell & Russell, LLP

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 13 day of November, 2024

Tramell Malcolm

Notary Public



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Yes _____ No ☒

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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 13 day of November, 2024

Kathryn M. Zickert, Attorney at Law - Smith, Gambrell & Russell, LLP

Kathryn M Zickert

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 13 day of November, 2024

Tramell Malcolm

Notary Public



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Yes _____ No ☒

If **Yes**, 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 13 day of November, 2024

Kirk R. Fjelstul, Counsel - Smith, Gambrell & Russell, LLP

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 13 day of November, 2024

Tramell Malcolm

Notary Public



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STAFF REPORT

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

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

DATE: December 19, 2024 and January 13, 2025

SUBJECT: **Staff Report for Rezoning Case #RZ-2024-11:**
Three Parcels on the East Side of Flippen Road (Parcel #030-01002000, Parcel #030-01002001, and Parcel 030-01002002), Near Fairhaven Road

I. PURPOSE

The applicant/developer, Vista Residential Partners, c/o Dennis J. Webb, is seeking approval of a master-planned development on 18.31 +/- acres of land on the east side of Flippen Road, near Fairhaven Road, which is zoned 'PUD' (Planned Unit Development). Vista plans to build 94 fee simple townhomes on the subject property, at a density of 5.13 units per acre. The property consists of three parcels, as are identified below. It is located directly across from Parcel #030-01004000 on the west side of Flippen Road, which Vista is currently developing with a large-scale mixed-use development on 214.19 +/- acres. Although both properties have the same developer, the two developments would be separate.

- Parcel #030-01002000 (415 Flippen Road)—Contains 13.436 +/- acres within three separate tracts, bisected by Fairhaven Road.
- Parcel #030-01002001—Contains 0.886 +/- acres on the north side of Fairhaven Road.
- Parcel #030-01002002—Contains 3.988 +/- acres, located two parcels north of Grand Oaks Way.

After the approval of the RZ-2024-11 rezoning, the applicant would do a partial recombination of the three parcels. Fairhaven Road and Parcel #030-01002003 (525 Flippen Road, which is owned by the City of Stockbridge) would continue to bisect portions of the development site.

II. ZONING HISTORY

In 2019, a major rezoning case (RZ-19-01) was approved by Henry County for a large-scale mixed-use development on 436.3 +/- acres, including the three parcels on the east side of Flippen Road (the subject property). The property was rezoned from RA (Residential-Agricultural) to MU (Mixed-Use). The purpose of the rezoning was to allow a major mixed-use development, which was to be built by Forest Development Group. A total of 1,643 residential units of various types were to be built, at a density of 10.15 units per acre. As part of the rezoning, the developer was required to prepare a Master Development Plan for the mixed-use development, which was referred to as “Reeves Creek.” The approved Master Development plan showed that 100 townhome units were to be built on the three parcels on the east side of Flippen Road. The current applicant for RZ-2024-11 therefore believes that the developer acquired a vested right to construct 100 townhomes on the subject property.

The RZ-19-01 rezoning was considered to be a Development of Regional Impact (DRI) by the Atlanta Regional Commission (ARC), which prepared a report for DRI Case #2996, which was dated October 3, 2019. The Georgia Regional Transportation Authority (GRTA) also conducted an analysis and prepared a Notice of Decision report on the same date. It recommended approval, with conditions. Henry County Government passed Resolution #19-287 on November 19, 2019 to approve RZ-19-01. It included an extensive list of conditions for the original Reeves Creek rezoning.

In 2022, the City of Stockbridge annexed the subject property (along with Parcel #030-01004000 to the west) from unincorporated Henry County as part of a Citywide election referendum, and it assigned PUD zoning to the property. The annexation became effective on January 1, 2023. At that time, the parcels were assigned the future land use designation of Medium-Density Mixed-Use, and they were assigned PUD (Planned Unit Development) zoning. The assignment of PUD zoning to the subject property freed it from having to meet the conditions of RZ-19-01.

In 2023, Vista Residential Partners received rezoning approval via Ordinance #OR23-541 for RZ-2022-05 to build a mixed-use development on 276.91 acres comprising Parcel #030-01004000 on the west side of Flippen Road, directly across from the subject property. The development was approved for multifamily, townhome, senior living, and single-family detached units; as well as 11,000 square feet of office and commercial space, with frontage on Flippen Road. The residential component was approved for up to 1,347 units at a density of 5.5 units per acre. The project was evaluated and approved as part of the Development of Regional Impact (DRI #3799) by the Georgia Regional Transportation Authority (GRTA) on December 5, 2022, and by the Atlanta Regional Commission (ARC) on March 29, 2023. However, that development, known as Reeves Creek II, was separate from the current proposal, although Vista is the developer for both developments.

PUD zoning requires the approval of a master development plan, but since there was no developer at the time of the 2022 annexation of the property, no master development plan was prepared. The purpose of the RZ-2024-011 rezoning request, therefore, is to allow for a master development plan to be approved for the property.

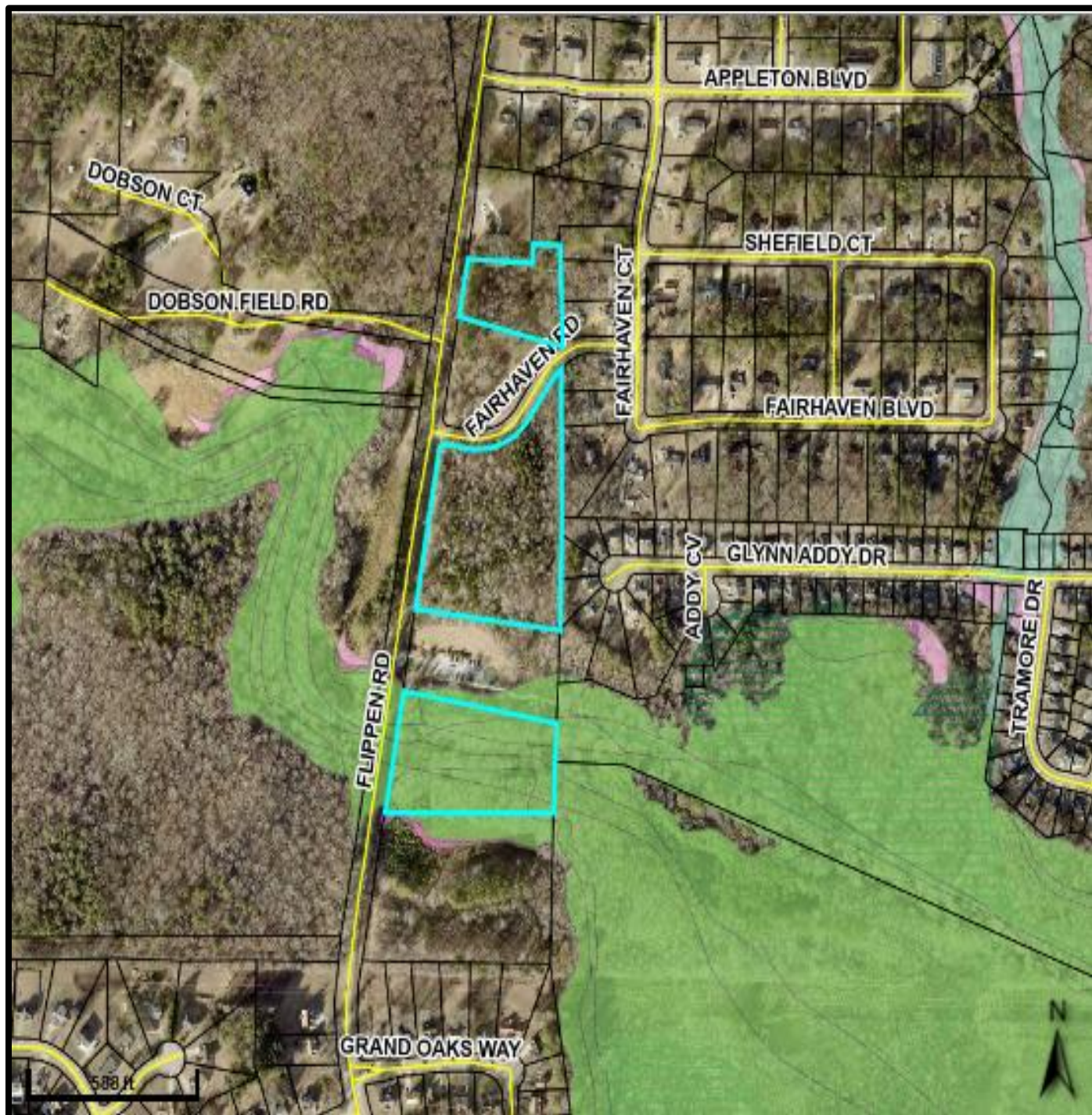
While the original Reeves Creek rezoning project came to be known as “Reeves Creek I”, the 2023 rezoning for Vista’s property on the west side of Flippen Road, containing 281.41+/- acres, was referred to as “Reeves Creek II.”

III. PROPERTY DATA TABLE

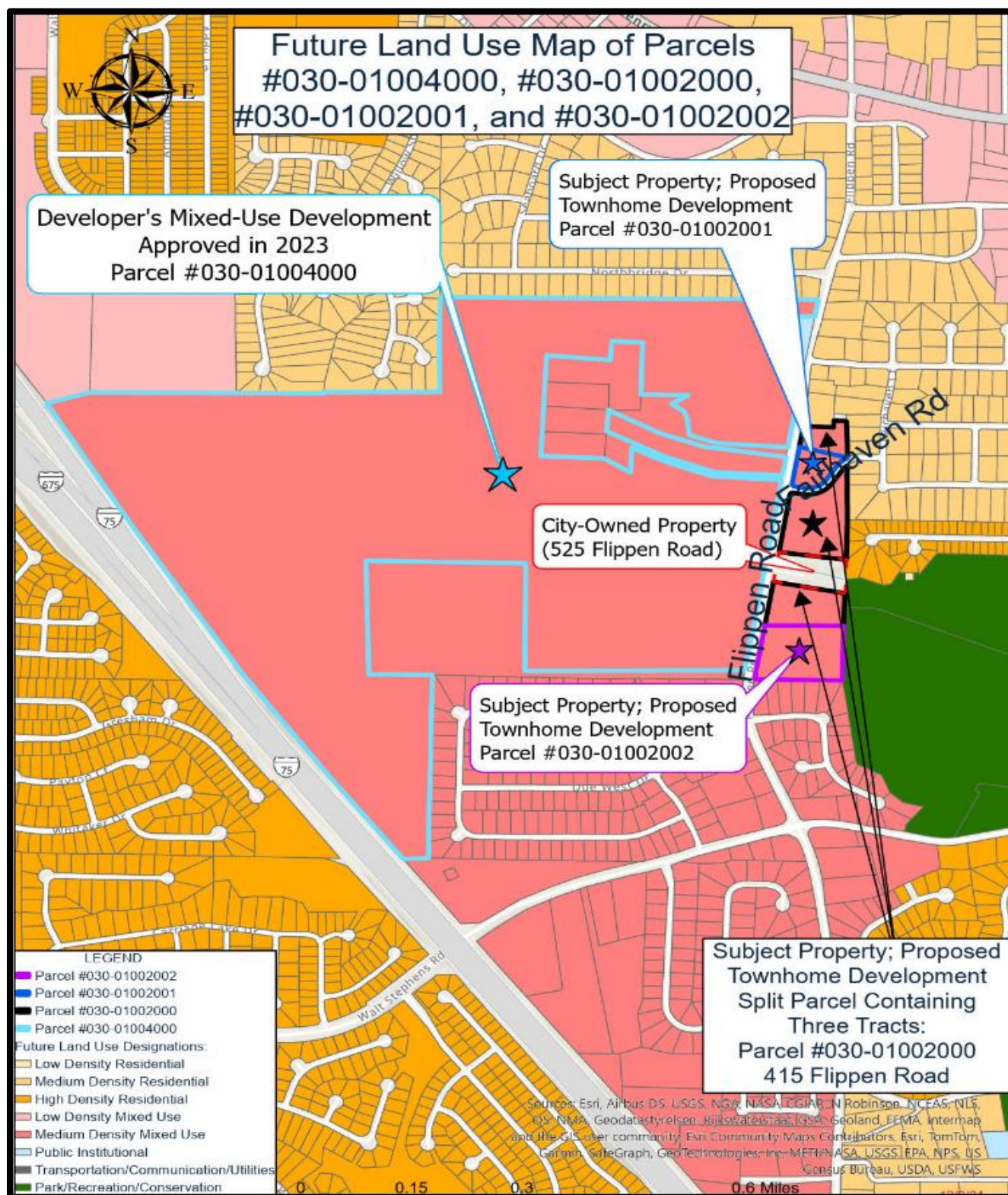
DESCRIPTIVE FACTOR	RESEARCH FINDINGS
Applicant and Agent	Vista Residential Partners, c/o Dennis J. Webb, Attorney
Proposed Development	Townhome development with 94 units, as an additional phase to the parent parcel on the west side of Flippen Road (Parcel #030-01004000)
Parcel Identifications	<u>Three Parcels</u> —Parcel #030-01002000 (415 Flippen Road), with three tracts (a split parcel); Parcel #030-01002001; and Parcel #030-01002002.
Parcel Acreage	18.31+/- total acres within three parcels.
Environmental Conditions	Vacant land; mostly level. The Reeves Creek itself and the Reeves Creek Trail bisect the subject property. The creek and the 100-year floodplain completely cover the southern tract of Parcel #030-01002000, as well as part of Parcel #030-01002002.
Property Access	East side of Flippen Road.
Current City Zoning	PUD (Planned Unit Development), which was assigned to the property upon its 2022 annexation into the City.
Surrounding Zoning Districts	• <u>North</u>—RR (Rural Residential) and CCR (City Center Residential). • <u>South</u>—PUD (Planned Unit Development). • <u>East</u>—RR (Rural Residential) and SR (Suburban Residential). • <u>West</u>—PUD (Planned Unit Development).
Future Land Use Designation	Medium-Density Mixed-Use.
Surrounding Future Land Use Designations	• <u>North</u>—Medium-Density Residential. • <u>South</u>—Medium-Density Mixed-Use. • <u>East</u>—Medium-Density Residential, High-Density Residential, and Park/Recreation/Conservation. • <u>West</u>—Medium-Density Mixed-Use.
Surrounding Existing Land Uses	• <u>North</u>—Appleton Subdivision and individually-owned single-family residences. • <u>South</u>—Walking trail entrance and parking lot at 525 Flippen Road, owned by the City of Stockbridge; and Grand Oaks Subdivision. • <u>East</u>—Appleton Subdivision and Glynn Addy

	Subdivision; a 26 +/- -acre vacant parcel which is owned by the City of Stockbridge; and a 68.59 +/- -acre vacant parcel which is owned by Fayette County. • <u>West</u>— The Reeves Creek II parcel, which is owned by the same applicant/developer, and where the construction of the approved mixed-use development has recently begun.
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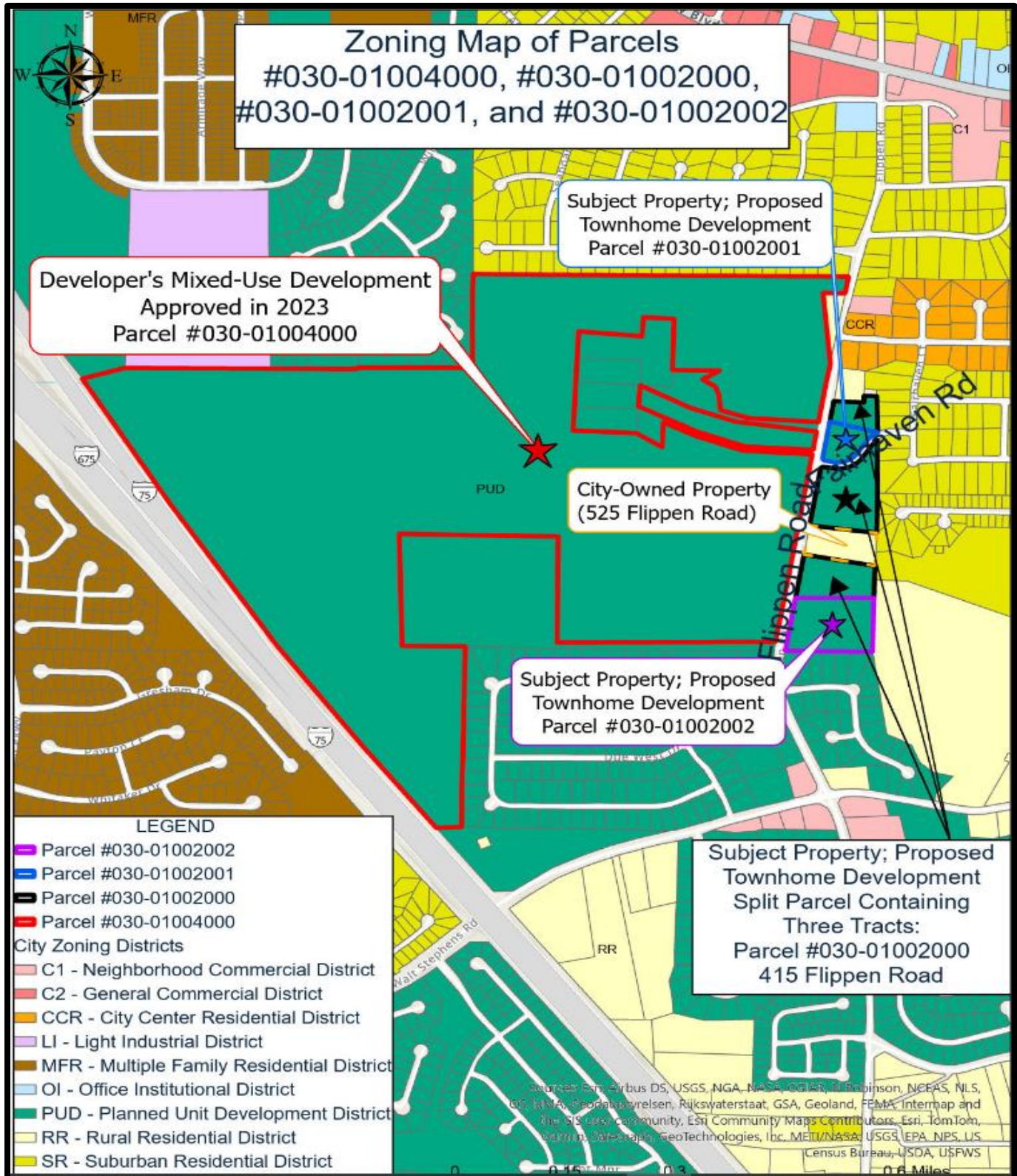
**AERIAL PHOTOGRAPH OF SPLIT PARCEL #030-01002000
(415 FLIPPEN ROAD), CONTAINING THREE TRACTS**
Parcel Size: 13.44 +/- Total Acres



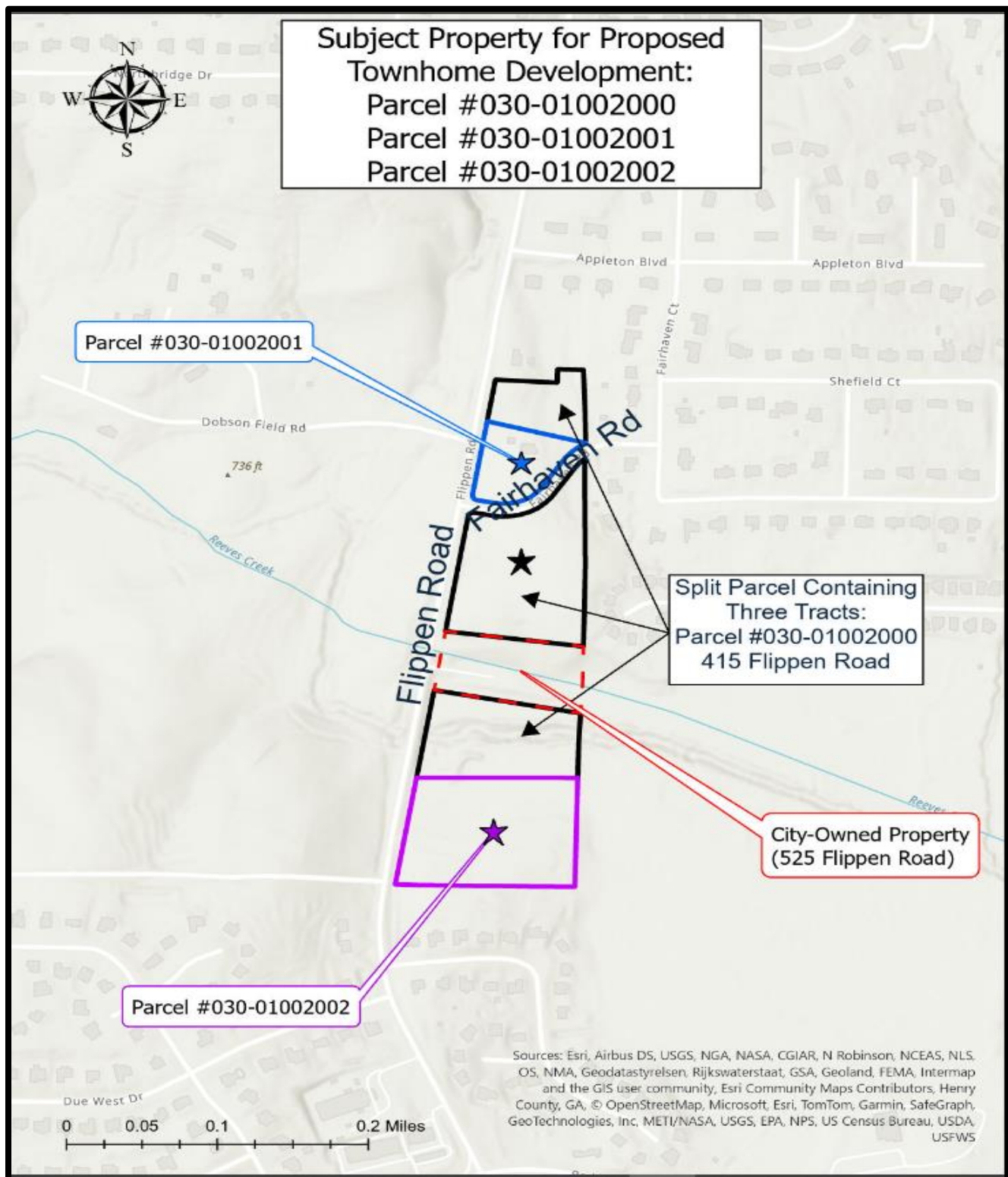
FUTURE LAND USE MAP



ZONING MAP



MAP SHOWING THE THREE PARCELS COMPRISING THE SUBJECT PROPERTY



IV. DEVELOPMENT DETAILS

The applicant's site plan for the proposed townhome development is entitled "Flippen Rd. at Walt Stephens Rd.: A Master Planned Mixed-Use Development for VISTA Realty Partners; Conceptual Master Plan, Preliminary." It was prepared by Planners and Engineers Collaborative on November 12, 2024. The northern part of the site would be accessed via Fairhaven Road off Flippen Road, with internal streets; while the southern portion of the site would be accessed directly from Flippen Road, directly across from, and aligned with, a new street serving the Reeves Creek II development, which is named Spine Road. The proposed townhome development would not be a gated community.

The current site plan does not show sidewalk widths, guest parking spaces, amenities, buffers, or trails. In addition, some corrections need to be made to the labeling for the adjoining properties and streets. The applicant's engineer plans to make these additions and corrections. Since the property is zoned 'PUD', there are no specific setback or building spacing requirements, but the proposed setbacks and building spacing should be stated on the site plan.

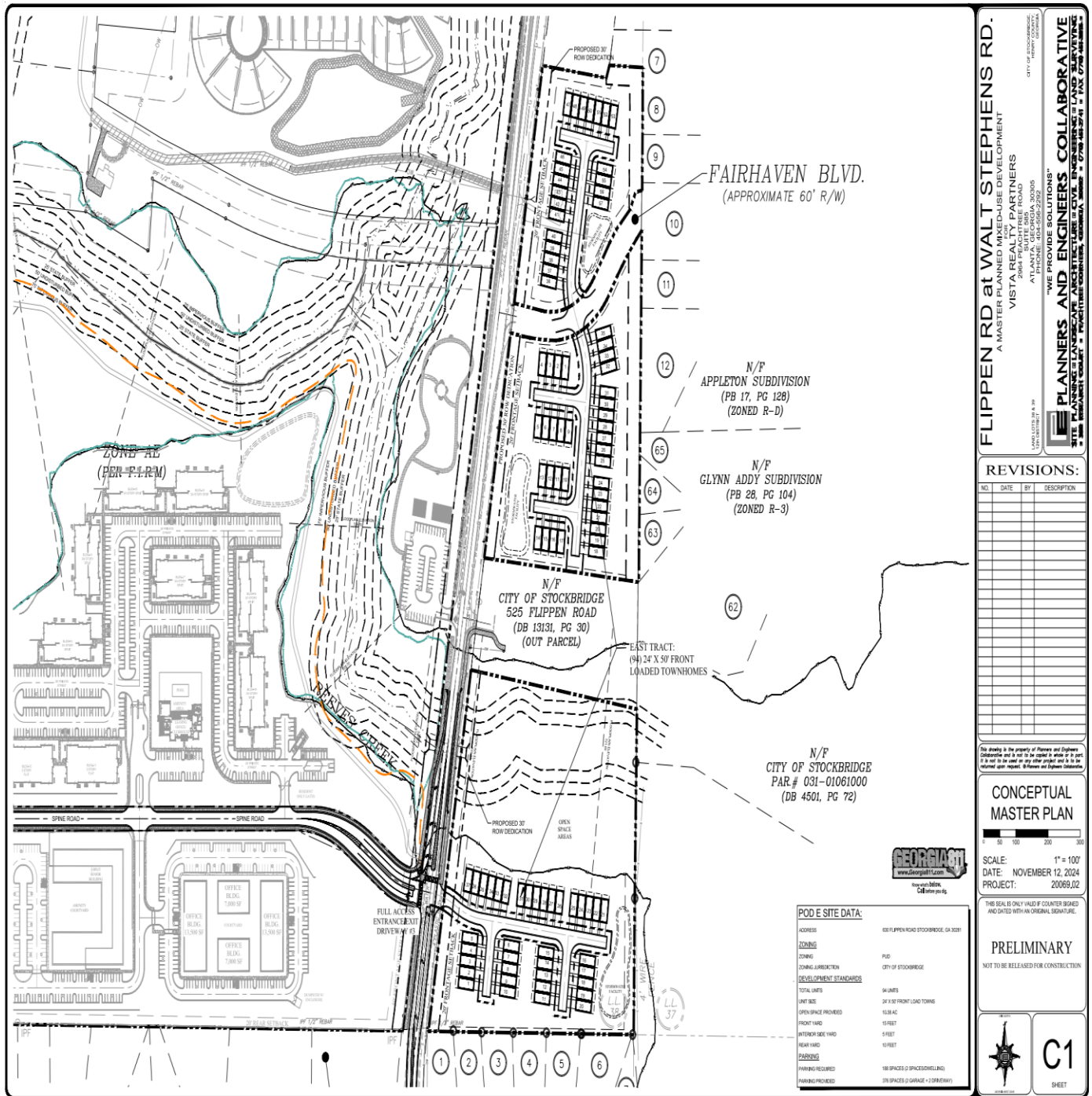
For amenities, no dog park is shown on the current site plan, but the applicant has y stated that one could be provided. Regarding the provision of trails, the applicant has stated that the townhome residents could use the 12-foot trail which is being installed on Parcel #030-01004000 as part of the Reeves Creek II development. In addition, sidewalk connections would be provided from the subject property to the existing trails on the adjacent property to the east (Parcel #031-01061000), which is owned by the City of Stockbridge.

The proposed townhome development would contain both two-story and three-story townhome buildings. The applicant proposes to have a minimum of 1,600 square feet in each unit. For the facades, the applicant proposes that all sides have exterior materials consisting of brick, stone, or stucco; or any combination of two or more of the following materials on all sides: brick, stone, stucco, or cement fiberboard. Further, vinyl-based materials would only be used in the soffits, eaves, and fascia.

PROPOSED SITE PLAN

**Title: “Flippen Rd. at Walt Stephens Rd.:
A Master Planned Mixed-Use Development for VISTA Realty Partners;
Conceptual Master Plan, Preliminary”**

Prepared by Planners and Engineers Collaborative On November 12, 2024



SAMPLE TOWNHOME RENDERINGS FOR TWO-BEDROOM UNITS



V. ANALYSIS OF REZONING CRITERIA

The Stockbridge Unified Development Code (UDC) identifies nine (9) standards to be considered for rezoning cases. An analysis of each one is presented below.

STANDARD #1--Consistency with the Comprehensive Plan.

The subject property's future land use designation is Medium-Density Mixed-Use, which is acceptable for the proposed townhome development since its density would be 5.13 units per acre.

STANDARD #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 Unified Development Code (UDC).

The UDC requires that planned developments on properties that are zoned 'PUD' (Planned Unit Development) have an approved master development plan, which the applicant proposes for adoption.

STANDARD #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 applicant's proposed townhome development on the subject property would be compatible with the mixed residential uses which have been approved for the parent parcel on the west side of Flippen Road. They would also be compatible with the numerous duplexes, triplexes, and quadraplexes which are present within the Appleton Subdivision on the east side of Flippen Road.

STANDARD #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.

The subject property has direct access off Flippen Road, and parts of the proposed development would have connecting driveways. The topography appears to be fairly level. Not all portions of the development site would be physically connected, however, due to the presence of 1) Fairhaven Road between two of the parcels; 2) the City of Stockbridge's parcel at 525 Flippen Road between two of the parcels; and 3) the existence of various easements and rights-of-way which partially prohibit the joining of all portions of the development site. Before any permits are issued, the developer should prepare a clear plat which shows how portions of the development site would be combined.

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

No adverse impacts upon adjacent property owners are anticipated since the proposed townhomes would represent another type of multiple-family residential development which is already present in the area.

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

The applicant obtained a water/sewer availability letter from the Henry County Water Authority in 2023 for Reeves Creek II, but the applicant has not yet obtained one for the subject property. The applicant has applied for the letter and is waiting to receive it.

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

The applicant has not submitted a traffic impact study for the subject property, nor is one needed for the proposed small development. The applicant did have a traffic impact study prepared for Reeves Creek II, which is to consist of a much larger development than the current proposal on the subject property. The traffic impacts of the proposed development are therefore anticipated to be much less.

The proposed site plan shows the inclusion of sidewalks throughout the development, but it

does not state their proposed widths. The applicant plans to prepare a revised site plan to show them.

STANDARD #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.

No other merits of the requested rezoning have been identified.

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

The subject property is currently zoned 'PUD' (Planned Unit Development), but no master plan was prepared when the City assigned the PUD district to the property upon its annexation into the City. The applicant now proposes such a plan. Without it, no development may occur.

VI. RECOMMENDATIONS

In view of the analysis above, the Planning and Zoning Staff recommends the **APPROVAL WITH CONDITIONS** for RZ-2024-11 on the subject property (three parcels on Flippen Road at Fairhaven Road), with the following conditions:

1. Site Plan:

- a. Overall Design**—The developer shall submit and build the proposed development according to a site plan which is very similar in design to the submitted one, which is entitled "Flippen Rd. at Walt Stephens Rd.: A Master Planned Mixed-Use Development for VISTA Realty Partners; Conceptual Master Plan, Preliminary", which was prepared by Planners and Engineers Collaborative On November 12, 2024.
- b. Sidewalks**—All internal sidewalks shall be shown on the site plan, with their widths noted.
- c. Amenities**—The developer shall provide a dog park, a playground and/or picnic tables with barbeque grills, and connections to the nearby walking trails; and these shall all be labeled on the site plan.
- d. Setbacks and Building Spacing**—Although the property's PUD zoning does not have any specific setback or building spacing requirements, the proposed setbacks and building spacing should nevertheless be stated on the site plan.
- e. Buffers**—Buffers which are at least 25 feet wide shall be provided along the northern and eastern sides of the property, contiguous to the adjacent properties which are zoned 'RR' (Rural Residential) and 'SR' (Suburban Residential).

- 2. Water and Sewer Facilities**—The applicant shall obtain, submit, and comply with all terms of a water and sewer facilities letter from the Henry County Water Authority.

3. Architectural Design:

- a. Unit Sizes**—All townhome units shall be a minimum of 1,600 square feet in size.
- b. Garages**—All townhome units shall have two-car garages.
- c. Building Facades**—All sides of each townhome building shall have exterior materials

consisting of brick, stone, or stucco; or any combination of two or more of the following materials on all sides: brick, stone, stucco, or cement fiberboard. Further, vinyl-based materials shall only be used in the soffits, eaves, and fascia.

- d. **Gates**—Gates shall not be required at project entrances.
4. **Rental Cap**—No more than ten (10) percent of the total number of units in the development shall be rented at any one time.
5. **Property Management**—The developer shall establish an HOA or shall secure a property management company to maintain the common areas of the proposed development.
6. **Recombination of Parcels**—The developer shall prepare and submit a clear plat which shows how portions of parcels comprising the development site would be combined. The plat shall be approved by the Community Development Department and officially recorded at the Henry County Superior Court. Further, no permits shall be issued for the proposed development until the developer has submitted to Community Development a copy of the recorded plat.