

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem Kyle D. Berry, Sr.
Council District 3

Councilmember Elton Alexander
Council District 5

Councilmember Yolanda Barber
Council District 4

Councilmember LaKeisha Gantt
Council District 1

Councilmember Alphonso Thomas
Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda January 13, 2025 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

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AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JANUARY 13, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

**PUBLIC HEARING ANNOUNCEMENT - The following items will not be presented:
Annexation Case #AX-2024-03, Comprehensive Plan Amendment Case #CP-
2024-11, and Rezoning Case #RZ-2024-12**

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the December 9, 2024 Council Meeting Minutes
Adoption of the December 17, 2024 Council Work Session Meeting Minutes
Adoption of the January 8, 2025 Council Retreat Meeting Minutes

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

CEREMONIAL

- 2 Proclamation Review - ML King, Jr. Day;
Swearing In of Board/Committee Members: Stockbridge Citizens-Police Advisory Council - Nathan Banks (Zone 2), Planning Commission - Stanley Dumas (District 1), Jayden Williams (District 2), and Trameka Walker (District 5), Stockbridge Youth Council Advisory Committee - Joc'Quelyn Carter, Tykera Goins, Kaitlynn Nash, Valerie Richmond-Reese, and Dr. Thomas Smith, and Henry County Transportation Advisory Group Representative - Eniel Gonzalez.

CONSENT AGENDA

- 3 Council Consideration to appoint Ayesha Gambles to the Stockbridge Youth Council Advisory Committee for a two-year term through 12/31/2026.
Council Consideration to appoint Georgia McIntyre to the Stockbridge Youth Council Advisory Committee for a two-year term through 12/31/2026
Council Consideration to appoint Candis L. Jones to the Stockbridge Youth Council Advisory Committee to fill an unexpired term through 12/31/2025.

OLD BUSINESS

- 4 SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.) NOTE: To be considered for a Board vote only since the public hearing was already held on November 12, 2024. Council Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

NEW BUSINESS

- 5 Appointment of the Municipal Court Judge - Two Year Term (HB456)
- Presented by: Mayor Ford
- 6 Appointment of the Municipal Court Solicitor - Presented by: Mayor Ford
- 7 Appointment of the Mayor Pro Tem - Presented by: City Council
- 8 Appointment of the City Attorney - Presented by: Mayor Ford

PUBLIC HEARING

- 9 TEXT AMENDMENT CASE #TX-2024-09. Council 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: Ryan Anderson
- 10 REZONING CASE #RZ-2024-11. (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: Ryan Anderson

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- **Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (January 14).**
- **Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jan 16) CANCELED**
- **City Offices will be closed on Monday, January 20th in observance of the Martin Luther King, Jr. Holiday**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Jan 21)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 21)**
- **City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Jan 28)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Councilman Thomas for the monthly Bingo Bash on Wednesday, January 15th from 10am – noon at the Merle Manders Conference Center. Lots of fun.**
- **Join Councilman Alexander for the MLK Jr. Day of Service Community Cleanup on Saturday, January 18th from 11am – 1pm. Jodeco Rd. (Parking available at Costco only).**
- **Join Mayor Ford for the monthly *Meet the Mayor* on Tuesday, January 28th from 10am – noon at City Hall. Meetings are by appointment.**
- **Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.**
- **Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.**

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



WORK SESSION MEETING SUMMARY MINUTES

December 9, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Frank Milazi – City Treasurer
Quinton Washington – City Attorney

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.

Invocation by Mayor Ford at 6:06 p.m.

Invocation by: Ms. Wanda Jenkins – Delta Sigma Theta HC Alumnae Chapter

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present except Mayor Pro Tem Berry.

PUBLIC HEARING ANNOUNCEMENT

Mayor Ford read the following Planning & Zoning Public Hearing Announcement:

The following items have been deferred and will not be presented:

Item #5 Comprehensive Plan Amendment Case #CP-2024-10

Item #6 Special Use Permit Case #SP-2024-01

Item #14 Annexation Case #AX-2024-02

Item #15 Comprehensive Plan Amendment Case #CP-2024-09

Item #16 Rezoning Case #RZ-2024-10

ADOPTION OF THE AGENDA

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

ADOPTION OF THE MINUTES

1. Adoption of the November 12, 2024 Council Meeting Minutes
Adoption of the November 19, 2024 Work Session Meeting Minutes
Motion to approve the Minutes was made by Councilmember Alexander;
seconded by Councilmember Gantt. The motion passed unanimously 4-0.

PUBLIC COMMENTS

There were no Public Comments

CEREMONIAL REVIEW

2. Mayor Ford reviewed ceremonial items: The following employees were recently recognized for their years of service with the city:
Five Years of Service: Christine Chavis, Jason Jackson, Gordon Linton, Linda Logan, Stephanie Milton, Kerri Ann Stewart, and Demetrius Wells
Ten Years of Service: Rex Hill, Uneeda Smith-Sellers, and Renee Wheeler; Fifteen Years of Service: Jeff Greenway, Tammy Reilly and Vanessa Holiday; Twenty Years of Service: Eddie Albert and Howard Sanford; Proclamations presented to: Delta Sigma Theta Sorority, Inc. - Henry County Alumnae Chapter for 20 year anniversary; and ONYX Book Club for literacy.

CONSENT AGENDA

3. Council Consideration to approve the Consent Agenda.
2025 City Holiday Schedule
2025 Agenda Timeline Schedule
2025 City Council Meeting Schedule
2025 Planning & Zoning Commission Meeting Schedule
2025 Community Zoning & Information Meeting Schedule
2025 Citywide Development Authority Meeting Schedule
2025 Downtown Development Authority Meeting Schedule
2025 Main Street Advisory Board Meeting Schedule
2025 Stockbridge Citizens-Police Advisory Council Meeting Schedule
2025 Urban Redevelopment Agency Meeting Schedule
2025 Youth Council Meeting Schedule
2025 Youth Council Advisory Committee Meeting Schedule
2025 Main Street Calendar of Events Schedule
2025 City Events Calendar
2025 City Council Initiatives
2025 Public Facilities Authority Meeting Schedule
2025 Stockbridge Ethics Board Meeting Schedule
Motion to approve the Consent Agenda was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

PUBLIC HEARING – Mayor Ford Read the Public Hearing Rules and Procedures

4. 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. ITEM DEFERRED

5. SPECIAL USE PERMIT CASE #SP-2024-01. (To be located in Council District 3.)
Consideration of a Special Use Permit Request to allow a gas station and convenience store on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Applicant: GMI, 2 Inc.
Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres. ITEM DEFERRED

Mayor Pro Tem Berry joined the meeting at 6:50 p.m.

7. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-03. (For property located in Council District 2.)
Consideration of a Comprehensive Plan Amendment request to change the future land use designation of Parcel #S07-01006000 on the east side of Brush Creek Court from its current future land use designation of Low-Density Mixed-Use to Medium-Density Residential to allow for a townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented the three cases, beginning with CP-2024-03, noting there were several agreed upon conditions, and the applicant's request is to rezone 18.2 acres for 19 townhomes, rezoning from C2 (Commercial 2) to MFR (Multi-Family Residential), Medium Density; and noted Staff recommends approval.

Mr. Anderson presented RZ-2024-03, noting the Development Agreement has had several amendments, with a Zoning Modification approved by the City Council on November 14, 2022; noted the applicant has begun construction of Phase I and the request is to rezone for Phase II with 26 conditions, noting condition #14 has been removed; and noted Staff recommends approval.

Mr. Anderson presented ZM-2024-01 noting Staff recommends approval with the same conditions as RZ-2024-03.

Attorney Battle presented the proposed development noting the original Development Agreement dates back to 2003; and the applicants, Eaman Fatemi and Mike Fatemi fielded questions from the Council, including the addition of a pool.

Attorney Battle noted the request for a pool cannot be agreed to based on the small number of units that would place a burden on the homeowners.

Additionally, Mr. Anderson noted the pool was removed from the development by the City Council during the Modification presented on November 14, 2022.

The consensus of the Council agreed the development is proposed to be a high-end townhome development with a price point of \$450,000 with up to five (5) bedrooms, 2-car garages, and finishes comparable to what you would see on the north side of Atlanta that sell for \$600,000 - \$700,000 and is what the Council desires to see in Stockbridge.

Public Hearing Opened for Item #7, Item #8, and Item #9

Speakers in Favor - None

Speakers Opposed – None

Public Hearing Closed

Motion to approve CP-2024-03 was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed unanimously 5—0.

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

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

Presented by: Ryan Anderson, Community Development Director

The applicant agreed to the following conditions:

1. Comprehensive Plan Amendment—The rezoning of Parcel #S07-01006000 for the proposed development of Phase 2 shall not be approved unless Comprehensive Plan Amendment Case #RZ-2024-03 is first approved.
2. Zoning Modification—Parcel #S07-01006000 shall not be designated as Phase 2 of the Brush Creek Commons townhome development, and it shall not be combined with Parcel #S07A0110000 (Phase 1) unless Zoning Modification Case #ZM-2024-01 is approved.
3. Compliance with Original Rezoning, Development Agreement, and Amendments--If Zoning Modification Case #ZM-2024-01 is approved to allow Phase 2 to be combined with Phase 1 in an overall development for Brush Creek Commons, then the developer shall:
 - a) Comply with the requirements of the approved rezoning case (RZ-03-04 via Rezoning Ordinance No. 03-152, the original Development Agreement, the First Amendment to the Development Agreement (dated December 13, 2004), and the Second Amendment to the Development Agreement (dated August 13, 2007), with the exception of other conditions that are listed below.

- b) Submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
 - c) Amend the Declaration of Restrictive Covenants for Phase 1 to incorporate Phase 2 to state that the townhome units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities that are located within Phase 1.
4. Site Plan—The developer shall build Phase 2 according to a site plan which is very similar to the submitted site plan for Phase 2, entitled “Rezoning Plat—Brush Creek Commons, Phase 2”, which was prepared by DGM Land Planning Consultants, Inc.
 5. The developer shall comply with the MFR District requirements, except where they conflict with the RM-2 District requirements or any other provisions which were specifically listed in the Development Agreement or its two Amendments.
 6. Front Yard Setbacks—The front yard setbacks of the proposed townhome lots for Phase 2 may be only 20 feet instead of the MFR District’s requirement of 50 feet because the Second Amendment to the Development Agreement allowed front yard setbacks of only 10 feet. Further, no variance shall be required.
 7. Recombination Plat--The applicant shall apply for the recombination of the Phase 2 parcel (S07A01100000) with the Phase 1 parcel (S07-01006000), and a new final plat for the overall Brush Creek Commons development shall be officially recorded in the Henry County Superior Court.
 8. Stand-Alone Development--If ZM-2024-01 is not approved, then Parcel #S07-01006000 shall be a stand-alone development, and it must comply with the requirements of the MFR (Multiple-Family Residential) zoning district. This means that it must have its own amenities, HOA, and multi-purpose trail. Further, a variance would be required for the front yard setbacks of the townhome lots unless the developer complies with the required 50-foot front yard setbacks.
 9. Permit Issuance--No land disturbance (LDP) or building permits shall be issued for Phase 2 until the applicant submits a copy of the new recorded plat for the overall Brush Creek Commons development (Phase 1 and Phase 2) to the Community Development Department.
 10. Phase 2 shall be developed in general conformity with the Phase 2 site plan submitted to the Stockbridge Planning Staff on October 7, 2024 and shall adhere to all City of Stockbridge MFR Ordinance requirements, except if there is a conflict between the MFR Ordinance requirements and the conditions set forth in the Development Agreement, as amended from time to time, the conditions set forth in the Development Agreement shall control.
 11. The maximum building height shall be forty (40) feet.
 12. All townhouses shall have a mixture of front facades consisting of covered entryway, porches, bay windows and/or balconies. Garages shall be accentuated with variations of design porticos.
 13. The owner shall submit elevations of buildings to be approved by the City.

14. Each unit shall have three-sided brick. No vinyl siding or veneer brick will be allowed.
15. The owner shall install street trees along all streets to be placed between the sidewalk and the front property lines, have a minimum two and one-half-inch (2.5") caliber (d.b.h), shall have a minimum twenty-four-foot (24 sq. ft.) planting area and shall be spaced an average of forty- five feet (45') apart. The owner shall provide a list of often (10) trees to be provided and subject to modification by the City.
16. A streetscaping plan shall be submitted to the City of Stockbridge Planning and Zoning Staff for comments and approved by the City to include sidewalks, street trees, landscaping, street lighting and street furniture.
17. Any flood plain alteration be supported by a certified engineer at the plan review stage.
18. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat, certified by an engineer or surveyor licensed in the State of Georgia, of the Property.
19. The maximum units per building shall be no more than six (6) units per building.
20. The minimum distance between buildings shall be twenty (20) feet.
21. The minimum front yard setback shall be twenty (20) feet.
22. The minimum side yard setback shall be fifteen (15) feet.
23. The minimum rear yard setback shall be twenty (20) feet.
24. A Declaration of Restrictive Covenants for Phase 1 shall be amended and modified to incorporate Phase 2, and the units in Phase 2 shall have all of the same rights and privileges to use the common areas and amenities located within Phase 1.
25. The Building Department shall not issue a building permit until such time as the Director of the Community Department has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.
26. This rezoning is subject to the property owner's and developer's execution of the amended development agreement which will embody these conditions of zoning for Phase 2.
27. Phase 2 sidewalks shall be 6 feet in width.
28. Flock cameras shall be established.

Motion to approve with the above referenced conditions for RZ-2024-03 and review of the Conditions from the November 14, 2022 Council Meeting for this development was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

9. ZONING MODIFICATION CASE #ZM-2024-01. (For property located in Council District 2.)
Consideration of a major zoning modification request for Parcel #S07A01100000 on the west side of Brush Creek Court to provide for major changes to a previously-approved site plan (which was the subject of Zoning Modification Case #ZM-2022-01 in 2022) by allowing the

expansion of the site boundaries to include Parcel ##S07-010-060-00 on the east side of Brush Creek Commons, which would be developed as Phase 2 of the existing townhome development. Applicant: Pivotal Enterprises, LLC, c/o Battle Law, P.C. The property is located in Land Lot 59, District 12, and it contains 2.28 +/- total acres.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented ZM-2024-01 with the same conditions as RZ-2024-03.

Motion to approve ZM-2024-01 with the above referenced conditions was made by Councilmember Thomas; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

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

649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres.
Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.

657 Davis Road (Parcel S05-08003000) – Contains 0.66 +/- acres.
Current future land use designation: Unassigned.

681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres.
Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.

Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented CP2024-07, noting the proposed development is a 247-unit Storage Facility requiring an amendment to the Comprehensive Plan and Rezoning, and noted the city's Code does not have a distance requirement, and Staff recommends approval.

Mr. Anderson presented RZ-2024-08 applicants Bob Nesbit and Roger Gotier presented the development, noting the improvements to the area with tax revenue, no strain on utilities or public safety personnel, all sides brick (except door entry), low traffic impact, support to small businesses and would be a state-of-the-art facility, and fielded questions from the governing body, where there was a consensus for a more desirable product that is in line with the vision of the city.

Public Hearing Opened for Item #10, and Item #11

Speakers in Favor - None
Speakers Opposed – None
Public Hearing Closed

Motion to Deny Comprehensive Plan Amendment Case #CP-2024-07 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 4-0-1. (Thomas Abstained)

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

Consideration of a rezoning request to rezone four parcels on the south side of Davis Road, as are identified below, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres.

649 Davis Road (Parcel #S05-08004000) – Contains 3.6050 +/- acres.

Current zoning: SR (Suburban Residential).

657 Davis Road (Parcel #S05-08003000) – Contains 0.66 +/- acres.

Current zoning: SR (Suburban Residential).

681 Davis Road (Parcel #S05-08005000) – Contains 1.34 +/- acres.

Current zoning: SR (Suburban Residential).

Parcel #S05-08006000 on Davis Road – Contains 1.29 +/- acres. Current zoning: OI (Office-Institutional).

Presented by: Ryan Anderson, Community Development Director

Motion to Deny Rezoning Case #RZ-2024-08 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

12. 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. APPLICANT REQUEST WITHDRAWAL – Tabled to 12/17/24 meeting.

13. 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 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. APPLICANT REQUEST WITHDRAWAL - Tabled to 12/17/24 meeting.

14. 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 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. ITEM DEFERRED

15. 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. ITEM DEFERRED

16. 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. ITEM DEFERRED

17. First Reading – FY2025 Operating Budget and Capital Improvement Plan Presented by: Frederick Gardiner, City Manager

Mr. Gardiner referenced the First Reading on November 12th and presented the 2nd Reading of the proposed FY2025 Operating Budget and Capital Improvement Plan and began by referencing the city's growth; noted projects for interest rates to decrease; no increase in utilities and

the Millage Rate remains the same at 3.77; noted growth in the Digest and LOST (Local Option Sales Tax) and more commercial coming on line in 2025; noted the recent acquisition of 443 MLK Sr. Heritage Trail, special projects coming forward to include the Youth/Sr. Arts Center; the acquisition/IGA with Henry County for a southside park and upcoming meetings with the PATH Foundation regarding trails throughout the city; noted staff has reduced the Events budget as requested, and responses are being submitted to Councilman Thomas, which will become part of the Appendix in the budget document.

Councilmember Alexander asked Mr. Gardiner to look into additional grant funding, housing assistance funding and holiday decorations in the Jodeco, Eagles Landing and Walt Stephens area.

Mayor Ford requested the budget information be made available on the city's website.

Councilmember Barber requested a specific budget for land acquisition and referenced the city's retreat to Sandy Springs where it was noted they purchased the land to have control of the land use and prefers the city to have control of the property, stating the only way to do that is to own it.

Mr. Gardiner noted the city owns several parcels, including the 3-acre site across from City Hall, and once developed, will create a great synergy.

Councilmember Thomas expressed the importance of the members of Council's participation in the budget process as the governing body and the fiscal responsibilities, noting Public Works, Public Safety and Code Enforcements are very important departments that need to be addressed; and suggested the Youth and Senior / Performing Arts Center remain separate entities; noted if the Council does not approve the budget by December 31, 2024, the law allows for the city to revert back to the 2024 budget until the new budget is adopted where amendments can be made; noted he reviews and highlights areas of the budget every year, and that it is the framework of how the city is run.

Mr. Gardiner referenced the city's Strategic Planning process and the 20-year vision, which can change over the years.

Mr. Milazi noted planning is most important, and that amendments can be made as priorities change, and/or expenses are more than the projected revenue.

Councilmember Gantt expressed concern with OpenGov, and the pros and cons of the software, and wants to take the advise of the new City Treasurer, and needing more clarification as to whether the platform will place a burden on staff to maintain; and agreed with the memo presented by Councilman Thomas requesting more information on the reclassifications of positions and title changes; asked that systems be streamlined and requested a budget for the Unified Development Code to

bring the codes in line and up to date; and requested an itemization of legal expenses for FY2024.

Councilmember Alexander agreed with Councilmember Thomas regarding the discussion around Code Enforcement issues and is in agreement with moving the Department under Community Development or as a stand alone department, noting the Community Development Department is familiar with the interpretation of the city's codes, and the Police Department needs to focus on public safety; and noted the 4% COLA (Cost of Living Adjustment) will help with inflation, however, the city may need to re-visit the \$15/hr. Minimum Wage.

Councilmember Barber recommended the Events budget be reduced more than what has been submitted and the Amphitheater budget remain at \$2 million dollars; and requested the Actuals for 2023 and YTD Actuals for 2024 on page 3 of the Memorandum Budget Letter; and noted the reclassification of the position of the Management Analyst was not discussed or brought forward during the Council Budget Retreat.

Mayor Pro Tem Berry agreed there are a number of reclassifications, position changes and job title changes that need to be clarified, noting some but not all were discussed at the Budget Retreat.

Public Hearing Opened
Speakers in Favor - None
Speakers Opposed – None
Public Hearing Closed

Final Reading and Adoption December 17, 2024 6:00 p.m.

NEW BUSINESS

18. DE-ANNEXATION CASE #DX-2024-03 FOR THE MANDERLEY SUBDIVISION, PHASE 3. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 3. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented the request for de-annexation by residents of the Manderley Subdivision in Council District 1.

Councilmember Alexander asked if information regarding taxes was sent to the residents of Manderley regarding taxes, noting the city cannot advocate, but should educate.

Mr. Gardiner noted that you cannot force a homeowner to remain within the city limits, and it is their right to de-annex.

Councilmember Gantt noted the HOA President was in attendance, and noted she visited some of the residents and showed them the higher taxes with the County; and asked staff to prepare a letter to send to the residents of Manderley noting the difference in taxes between the County and the City.

Motion to approve De-Annexation Case #DX-2024-03 for the Manderly Subdivision Phase 3 and sending letters of information regarding taxes was made by Councilmember Gantt; seconded by Councilmember Alexander: The motion passed unanimously 5-0.

19. DE-ANNEXATION CASE #DX-2024-04 FOR THE MANDERLEY SUBDIVISION, PHASE 4. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 4. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.

Presented by: Ryan Anderson, Community Development Director
Motion to approve De-Annexation Case #DX-2024-04 for the Manderly Subdivision Phase 4 and sending letters of information regarding taxes was made by Councilmember Gantt; seconded by Councilmember Alexander: The motion passed unanimously 5-0.

20. Council consideration to approve the 2023 Bad Debt Write-Off in the amount of \$11,428.61.

Presented by: Frank Milazi, City Treasurer

Mr. Milazi noted of the \$4.7 million dollars in utilities, the department has a collection rate of 99.97% and the write-off of \$11,428.61 represents .003%; and that collection efforts will continue.

Motion to approve the 2023 Bad Debt Write-Off in the amount of \$11,428.61 was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (December 10th) **CANCELED.**
- Downtown Development Authority Meeting, **SPECIAL DATE – TUESDAY, DECEMBER 10th** at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Dec 10)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Dec 13)
- City Council Work Session Meeting **SPECIAL DATE – TUESDAY, DECEMBER 17th** at 6:00 p.m. - City Hall Council Chamber (Dec 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 17)

- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Dec 19)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Jan 2)
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Jan 2)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Jan 2)
- City Council Meeting, 2nd Monday of each month, January 13th at 6:00 p.m. - City Hall Council Chamber (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, December 16th from 10am – noon at City Hall.

- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS

Mayor Ford noted as we approach the winter months everyone one should get caught up on their COVID and flu shots and boosters; noted the city's Annual Holiday Festival on Friday, December 6th was well attended with lots of fun for the kids; referenced an upcoming invitation only event where the city honors the volunteers each year; congratulated the Georgia Bulldogs on their SEC Football Championship; noted an upcoming ribbon at the Bridges of Jodeco for WhataBurger on December 16th; and wished everyone a Merry Christmas.

Motion to adjourn the meeting at 10:09 p.m. was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0. (Councilmember Barber was not present for the vote).

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, DECEMBER 17, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Frank Milazi – City Treasurer
Quinton Washington – City Attorney

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.

Invocation by Mayor Ford at 6:06 p.m.

Invocation by: Ms. Cynthia Jenkins

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday, was asked to proceed with a verbal call. All members were present except Councilmember Gantt.

1. **Public Hearing Announcement**

Items withdrawn by the Applicant: CP-2024-08 and RZ-2024-09

Mr. Gardiner noted because there is no sewer, the Health Department will make the decision.

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

2. Review of December 9, 2024 Council Meeting Minutes without action.

There were no Public Comments.

CONSENT AGENDA

3. Council Consideration to approve the Consent Agenda.
Council Consideration to re-appoint the Stockbridge Representative to the H C Transportation Advisory Group Member - Eniel Gonzalez to a two-year term
Council consideration to approve a Resolution for the renewal of the Georgia City Solutions City of Civility designation
Council Consideration to approve the GMA/GIRMA PTSD First Responder Program in the amount of \$10,000.00
Council Consideration to approve the Annual Worker's Compensation renewal with Key Risk in the amount of \$119,419.00
Council Consideration to approve the renewal of the city's Wellness Program with Engagement Health Group in the amount of \$55,450.00
2025 Municipal Court Hearing Dates
Motion to approve the Consent Agenda was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 6:22 p.m.

OLD BUSINESS

4. Council Consideration to approve the Vehicle Lease Program with Enterprise Fleet Management for Public Works and Police Department vehicles.
Presented by: Decius Aaron, Public Works Director and Frank Trammer, Police Chief
Mr. Tajae Bodrick of Enterprise Fleet Management reviewed the proposal to convert the Public Works and Police Department Vehicle Replacement Plan to the Enterprise Vehicle Lease Replacement Plan, noting the plan would piggyback off of the Sourcewell Program, and that over (40) municipalities are utilizing the lease program financially to stretch the budget and obtain more new vehicles with less funds, and forecasting needs; operationally to reduce downtime and increase fleet support; and administratively to provide expert oversight, and cost of ownership analysis, noted the lease plan would identify the right time to replace vehicles, and provide more fuel efficient vehicles with advanced safety features.

Councilmember Gantt joined the meeting at 6:22 p.m.

Mr. Bodrick referenced the Fleet Planning Analysis where the 10-year savings would be \$102,744.00 with a net sustainable impact of \$3,069.00; would use local maintenance shops for the repairs, putting money back into the city using shops with ASE Certified Mechanics, and referenced the Enterprise Fleet Marketing Team who would sell the city's vehicles at 11% above average.

Councilmember Alexander noted the city's Police Department Fleet purchased vehicles with federal funding and the city needs to get the most out of those vehicles, in addition to being more conscious of going green with Electric Vehicles; and asked what the mileage threshold is.

Mr. Bodrick noted Public Works and Police Department vehicles would be different.

Chief Trammer noted the take-home vehicles have more miles; and that the goal is to have 10% of the fleet electric or (4) vehicles and (4) non-electric in 2025.

Councilmember asked Mr. Aaron to state how many Electric Vehicles will be replaced in Public Works.

Mr. Aaron stated there are currently no plans to replace Public Works vehicles with EV vehicles because the infrastructure is not in place to charge EV's, and the public works vehicles that are on the replacement list are specialty trucks such as the Bucket Truck, and there is funding in the FY2025 budget in Water & Sewer for replacement vehicles.

Councilmember Alexander referenced the plans to build a new maintenance shop which should definitely include charging stations, and also wants to see an analysis of all vehicles in the city for Electric Vehicles, to include Administration vehicles.

Councilmember Thomas noted the Council needs to determine what is best for the city noting a Lease Vehicle Replacement Program has been presented, and that the city also has replacement vehicles in the Budget in CIP, and needs to decide what is in the best interest of the city; noting you cannot do both, stating there is funding in the CIP to purchase police vehicles in year 2026, 2027 and 2028, and if the Enterprise Fleet Program is approved, the CIP funds would move to the Fleet Lease Program, and if it is not approved, the city would purchase vehicles outright.

Councilmember Thomas recalled where the Police Department presented to the Council a request noting there were specific seats required for the PD vehicles and were purchased and the original seats in the vehicles were removed and asked where the old seats are now, and if the requirement to change out the seats is still an issue.

Chief Trammer noted the seats were not removed from the Police Administration vehicles, and that the old seats that were removed from police vehicles were surplus and sold.

Mayor Pro Tem Berry stated if the goal is to go to 100%, then what is target year where the city will see the savings, noting the city will need to make a decision to continue with the program or not if in 2-3 years down the line, the savings are not there.

Ms. Kat Farber stated that Enterprise will sit down and review the program with each department and bring back a quote with upfront costs, and each year will prepare an analysis to see if the city is on pace, and can decide to pull or continue the program, noting Enterprise currently has a 98% retention rate.

Mayor Pro Tem Berry as the City Treasurer, Mr. Milazi for his opinion of the lease program.

Mr. Milazi noted that during his tenure with other municipalities, he has not experienced a vehicle lease program, and therefore cannot offer an opinion.

Councilmember Gantt asked Mr. Bodrick of Enterprise Fleet to name some of the local municipalities who are leasing vehicles.

Mr. Bodrick named cited the cities of Jonesboro, Fairburn, Union City, Roswell, South Fulton, and a number of cities in South Georgia.

Councilmember Gantt asked about the modifications and fittings for police vehicles.

Chief Trammer noted the fittings would be recycled, and they would buy and convert the vehicles.

Councilmember Barber asked which reference is the largest municipality currently using the lease program, asked if the Sourcewell contract would be an automatic piggyback, and inquired about the termination clause, noting there was not a copy of the contract included in the packet.

Mr. Bodrick noted the city of Roswell has 550 vehicles, and that at any time the city could cease purchasing vehicles as the contract is per term/per unit.

Councilmember Alexander noted that he fully understands that the city would not lease heavy duty or specialty use vehicles, however, there are vehicles in the departments including Administration vehicles, with an opportunity to lease Electric Vehicles, and asked the City Clerk on the purchase history of Administration vehicles.

Ms. Holiday confirmed two vehicles were purchased in 2013 and 4 vehicles were purchased in 2018.

Mr. noted the Administration vehicles have less than 40,000 milage and are parked for the majority of the time.

Councilmember Alexander asked for the staff's recommendation.

Mr. Aaron recommended the city move forward with the Enterprise Lease Program for the Police Department and Public Works, and noted the Administration vehicles would be added to the program using the same model.

Councilmember Thomas stated the decision needs to be made on moving forward with the Lease vs Purchase and Gas vs Electric, noting he has made requests over several years to receive the annual fuel usage report for the city, specifically for Public Works and the Police Department who have take-home vehicles, and wants the Council to know how much is being spent on fuel throughout the city.

Councilmember Gantt noted she does not favor parking the city's commercial public works vehicles at City Hall for charging and agrees with Mr. Aaron that there needs to be more infrastructure in place at the new public works facility, and there needs to be more research on commercial electric vehicles.

Mr. Aaron noted the new public works maintenance shop has \$4 million dollars in SPLOST 6 and will include charging stations.

Mr. Bodrick stated the current proposal is to purchase (8) vehicles for the police department to include (4) Expeditions.

Mr. Gardiner noted he received two thumbs up from the Fairburn City Manager regarding the Enterprise Lease Program, and noted the annual fuel usage for the city's Public Works Department is \$85,000/yr., and the Police Department fuel usage is \$220,000/yr.

Motion to approve the Vehicle Lease Program as recommended by staff for light duty vehicles; to provide a cost savings analysis; to provide a total fuel cost report for each department for 2022, 2023 and YTD 2024; and to remove vehicle funding from the Capital Improvement Plan to the Vehicle Lease Program was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

PUBLIC HEARING – Mayor Ford Read the Public Hearing Rules and Procedures

5. Final Reading and Adoption of the FY2025 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the staff presented department budgets at the Budget Retreat in August and the First Reading and Public Hearing was held on November 12, 2024; Second Reading and Public Hearing was held on December 9, 2024 and was continued to today's meeting pending requests made members of Council; noted the Special Projects for the Cultural Arts Center and Youth/Senior Center would be separate buildings; reviewed staffing and reclassifications of positions requests; referenced the changes to add \$15,000 for additional Christmas decorations, \$150,000 for potential property acquisitions, \$40,000 for a Small Business Assistance Program using ARPA and General Fund; reviewed the options for Code Enforcement; and noted the update of the year-to-date numbers in the City Manager's Letter was still in process and should be provided by tomorrow.

Mr. Gardiner reviewed the options for Code Enforcement under the Police Department or if placed under the direction of the Community Development Department, or as a stand-alone department and the associated costs; noting the recommendation of the City Manager is to have the department remain under the Police Department.

Councilmember Alexander asked for the current number of Code Enforcement Officers in the department and asked if the department was operating over the weekend.

Chief Trammer confirmed there are three Code Enforcement Officers, and one Code Enforcement Supervisor; and there is no permanent rotation in place for weekends.

Councilmember Alexander highly recommended the Code Enforcement department incorporate weekend enforcement, noting a number of violations that occur during that timeframe; and recommended the department transfer to the Community Development Department who is better suited to working with this department who

is familiar with the city's Codes and can follow up within the department, and have the police department focus on law enforcement, crime and public safety.

Mr. Gardiner referenced other cities where Code Enforcement is under the police department; referenced safety concerns relating to public property, and noted GACE certifications, with Level 3 being equal to a Supervisor; and the staff will move forward with the recommendation of the Council.

Chief Trammer cited statistics on the number of incidents from Code Enforcement since taking over the department in January 2023 that have increased over the years; and stated that if the department were transferred to Community Development, the vehicles would have to be re-outfitted removing the PD branding, and that would be costly.

Mayor Pro Tem Berry questioned why Code Enforcement vehicles would look different if moved, stating the equipment and the support from the police department should remain the same as a department of the City.

Mr. Ryan Anderson, Community Development Director, was asked by Mayor Ford if he recalled why Code Enforcement was moved to the Police Department, and noted he was new to the city, and was not in the position of Director at that time, and was not involved in the decision regarding the move; however, should Code Enforcement move back to his direction, he assured the Council the department would run effectively and efficiently, under the direction of the City Manager.

Councilmember Thomas agreed with Councilmember Alexander to move the department to Community Development, and to provide the department with the tools to do the job, and to put policies and procedures in place that would allow the department to act.

Mayor Pro Tem Berry noted there needs to be more follow up from the issuance of the citation to the corrective action; noting the elected officials receive the complaints and asked what is needed to make the operations better.

Chief Trammer requested an opportunity to improve the department and implement software for tracking issues and suggested a Code Enforcement Officer for each District.

Assistant Chief Godfrey noted this is a City problem, not a Police Department or Community Development Department problem, noting when Code Enforcement was using Excel spreadsheets to track cases, and the Police Department has software that would be used by Code Enforcement.

Councilmember Gantt stated her surprise that Excel spreadsheets were being used, noting there is advanced software that can be shared across departments; does not agree with Code Enforcement Officers per District; and noted the data shows there is an increase in violations; and expressed concerns with moving the department with the longest tenured staff member being seven months; and suggested staff meet with the city's Planning & Zoning attorney to clean up the Code, and wants to give the police department an opportunity to make it right.

Councilmember Thomas stated he has been dealing with Code Enforcement issues in the City for years and has made numerous calls to the City Manager and Police Chief regarding violations that had to be addressed and still continues; noted he has done the research and that very municipality in Henry County, has their Code Enforcement Department operating under the Community Development Department; cited several issues that are currently in violation; and reiterated the department needs tools and support to do their job; noted he has repeatedly notified the City Manager and Police Chief to resolve nuisance and abatement matters, homeless encampments, and illegal dumping, when Code Enforcement should have been leading the charge, and is why he supports moving the department; however, if the department remains under the Police Department, Code Enforcement will need the proper tools, and support to be effective.

Mayor Pro Tem Berry agreed the department needs to shore up the tools and support.

Mr. Gardiner requested a mid-year review of Code Enforcement under the Police Department and decide at the point where to go from there.

Mayor Ford recommended Code Enforcement remain under the direction of the Police Department.

Councilmember Alexander recommended Code Enforcement and the Police Department be separated and not attached as he does not want the Police Department to be distracted by a 6-month plan for Code Enforcement, and should be more focused on public safety matters, noting the priorities for the police should be public safety matters rather than code enforcement matters.

Councilmember Barber requested Chief Trammer to present a Plan of Action to the Mayor & Council at the Retreat and supports Code Enforcement remaining under the Police Department.

Public Hearing Opened
Speakers in Favor - None
Speakers Opposed – None
Public Hearing Closed

Attorney Washington noted any changes to the Code Enforcement department reallocation would have to be made by Ordinance.

Motion to adopt the FY2025 Budget with line-item changes as presented by Staff was made by Councilmember Alexander; there was not a second.

Councilmember Gantt requested the clarification on the Code Enforcement budget for FY2025 remaining in the Police Department and software.

Mr. Gardiner noted both the Police Department and Community Development Department will include software for Code Enforcement, noting the Software request is on the Agenda.

In reference to the Budget and reclassifications and new position titles: Motion to approve and fund the Events Coordinator Position, the Assistant Court Clerk II Position, the AMI Technician Position, and the HR Generalist Position, and to advertise approved vacant positions until filled on the city's website, and revisit and discuss proposed title changes and job reclassifications during the 2025 Budget Retreat in August was made by Councilmember Thomas; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Councilmember Barber asked what month the year-to-date actual numbers are, as she needs to know the closest actual numbers for the budget.

Mr. Gardiner stated the year-to-date actual numbers are through July/August 2024.

Motion to adopt the FY2025 Operating Budget with Council-approved changes and amendments was made by Councilmember Thomas; seconded by Councilmember Gantt. The motion passed 4-1. (Barber Opposed, citing every year there have been issues with the reporting of current or prior years, and needs to be able to see the city's spending trends year over year; and that the city's priorities are not adequately reflected in the budget).

Mr. Gardiner agreed to place the Code Enforcement Discussion on the January 8, 2025 Retreat Agenda; and further noted that following the Managers Meeting with the County's Tax Commissioner, there is an expectation to have the City's 2026 Budget by March 1st.

NEW BUSINESS

6. Council consideration to approve Comprehensive Plan Agreement Pertaining to Water and Sewer Services between Henry County Water and Sewage Authority and the City of Stockbridge.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron referenced the Strategic Delivery Services Agreement with Henry County Water Authority noting the \$300 Impact Fees will be removed with no other changes and recommended approval of the amended SDS Agreement.

Motion to approve was made by Councilmember Alexander: seconded by Mayor Pro Tem Berry: The motion passed unanimously 4-0. (Gantt was not present for the vote).

7. Council Consideration of Approval of a Contract with SAGES Networks, Inc. to provide cloud-based software, licensing, maintenance, and support services in the amount of \$58,318.00/year.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson noted the department is moving away from EnerGov software that does not interface with Henry County, who also uses SAGES software; noted SAGES Software will be utilized throughout the Community Development Department, and will have a cost savings of \$63,000/year.

Motion to approve was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0. (Barber was not present for the vote).

8. Council Consideration of Appointments to the Stockbridge Citizen-Police Advisory Council for a one-year term:

Mr. Nathan Banks - Zone 2 (Police Chief Appointee)

Ms. Judy Neal - Zone 4 (Police Chief Appointee)

Rev. Dr. M. Lavell Sanders - At-Large (Mayor's Appointee)

Ms. Carmen Reese - District 1 (Councilmember Appointee)

Dr. Thomas Smith - District 2 (Councilmember Appointee)

Motion to appoint Nathan Banks (Zone 2) and Judy Neal (Zone 4) was made by was made by Councilmember Gantt; seconded Councilmember Alexander. The motion passed unanimously 5-0.

Motion to appoint Rev. Dr. Lavell Sanders (At-Large) was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Motion to appoint Carmen Reese (District 1) was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Motion to appoint Dr. Thomas Smith (District 2) was made by Councilmember Thomas; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

9. Council Consideration of Appointments to the Stockbridge Planning Commission for a four-year term:

Mr. Stanley Dumas - District 1 (Councilmember Appointee) - Renewal

Mr. Jayden Williams - District 2 (Councilmember Appointee) - Renewal

Ms. Christina Dismuke - District 2 (Councilmember Appointee) - New Applicant

Ms. Trameka Walker - District 5 (Councilmember Appointee)

Motion to appoint Stanley Dumas (District 1) was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed 4-0-1. (Alexander Abstained).

Motion to appoint Jayden Williams (District 2) was made by Councilmember Thomas; seconded Councilmember Barber. The motion passed 4-0-1 (Alexander Abstained).

Motion to appoint Trameka Walker (District 5) was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

10. Council Consideration of Appointments to the Public Facilities Authority for a four-year term:

Ms. Christina Dismuke

No motion was made; no action was taken.

11. Council Consideration of Appointments to the Stockbridge Youth Council Advisory Committee for a two-year term:

Ms. Bonita Adams

Ms. Joc'Quelyn Carter

Ms. Tykera Goins

Ms. Kaitlynn Nash

Ms. Valerie Richmond-Reese

Dr. Thomas Smith

Motion to appoint Bonita Adams, Joc'Quelyn Carter, Tykera Goins, Kaitlynn Nash, Valerie Richmond-Reese, and Dr. Thomas Smith was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Councilmember Barber exited the meeting.

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Dec 19)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Jan 2)
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Jan 2)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Jan 6)
- City Council Meeting, 2nd Monday of each month, January 13th at 6:00 p.m. - City Hall Council Chamber (Jan 8)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jan 10)
- City Council Retreat Meeting, January 8th at 9:00 a.m. – Merle Manders Conference Center 111 Davis Rd. Stockbridge (Jan 13)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (January 14th).
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Jan 21)

- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 21)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Jan 28)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Thomas for the monthly Bingo Bash on Wednesday, January 15th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilman Alexander for the Community Cleanup on Saturday, January 18th from 9am – 11am. Location to be determined.
- Join Mayor Ford for the monthly *Meet the Mayor* on Tuesday, January 28th from 10am – noon at City Hall. Meetings are by appointment.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS

Mayor Ford noted we are in December and encouraged everyone to get caught up on their COVID and flu shots and boosters; and wished everyone a Merry Christmas and happy holiday season with friends and family, and to be safe.

Motion to convene Executive Session for Real Estate matters was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

Councilmember Thomas exited the meeting during Executive Session.

Motion to end Executive Session and sign an Affidavit was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 3-0.

Attorney Washington asked for a Motion to approve the transfer of property: 116 Davis Rd. Stockbridge, GA – Parcel No. S18-0203300 to the Downtown Development Authority for Habitat Humanity to sub-divide and build two affordable homes with a MOU (Memorandum of Understanding) and Development Agreement with the Conditions: 2-car garage, brick frontage, and fencing, and variances to be approved Administratively by the Community Development.

Motion to approve as stated by Attorney Washington was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 3-0.

Councilmember Alexander thanked Henry County and Habitat for Humanity for the collaboration to build affordable housing in the City of Stockbridge.

Motion to adjourn the meeting at 10:18 p.m. was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 3-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



**CITY COUNCIL
HB 581RETREAT
January 8, 2025
9:00 a.m.
SUMMARY MINUTES**

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Frank Milazi, City Treasurer
Quinton Washington, City Attorney

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.

The meeting was called to order at 9:20 a.m. by Mayor Ford.

Invocation by Mayor Ford

Pledge of Allegiance recited by all in attendance.

The City Clerk was asked to proceed with Roll Call. All the members were present except Councilmember Barber and Councilmember Gantt.

Motion to amend the Agenda to add the Amphitheater Presentation was made by Harold Young was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

Motion to approve the Agenda was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

PRESENTATION

1. 2025 Stockbridge Amphitheater Concert Series

Presented by: Harold Young, Amphitheater Consultant

Mr. Young announced that naming rights have been negotiated with VyStar for four years, with the first two years using the name VyStar Amphitheater at the Bridge; and the second two years with the name VyStar Amphitheater.

Councilmember Alexander noted the contract would require City Council approval.

Mayor Ford noted he has reviewed the contract and agrees with the terms.

Councilmember Thomas requested the contract be distributed to the full Council.

Motion to amend the Agenda to add the VyStar Naming Rights Contract was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion passed unanimously 3-0.

Mr. Young referenced the annual Naming Rights contract with the City of Stockbridge and VyStar for four years with the first-year (2025) in the amount of \$300,000 with 3% escalator payments; second-year (2026) in the amount of \$309,000; third-year (2027) in the amount of \$318,270; and fourth-year (2028) in the amount of \$327,818, with a variety of negotiated incentives, and will increase revenue from \$2.6 million per year to \$2.9 million per year, along with other sponsorships that are in the works.

Motion to approve the Amphitheater Naming Rights contract with VyStar was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion passed unanimously 3-0.

Mr. Young announced the upcoming 2025 Concert Series Schedule, noting the artists have agreed to the performances, and that he is awaiting funding from the City Treasurer to finalize the contracts; and noted VyStar has agreed to continue to sponsor city events in addition to the Amphitheater Naming Rights.

Councilmember Alexander noted the County, spearheaded by Commissioner Robinson, has agreed to collaborate with the city for BridgeFest whereas the County would be responsible for all expenses that take place inside of the Amphitheater, and the City would be responsible for all expenses outside of the Amphitheater.

Mr. Gardiner confirmed there has been a discussion of a joint venture with Henry County to include HispaniFest with the County covering a large majority of the cost during BridgeFest.

Councilmember Thomas noted that such an agreement would need to be reviewed and approved by the City Council.

Mr. Gardiner referenced an additional pending sponsorship in the amount of \$250,000 that is currently on the table.

Mr. Young noted Radio One is bringing Praise in the Park to the Stockbridge Amphitheater with sponsorship.

Councilmember Alexander asked staff to look at ways to cool down the surface in the pit area to improve the patron's experience.

Mayor Ford agreed, noting the grassy area has been prioritized for improvements.

Mr. Gardiner noted a pervious surface will help with draining in the grassy area, and that the chairs need to be replaced.

DISCUSSION

2. Georgia House Bill 581 – Statewide Floating Homestead Exemption and FLOST.
Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor
Mr. Wall noted House Bill 581 was signed into law April 18, 2024, and was passed by the voters on Statewide Referendum (HR1022) on November 5, 2024; and noted the City of Stockbridge, McDonough, and Hampton, along with the County need to decide if they will all remain in or opt out, noting the municipality cannot later opt in or opt out, and that all municipalities of their respective county must agree; noted the Board of Education cannot participate in FLOST, and noted the City of Hampton has a frozen exemption. Mr. Wall noted Locust Grove does not currently offer Homestead Exemption and that according to the Henry County Tax Commissioner, Michael Harris, they are not eligible to participate. However, it was noted that the city's Attorney, Andy Welch is contesting that decision due to the fact that it would disqualify the City of Locust Grove from participating in FLOST.

Councilmember Alexander noted GMA supports HB581.

Mr. Wall reviewed a Summary of HB581 as follows:

During the final week of the 2024 legislative session, four separate bills were consolidated: House Bill 581 (HB 581). This comprehensive legislation introduces significant changes to property taxes and local sales tax options aimed at reducing the reliance on property taxes by shifting some of the tax burden to sales taxes. Specifically, HB 581:

- 1. Establishes a floating homestead exemption for property taxes tied to inflation.*
- 2. Creates a new Floating Local Option Sales Tax (FLOST), a 1% sales tax that functions similarly to a LOST (Local Option Sales Tax) but replaces property tax revenue with sales tax revenue.*
- 3. Simplifies the process for calculating and adopting property tax millage rates and rollback millage rates.*

HB 581 required approval through a statewide Constitutional Amendment, which was on the ballot in November 2024. The amendment passed with 63% of the vote (3,087,240 votes in favor and 1,818,724 votes against).

The legislation allows local governments to opt out of the new homestead exemption between January 1, 2025, and March 1, 2025. If a government takes no action, it is automatically included in the exemption. After March 1, decisions to opt in or out are permanent—local governments that do not opt out will retain the exemption indefinitely, while those that opt out will be permanently excluded.

How Does the New Homestead Exemption Work?

The new floating homestead exemption ties the assessed value of a property to the annual Consumer Price Index (CPI) rate, limiting the increase in taxable value to the rate of inflation. Here's an example:

A house valued at \$250,000 in Georgia is assessed at 40% of its market value for property tax purposes. This means the assessed value of the house is \$100,000 ($\$250,000 \times 40\%$). Under HB 581, the base year for the homestead exemption is set as the assessed value in 2024. If, in 2025, the tax assessor determines the house's fair market value has increased by 10%, the new market value would be \$275,000 ($\$250,000 + \$25,000$). At 40%, the assessed value would rise to \$110,000 ($\$275,000 \times 40\%$).

However, under HB 581, the increase in assessed value is limited to the annual inflation rate. Assuming inflation in 2025 is 3%, the allowable increase would be \$7,500 ($\$250,000 \times 3\%$), resulting in a new market appraised value of \$257,500. At 40%, this gives a new assessed value of \$103,000 ($\$257,500 \times 40\%$).

The \$7,000 difference between the \$110,000 assessed value and the inflation-adjusted \$103,000 would be added to the homestead exemption. This means the homeowner would be exempt from property taxes on the \$7,000, resulting in savings and further reducing their tax liability due to the City.

This formula is applied annually, increasing the homestead exemption amount year over year. When a property is sold, the homestead exemption resets, and the new owner begins the process again based on the updated assessed value.

While this exemption benefits homeowners, it reduces the growth of the tax digest from residential properties, shifting the tax burden to other property classes, such as commercial, industrial, and multi-family properties.

How Does the FLOST Work?

Each of Georgia's 159 counties is eligible to implement a new 1% sales tax, known as the Floating Local Option Sales Tax (FLOST), to offset property taxes. However, this option is contingent on the county and all its municipalities choosing not to opt out of the new floating homestead exemption. The FLOST is exclusively available to cities and counties and does not apply to schools.

Unlike other sales taxes that require the full 1% rate, the FLOST can be levied in increments as small as 0.05%. The revenue generated from the tax is shared between the county and its cities based on population distribution.

FLOST does not generate new revenue; rather, it replaces property tax revenue in the same way as the Local Option Sales Tax (LOST). FLOST functions as an alternative to property taxes, shifting the revenue source from property owners to a broader base through sales taxes.

FLOST differs from LOST in several keyways. While LOST operates on a 10-year cycle with renegotiations between the county and its cities, FLOST is limited to a 5-year term. To renew FLOST after the initial term, the following process is required:

1. *A new local act must be approved by the county's legislative delegation, passed by the General Assembly, and signed by the Governor.*
2. *A new intergovernmental agreement (IGA) must be executed between the county and all its cities.*
3. *The renewal must be approved by voters in a referendum.*

If the FLOST renewal fails, the city will lose a critical source of revenue. Since FLOST is designed to replace property taxes, the City will need to increase its millage rate to make up for the loss, placing the burden back on property owners.

Current Homestead Exemptions in the City

The City currently provided the following homestead exemptions:

Every resident with a homestead exemption gets \$10,000.

Residents with a homestead property 62 or older with a septic system gets \$15,000

Should the City Opt Out?

Stockbridge's 2024 gross tax digest was \$1.952 billion. Residential property was \$1.251 billion or 64%. (That is very highly concentrated.) The value of all homestead property is hard to determine. The City has not had a homestead exemption before because it just started levying property taxes. Some percentage of that \$1.224 billion will be eligible and apply for homestead exemptions. Henry County's homestead property in the City is \$425 million. The County homestead exemption is \$15,000. The City's \$10,000 exemption is 66% of that. So, 66% of \$425 million = \$283 million. If in 2025, the tax assessor raised the values by 8%, the homestead property would be worth \$306 million. If inflation is 2.5%, the new Floating Homestead Exemption would only allow the City to tax at \$290 million. (\$283 million x 2.5%). So, the homestead exemption would increase by the difference between \$306 million and the amount tied to inflation of \$290 million or \$16 million. That increased exemption times your millage rate of 3.77 mills would total \$60,320.

Conclusion

In my opinion, the cost to the city is not so great that it would be prohibitive, and the City does not have to opt out. Furthermore, it is an opportunity cost and not money out of the city's coffers that it has now. Lastly, there is no cap on the City's millage rate in its charter (like a School Board limited to 20 mills or some cities with a millage rate cap) and the city has the option to raise its millage rate if it needs to.

Mr. Wall noted LOST (Local Option Sales Tax) = .01 and FLOST (Floating Local Option Sales Tax) - .05 and recommended the City of Stockbridge remain in with a FLOST, noting this action only affects homestead exemption properties.

Mr. Gardiner noted the last SPLOST that was on the ballot in Henry County passed by a very close vote due to the lack of knowledge by the voters, and agreed the City should remain in, educate voters on the FLOST, and noted ACCG also supports HB581 and wants everyone to remain in with a FLOST.

Mr. Wall noted voters must approve the 5-year FLOST and the municipality must go back to the Georgia Legislature for a renewal and place on the ballot for a vote.

Mr. Gardiner noted the County's position is to use the 2020 Census numbers that would not include the 7,000 residents annexed into the City of Stockbridge post-census; however, the City of Stockbridge would be responsible for services for those residents, not the County, noting this is not project based, but rather a relief to the homeowners.

Mr. Milazi noted the importance of educating homeowners regarding homestead exemption and how revenue affects services that residents are expecting.

The Council disagreed with the County's position of using the 2020 Census numbers and respectfully request the County should use 2023 numbers following the annexation of 7,000 new residents into the city.

Mr. Wall noted the next steps would be for the Mayor to sign a formal letter to remain in.

Mayor Ford thanked Mr. Wall for his due diligence and solid financial advice to the city, noting the advice given led to the Amphitheater being paid off in August of 2025.

Mr. Gardiner noted approved SPLOST monies are being used to pay off the Amphitheater; referenced the proposed TAD, a \$315 million dollar project that will go to roads and infrastructure inside the Tax Allocation District, and referenced the Special Tax District where the city is working with John Ernst for projects such as the Performing Arts Center and Youth Center that won't be paid by residents, and instead monies are set aside from the Special Tax District; noted the Western Parallel is underway and will be ripe for commercial development; noted the County supports the TAD, referencing a Fire District concern, and that the TAD is being placed on an upcoming Board of Commissioner's Agenda; noted the new School Board Superintendent understands and supports the TAD; noted HB581 will be further discussed in a joint meeting in Macon on January 13th; and the city will educate the public with town hall meetings.

Mr. Milazi noted homestead can be beneficial to the city, however, it is crucial that the city have various funding sources for city projects and not place a financial burden on the city's general fund.

NEW BUSINESS

3. Code Enforcement Action Plan and Allocation

Presented by: Richard Godfrey, Assistant Police Chief

Assistant Chief Godfrey presented the Code Enforcement Comprehensive Plan noting the report outlines the progress, ongoing efforts, strategic goals, objectives, action steps, and resource requirements of the Code Enforcement Division; noted by addressing current challenges and identifying opportunities for improvement, and that the department aims to

enhance operational efficiency, foster community trust, and ensure compliance with municipal codes.

Assistant Chief Godfrey noted the Code Enforcement Department consists of (3) three officers covering Zone 1, 2, 3 & 4; reviewed Goals, Objectives, and Action Steps: 1 – Implement Routine Neighborhood Patrols by Zone/Council District. 2 – Conduct Code Compliance Blitzes. 3- Expand Coverage through Rotating Shifts (with rotating weekend shifts that began last weekend). 4 – Enhance Training for Code Enforcement Officers. 5 – Public Information Campaign. 6 – Integrate with Police Department Electronic Systems, noting the police department did piggyback off of the Henry County Records Management system in 2022, however, the program has limitations, noting the city of Stockbridge is using EnerGov, and the County is using Sages. 7 – Implement a Citizen-Friendly Code Enforcement System. Assistant Chief Godfrey noted the city's Code Enforcement wants to fully implement See/Click/Fix and utilize to its fullest capabilities; and noted the department is working on the homeless encampments where surprisingly, homeless individuals have smart phones, and that for the most part, homelessness is a lifestyle choice. 8 – Increase Staffing for Geographical Coverage. 9 – Establish a Code Enforcement Management Position.

Assistance Chief Godfrey reviewed Code Enforcement Department Accomplishments: 1. Zone Realignment. 2. Strategic Neighborhood Patrols. 3. Enhanced Reporting System. 4. Operational Adjustments. 5. Homelessness and Business Blitzes. 6. Collaborative Partnerships. 7. Enhanced Operations. Noted additional resources are needed: Code Enforcement Manager and an additional Code Enforcement Officer.

Councilmember Alexander asked Assistant Chief Godfrey if it is customary to use spray and/or batons when encountering homeless encampments; and noted support of the blitzes and requested the outcome and results of the blitzes to be included in the reporting; and asked that the Code Enforcement operations numbers be reported that were pre-pandemic.

Assistant Chief Godfrey confirmed he would retrieve the data from the Community Development Department where the Code Enforcement Division was during that time and report the information back to the Governing Body.

Councilmember Alexander noted the Council is seeking zero tolerance, noting the behavior of violators has not moved under the Police Department and needs to see results, noting the repeated violations along N. Henry Blvd. with damaged signage, the uncut grass on the Bank of America hill on Hudson Bridge Rd., trees down for more than six months, the car wash near Banks Rd./Rock Quarry and the boarded up hotel on Hwy.138 are abandoned eyesores, noted a tractor trailer parked in the right-of-way on Jodeco Rd. and commercial vehicles parked in residential neighborhoods are problematic, noting the Code Enforcement Department needs to be more proactive.

Councilmember Thomas noted the Code Enforcement Strategic Plan as presented looks good on paper, and expressed concern regarding the implementation; referenced the pop-up food

truck that is set up every weekend in the Chevron parking lot at the corner of Hwy. 138 and N. Henry Blvd.

Assistant Chief Godfrey noted the business owners need to be educated regarding the permit requirements and what is and is not allowed on their properties.

Mr. Gardiner noted there is \$150,000 in the FY2025 Budget for Nuisance and Abatement efforts in coordination with Chief Wells and the city's Building officials who have oversight, and noted the city is seeking a demo order for the property on Wilson by the end of the month.

Councilmember Thomas noted there needs to be a formal policy document outlining clarity for Code Enforcement processes and procedures; asked that the No Litter signage throughout the city either be cleaned or replaced; referenced a litter campaign coming forward involving girls scouts and boy scouts in the schools to educate about litter in coordination with the city's Stormwater department; noted receptacles were removed in strip malls, and as a result, patrons have nowhere to throw away trash, referenced loose panels on commercial buildings that need to be addressed and the carwash at Tye Street and N. Henry Blvd. has numerous violations; and referenced the furniture dumped in the rear Vape shop in the Food Depot plaza.

Assistant Chief Godfrey noted the Vape shop closed approximately three weeks ago.

Councilmember Thomas stated his concern is that Code Enforcement has been under the direction of the Police Department for two years and the only difference is to add a Manager position, and that the government should work every day to make everything more efficient; noting the Plan is a good document and wants to see it implemented.

Mr. Gardiner stated the goal is to implement and update the Council in six (6) months; and noted again that all employees driving city vehicles are to address or report issues they see, not just Code Enforcement, and believes the Council will see a more robust collaboration.

Councilmember Alexander noted the City Council passed a Commercial Code Enforcement Fee Schedule and asked about the status of the Keep Stockbridge Beautiful Committee.

Ms. Holiday noted the City Council approve the committee as requested by the former Economic Development Director, Kim Allonce, and that the new Director has the committee on hold for now.

Mr. Gardiner noted the program will move forward.

Councilmember Alexander inquired about a Blight Tax and what is required to implement.

Mr. Gardiner noted the residential or commercial property must be vacant for a year and must be assessed based on the current millage rate and follow the process of selling or demolition.

Councilmember Alexander referenced the Model Ordinance from Sandy Springs regarding Sunset Dates which gives businesses a timeline to come into compliance and asked Attorney Washington to present the ordinance to the Council.

Attorney Washington noted Legal will be working with the Community Development Department to re-draft the Code due to the growth, adjudication matters, there needs to be a major re-write, and to also empower the Municipal Court to deal with Blight Tax fines.

Councilmember Alexander inquired about assigning a distance limit for Vape Shops as is done for other establishments in the city to prevent saturation, and to review the code as it relates to the distance requirements to include the radius for businesses in the County.

Mayor Ford noted his support of the Code Enforcement Plan and wants to give the Police Department an opportunity to implement and provide the results to the Council.

Councilmembers Alexander and Thomas agree there needs to be results and changes in behavior.

Adjourn

Motion to adjourn the meeting at 12:00 p.m. was made by Councilmember Thomas; seconded by Mayor Pro Tem Berry. The motion passed unanimously 3-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



YCAE

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Ayesha Gambles

Occupation: Senior Tax Analyst Employer: Stellantis Financial Services

Home Address: [REDACTED] City: Stockbridge Zip: 30281

Home Phone: [REDACTED] Home E-Mail: [REDACTED]

Work Phone: [REDACTED] Work E-Mail: [REDACTED]

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business, located within the city limits of Stockbridge (if applicable)

[REDACTED]

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Citizens Police Council & or Youth Advisory
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ³ ____ Years ³ ____ Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain: _____

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I already serve on the HOA Board for my Community. We recently have had a number of safety concerns, and I feel it is imperative if I am going to live in a community and feel safe that I get involved.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Citizens Police Council
Youth Advisory Council

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

eSigned via SeamlessDocs.com
Ayesha Gambles
Key: 6403918a-1b50-4d79-e3b1-40da07c33338

Signature

Ayesha Gambles

Printed Name

12-11-2024

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov



Where Community Connects

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- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Georgia McIntyre

Occupation: Public Health/ Workforce Employer: Centers for Disease Control and Prevention

Home Address: 204 Dax Dr City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail: [REDACTED]

Work Phone: [REDACTED] Work E-Mail: [REDACTED]

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

N/A

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Youth Council
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 11 Years 6 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☒ Yes ☐ No If yes, please explain:

- My college age daughter is currently doing an internship for the HR department at City Hall (A. Simone McIntyre).

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

My daughter participated in the Youth Council Program during high school, which helped to shape her future. I'm familiar with the program and now that I have more free time on my hands I would like to contribute in making a positive impact in the community. I also have a natural passion for service.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Keeping Stockbridge Beautiful Board

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

eSigned via SeamblesDocs.com
Georgia McIntyre
Key: 6403918a-1b50-4d76-83bd-40da07c3c558
Signature

Georgia McIntyre

Printed Name

08-27-2024

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov



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APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Candis L. Jones

Occupation: Technical Assistance Consultant Employer: National Adoption Adoption Association

Home Address: 144 North Main Drive City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail: [REDACTED]

Work Phone: () Work E-Mail: [REDACTED]

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

BrighterMind Consulting, LLC - 144 North Main Dr., Stockbridge, GA

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Youth Council Advisory Committee
If applying for the Main Street Advisory Board, which position? _____
(see positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ⁷ ____ Years ¹ ____ Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

In 2023, I retired after 26 years of service with the Georgia Department of Family and Children Services. Prior to my departure, I served as the State's Director of Independent Living Services wherein I was responsible for overseeing, policy development, service provision, and advocacy for youth in foster care ages 14-21. I helped to develop the states current Youth Advisory Board, and their first ever Youth Engagement Collaborative. Working with and servicing youth has been my passion since the age of 23, having served youth in my community, church, and eventually through my employment. I believe in the authentic engagement of youth, and want to lend my knowledge, experience, and ongoing passion to uplift the youth with my beautiful community, the City of Stockbridge. I've governed budgets in excess of

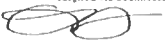
- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Citywide Development Authority, and Planning commission

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.


eSigned via SeamlessDocu.com
Key: 1415153c-31e-4081-8411-034901a37556

Signature

Candis L Jones

Printed Name

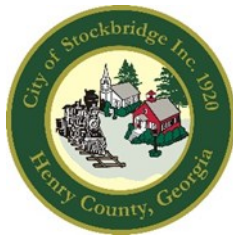
01-06-2025

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov



City of Stockbridge

AGENDA ITEM

MEETING DATE

JANUARY 13, 2025

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

SPECIAL USE PERMIT CASE #SP-2024-02. Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres. The existing 12,500-square-foot building would be renovated and the proposed liquor store would occupy the entire building. The Planning and Zoning Staff recommended approval in its staff report. City Council previously awarded the applicant a lottery liquor license through the lottery process, which expires in late November.

BACKGROUND INFORMATION:

At the Planning Commission meeting on September 19, 2024, the Board members had a split vote, with one member absent. The Zoning Attorney stated that the PC Bylaws allow the case to be "continued" to the next meeting for another vote, when the full PC Board may be present. The Board therefore agreed to a deferral until their next meeting on October 17, 2024. At the October 17 meeting, the Planning Commission did not reopen the case, but voted to approve this case in a split vote, 4-1. Then on November 12, 2024, the City Council held a public hearing, then voted to defer the case for a minimum of 60 days when it was noted that a Stop Work Order and citation had been placed on the property after the developer had begun site work without the appropriate permits. The applicant appeared in Municipal Court on December 20, 2024 and paid the fines for four City Code violations.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

SP-2024-02 FOR 106 ROCK QUARRY ROAD.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

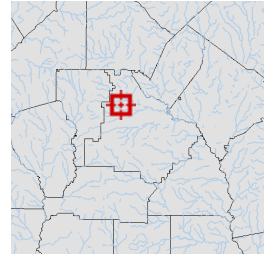
Staff Signature_____



Henry County, GA



Overview



Legend

- Parcels
- Roads

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

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

Date created: 8/20/2024

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

Developed by Schneider
GEOSPATIAL



Special Use Permit Application Form

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

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

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

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

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

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

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

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

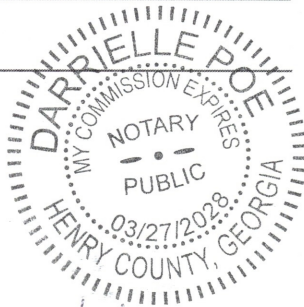
Witness Signature

NIRAL PATEL 08/02/2024

Printed Name of Witness

Notary

NOTARY STAMP:



8/2/24

Signature of Applicant

GIRISHKUMAR PATEL 08/02/2024

Printed Name of Applicant

Signature or Agent

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

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

Pre-application meetil4g: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature:_____Date: _____

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

To Stockbridge City Planning and Zoning Department,

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

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

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

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

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

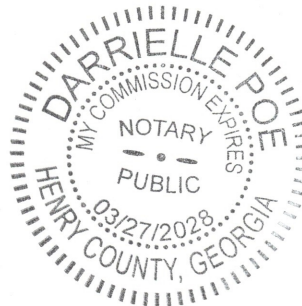
Thank you for your attention to this matter.

Sincerely,

G. R. Patel

Girishkumar Patel
Owner, Rock Quarry G LLC and GRP LLC

Darrielle Poe



8/2/24

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

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

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

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

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

Signature: _____ Date: 08/02/2024

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

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

Company/law firm (if applicable): _____

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

559 MARIPOSA LN, MCDONOUGH, GA 30253

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

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

Signature of Notary Public

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

Ashley Brayton

Printed Name of Notary Public

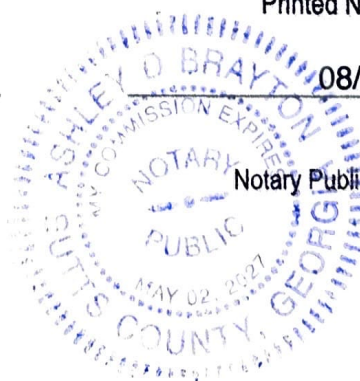
08/02/2024

Date

08/02/2024

Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

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

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

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

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

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

Loren Pierce - Property Owner
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

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



[Signature]
Notary Public

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

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

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

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

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

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

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

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

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

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

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

Company/law firm (if applicable): _____

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

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

G. R. Patel

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

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

08/02/2024

Date

Danielle Poe

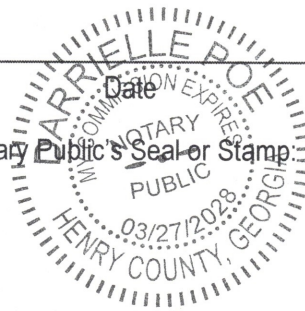
Signature of Notary Public

Danielle Poe

Printed Name of Notary Public

08/02/2024

Notary Public's Seal or Stamp



Applicant Campaign Disclosure Form

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

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

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

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

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

GIRISHKUMAR PATEL

Applicant's Name - Printed

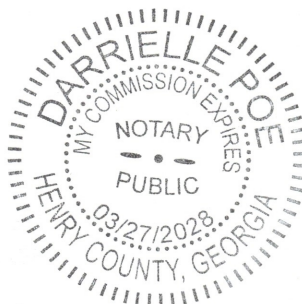
G. R. Patel

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

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



8/2/24

[Signature]
Notary Public

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

EXHIBIT "A"

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

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

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

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

Scope of Work and Project Timeline:

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

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

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

Security and Safety Measures:

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

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

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

Community Engagement:

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

Compliance and Reporting:

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

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

Sincerely,

Girishkumar Patel

Girishkumar Patel

Owner, GRP LLC

CITY OF STOCKBRIDGE

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

August 2, 2024

Mr. Girishkumar Patel
559 Mariposa Ln
McDonough, Georgia 30253

RE: Parcel No. S33-01011001

Dear Mr. Patel,

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

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

Please let me know if you have any further questions.

Sincerely,



Decius T. Aaron
Public Works Director

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

DTA:da

Henry County, GA

Summary

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

Exemptions:

Owners

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

Valuation

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

Exemptions:

Assessment Notices 2024

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

Land Information

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

Buildings

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

Miscellaneous Data

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

Sales Information

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

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

F

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

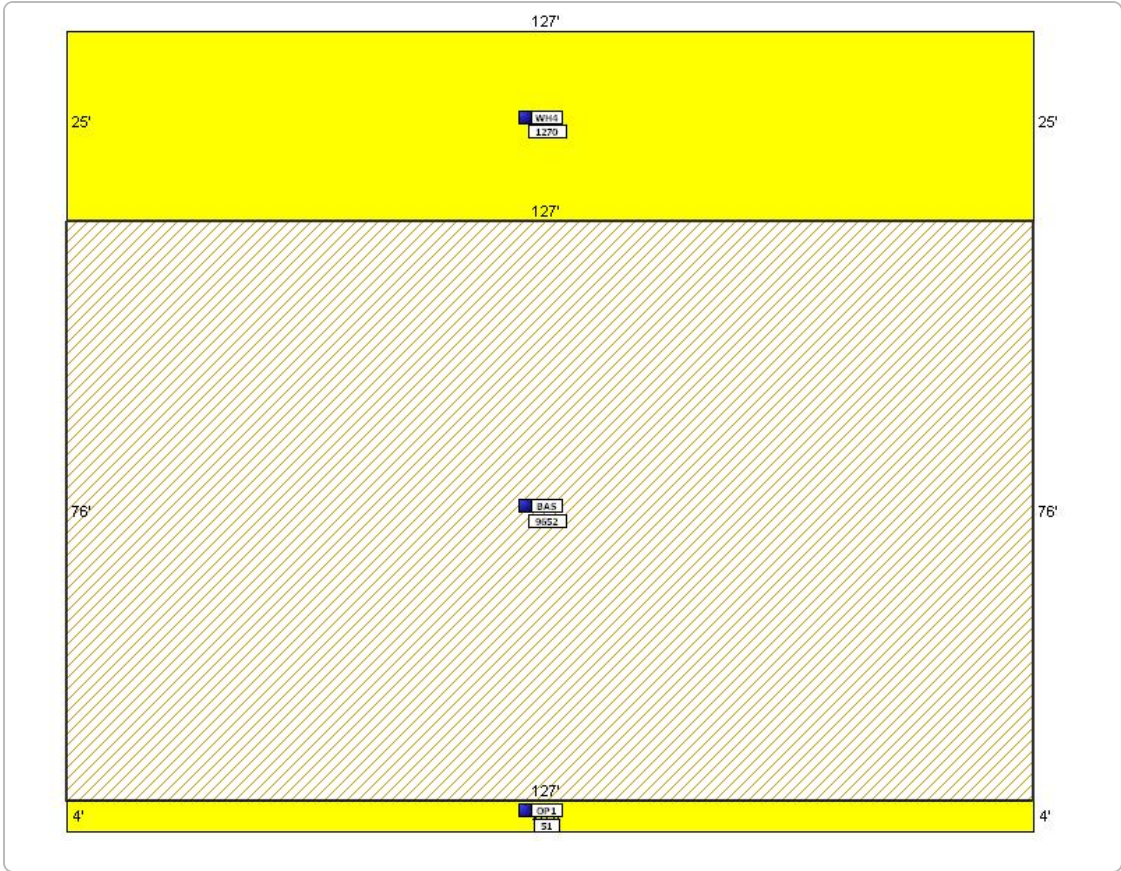
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels
0

Sketches



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

[Contact Us](#)



**SUP APPLICATION # SP-2024-02
FILED BY GRP LLC**

**FOR PROPERTY LOCATED AT:
106 ROCKQUARRY RD.
STOCKBRIDGE, GA 30281**

**AMENDED PRESERVATION OF CONSTITUTIONAL RIGHTS AND OBJECTIONS
RELATED TO SUP APPLICATION FILED BY GRP LLC**

GRP LLC (“GRP”) filed an application seeking a Special Use Permit (“SUP Application”) with the City of Stockbridge regarding property it owns in the City of Stockbridge, GA (the “Property”). The SUP Application filed by GRP seeks approval to use the Property for the purpose of operating a retail store which will sell beer, wine and distilled spirits in unbroke packages (“Package Store”). The SUP Application process requires that an applicant seeking the issuance of an SUP for a Package Store appear before the City’s Planning Commission and, thereafter, the City Council (collectively referred to herein as “the City”) for approval. It is unknown at this time what action either the Planning Commission or the City Council will take regarding the SUP Application. However, it is possible that the City may deny the requested SUP; or the City Council may grant approval of the SUP in part but impose conditions on such approval. Any prior or future action taken by the City that fails to approve the SUP Application as requested by GRP LLC would amount to conduct by the City in violation of GRP’s constitutional rights under both State and Federal law. To preserve its right to assert violations of either the Georgia or Federal Constitutions should the SUP Application be partially denied or granted with conditions not requested or agreed to by GRP, GRP asserts the following Constitutional Objections for the record and provides Ante Litem Notice of potential legal action should the SUP Application not be granted in full as requested in the Application:

1.

The provisions of the City of Stockbridge Code of Ordinances, facially and as applied, which require that the Property adhere to any condition, zoning category, classification, district, development standard, or use other than what is proposed by GRP LLC in the SUP Application, are unconstitutional as they would violate GRP's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

2.

Any application of the City of Stockbridge Code of Ordinances, either facially or as applied, to the subject Property, which requires that the Property, or the use thereon, adhere to any condition, zoning category, classification, district, development standard or use other than what is proposed by GRP LLC in the SUP Application, is unconstitutional, illegal, null and void, constitutes a taking of the GRP's Property in violation of: Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; the Fifth Amendment to the Constitution of the United States; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment of the Constitution of the United States because such action denies the Applicant an economically viable use of its land without substantially advancing a legitimate state interest.

3.

A denial of the SUP Application or the approval of the Application with conditions to which GRP LLC does not consent would be unconstitutional pursuant to the "Takings Clause" of the

Fifth Amendment to the Constitution of the United States and the “Just Compensation Clause” of the Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983. Such action would also violate Article I, Section I, Paragraph I of the Constitution of the State of Georgia 1983. Any application of the City of Stockbridge Code of Ordinances, either facially or as applied, to the subject Property, which requires that the Property, or the use thereon, adhere to any condition, zoning category, classification, district, development standard or use other than what is proposed by GRP LLC in the SUP Application, is unconstitutional and would amount to a taking of GRP’s property subject to the payment of “just compensation” to GRP LLC by the City.

4.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent would be an arbitrary, capricious and unreasonable act without any rational basis, thereby, constituting an abuse of discretion in violation of: Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983; Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

5.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent would amount to arbitrary, capricious and unreasonable discriminatory action in a manner which treats the owners of similarly situated property differently than Applicant and would be in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Fifth and Fourteenth Amendments to the Constitution of the United States. In the event that the City of Stockbridge

grants an SUP that is subject to conditions which are different from the conditions requested by GRP LLC in the SUP Application, to the extent such different conditions imposed on GRP LLC would have the effect of further restricting GRP's use of the Property, then such actions of approval by the City of Stockbridge would be arbitrary, capricious, discriminatory, unreasonable, and would result in the zoning of GRP's Property to an unconstitutional classification in violation of each of the provisions of the State and Federal Constitutions as set forth in the preceding paragraphs.

6.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent which is based on community opposition or information not contained in the record for the Application would be unjustified and would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983. Moreover, GRP LLC objects to any comments, including testimony or opinions, made by any member of the public, including City staff or officials, business owners, community members, or any other people, during public hearings related to GRP's SUP Application if, during the hearing(s), said individuals (a) do not demonstrate that he or she has standing and satisfies the substantial interest-aggrieved citizen test; (b) make comments without first being sworn under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as expert opinion without any or all individuals being qualified as expert witnesses; (e) present evidence and/or make statements that are outside the scope of authority of either the City Council for the City of Stockbridge; and/or (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, biased, and/or lay, nonexpert opinion evidence.

7.

A denial of the SUP Application as requested by GRP LLC or the approval of the Application with conditions to which GRP LLC does not consent would be invalid to the extent that the Stockbridge Zoning Ordinance is deemed unlawful, null and void because its adoption and map adoption and maintenance did not comply with the requirements of its predecessor ordinance and/or the Georgia Zoning Procedures Law, found in O.C.G.A. Section 36-66-1, et seq.

8.

GRP LLC further asserts that, to the extent its Application is denied or approved with conditions to which it does not consent, the Zoning Ordinance of the City of Stockbridge fails to contain adequate standards to guide either the City Council in the exercise of its power to review and render a decision on this Application. The Ordinance fails to provide standards which control the discretion of these governmental bodies and does not provide the Courts with a reasonable basis for judicial review. As a result, the Zoning Ordinance is too vague and ambiguous to provide reasonable guidance, and thereby violates the Fifth and Fourteenth Amendments to the Constitution of the United States and Article I, Section III, Paragraph I, and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983.

9.

To the extent that time limitations are enforced during the presentation and public hearing of the Application which impact the GRP's right to present its case in full, including but not limited to, its ability to make all of its legal arguments, its ability to present evidence and/or testimony in support of its Application, and/or its ability to cross examine evidence or witnesses in opposition to its Application, then such time constraints constitute a violation of the right to free speech pursuant to Article I, Section I, Paragraph V of the Constitution of the State of Georgia of 1983.

Such time limits further constitute a violation of the right to petition and assemble, in violation of Article I, Section I, Paragraph IX of the Constitution of the State of Georgia of 1983; the First Amendment of the Constitution of the United States; and the Due Process Clauses of both the Constitutions of the United States and the State of Georgia, including Article I, Section I, Paragraphs I and II of the Constitution of Georgia of 1983.

10.

GRP LLC objects to any decision by the City of Stockbridge that results in a denial of the Application or approves the Application with a condition or conditions not consented to by GRP, particularly in the event that such decision was made in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated (failure to exhaust administrative remedies) or to the extent that said decision constitutes a violation of any other federal, state or city law or statutory provision. GRP LLC further objects to such decision to the extent that the decision: (1) reaches beyond the constitutional or statutory authority afforded to the City; (2) was made in violation of or contrary to the procedures governing SUP applications set forth in the City of Stockbridge Zoning Ordinance and in the statutes contained in the Official Code of Georgia; (3) is based on any error of law or is plainly erroneous in light of the testimony and/or evidence produced during the public hearings related to the Application; or (4) is arbitrary or capricious or was manifested by any abuse of discretion or exercise of discretion by any City Official, or by the City Council that is unjustified.

11.

GRP LLC further objects to any decision by the City of Stockbridge that results in a denial of the Application or approves the Application with a condition or conditions not consented to by GRP LLC to the extent that such decision is (a) based, solely or in part, upon inadmissible,

unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (b) based, solely or in part, on ex-parte communication(s), evidence or other information received independently from the hearing(s) on the Application and/or in any other way which failed to afford GRP LLC an opportunity to review or respond to such communications, evidence or information; and/or (c) fails to conform with the Code of Ordinances of the City of Stockbridge, Georgia; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq., and/or any other law of the State of Georgia or the United States of America. In particular, GRP objects to the comments that were raised by the Chairman of the Planning Commission at the September 19, 2024, Public Hearing on the Application including but not limited to his comments and/or questions as to whether or not the City is in need of another package store; whether or not there is data or evidence establishing that the community supports another liquor store; whether or not the addition of 10,000 people who live in the City of Stockbridge requires any additional package store; and his general statements that he does not think that there is a need for another package store, that there is no support for another package store, and that he is against allowing another package store in Stockbridge. Such statements were made without any evidentiary support or data; were merely conjecture and opinion; show a misunderstanding of the interpretation of the relevant laws of the City of Stockbridge by the Chairman and those Planning Commission Members who voted to deny the SUP based on his statements; were not based on the laws of the City of Stockbridge contained in its Zoning Ordinance or Alcoholic Beverage Code; show a bias to and unequal treatment of GRP in its attempts to proceed through the process set forth in the City Code of Ordinances for obtaining an SUP for a retail package store that is legally authorized to operate in the City of Stockbridge; and violate the constitutional rights of GRP in its request for an SUP and alcohol license in the City of Stockbridge. Furthermore, to the extent that the SUP is denied based on these statements

or on any new statements of this kind which are made by either the Planning Commission Chairman or any Planning Commission Member, or by any City Council Member or the Mayor, then such decision (1) reaches beyond the constitutional or statutory authority afforded to the City and are ultra vires; (2) was made in violation of or contrary to the procedures governing SUP applications and alcohol license applications set forth in the City of Stockbridge Zoning Ordinance, in the City of Stockbridge Alcoholic Beverage Code, and in the statutes contained in the Official Code of Georgia; (3) is based on an error of law and is plainly erroneous in light of the testimony and/or evidence produced during the public hearings related to the Application; (4) is arbitrary or capricious and was manifested by an abuse of discretion or exercise of discretion by a City Planning Commission Member, a City Council Member, a City Official or the Mayor; and/or (5) violates the due process and equal protection rights of GRP as such rights are set forth in both the United States and Georgia Constitutions; and (6) should be considered a taking under the “Takings Clause” of the Fifth Amendment to the Constitution of the United States and the “Just Compensation Clause” of the Article I, Section III, Paragraph I of the Constitution of the State of Georgia 1983.

12.

GRP LLC hereby further provides notice, pursuant to O.C.G.A. Section 36-33-5, that it intends to bring a lawsuit against the City of Stockbridge to recover any and all damages it sustains or incurs as a result of any action by the City of Stockbridge to deny the SUP Application, place conditions on the issuance of a SUP which impact GRP’s ability to use the Property as requested in its Application, or unconstitutionally zone the Property. Such damages may include but are not limited to damages related to the diminution of the value of the Property, attorneys’ fees and costs and expenses of litigation.

Respectfully Submitted this 17th day of October, 2024.

BERMAN FINK VAN HORN P.C.

/s/ **Lisa S. Morchower**

Lisa S. Morchower, Esq.
Georgia Bar No. 678238
Counsel for Applicant GRP LLC

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Office Direct Dial: (678) 681-6041
Cell: (770) 826-4441



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

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

DATE: September 19, 2024 & October 17, 2024 (Planning Commission)
November 12, 2024 & January 13, 2025 (Mayor and Council)

Subject: Special Use Permit Case #SP-2024-02 For 106 Rock Quarry Road

I. PURPOSE

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

II. PROJECT INFORMATION

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

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

SURROUNDING ZONING DISTRICTS

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

SURROUNDING FUTURE LAND USE DESIGNATIONS

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

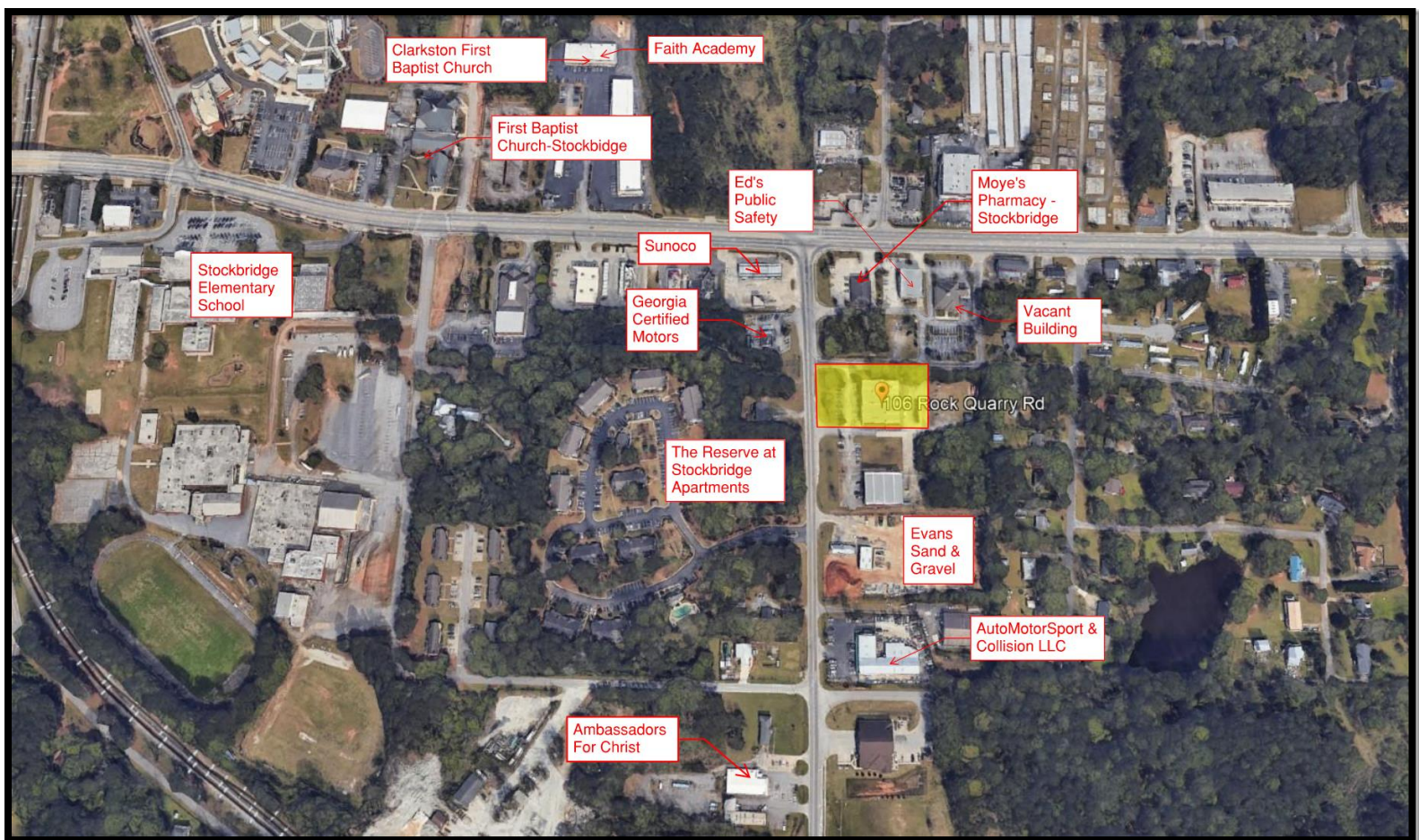
III. FINDING OF FACTS

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

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

IV. MAPS, SITE PLAN, AND RENDERINGS

Vicinity Map of 106 Rock Quarry Road

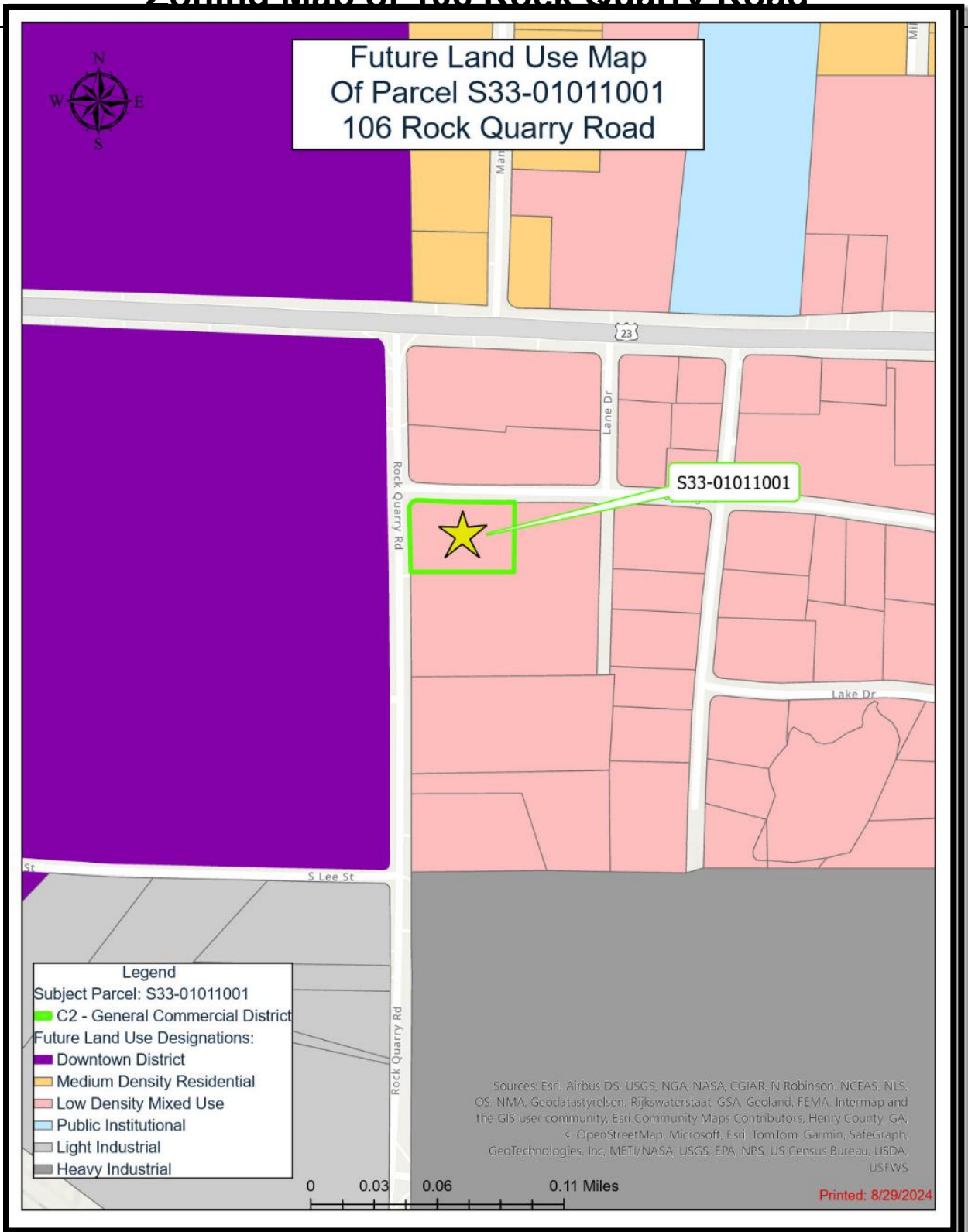


Aerial Photo with Site Plan of 106 Rock Quarry Road

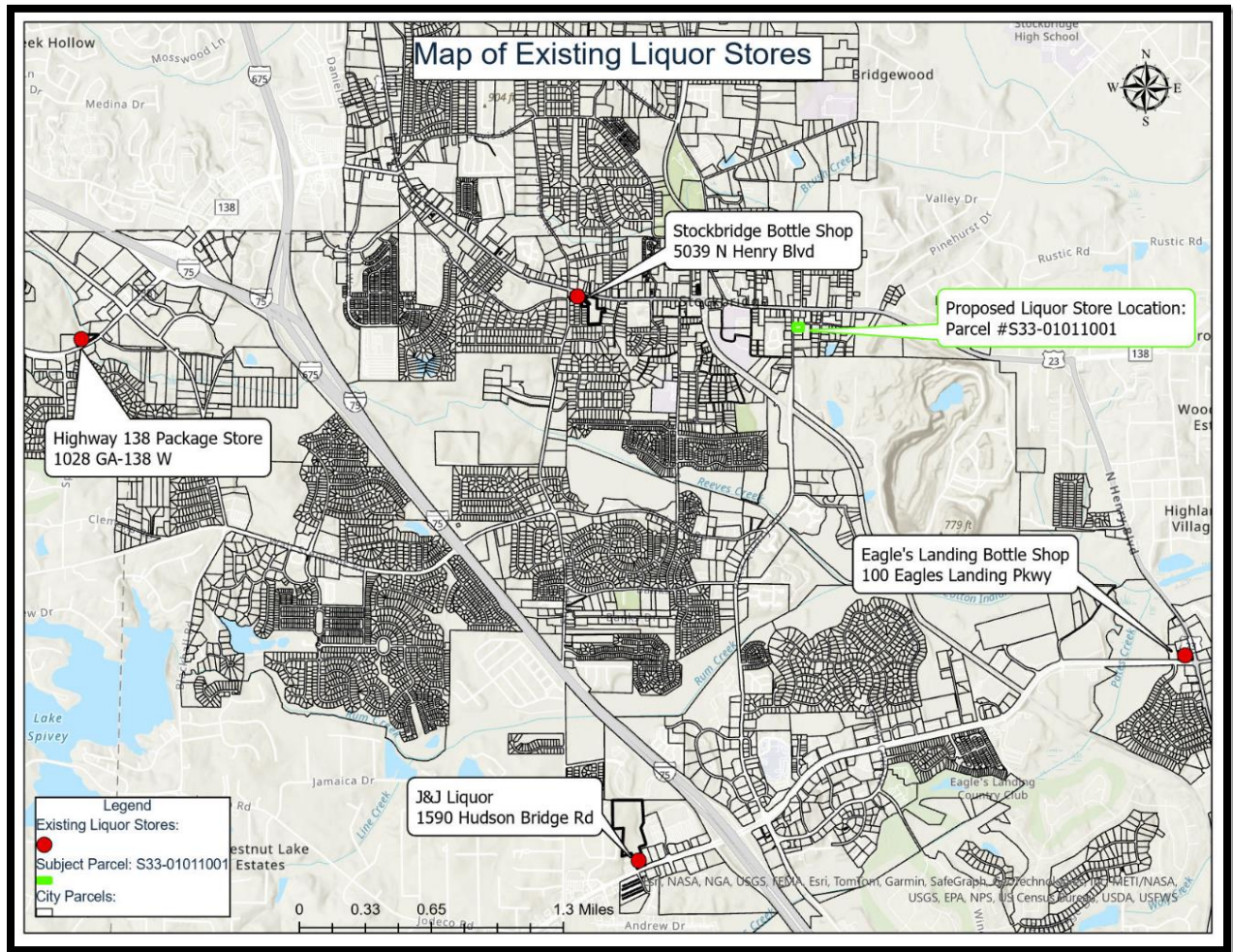


Future Land Use Map of 106 Rock Quarry Road

Zoning Map of 106 Rock Quarry Road



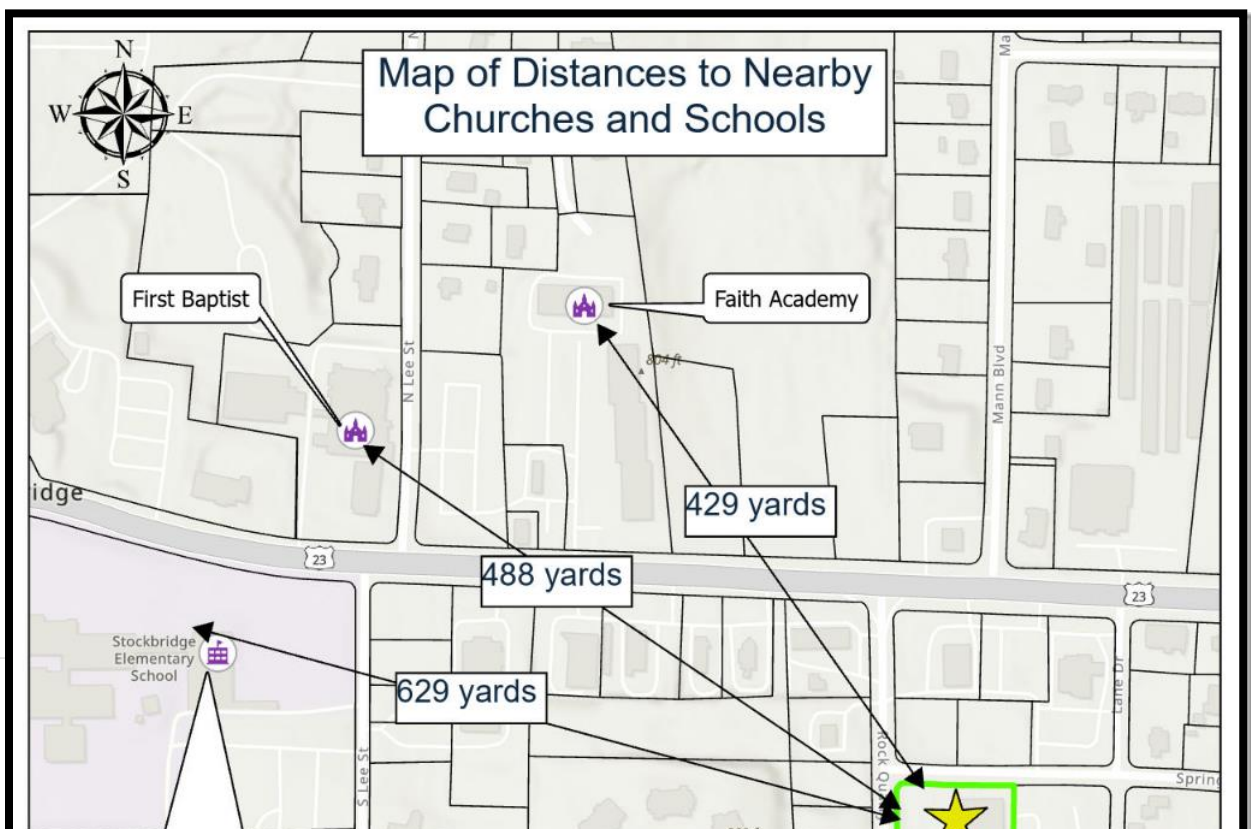
Map of Existing Liquor Stores



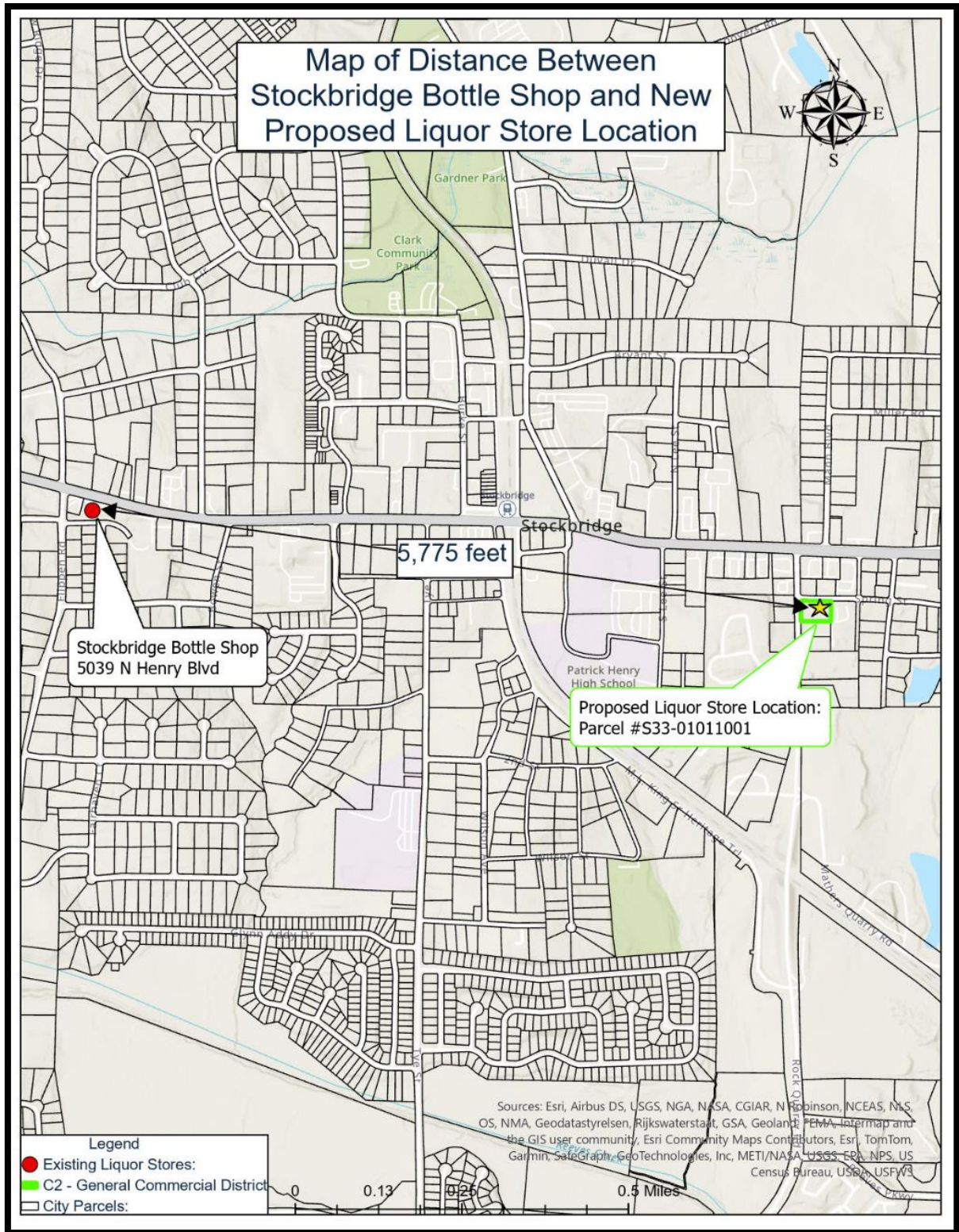
Name of Liquor Store	Stockbridge Bottle Shop	Eagle's Landing Bottle Shoppe	J&J Liquor	Highway 138 Package Store	Stockbridge Wine and Spirits
Address	5039 North Henry Boulevard (Suite C)	100 Eagles Landing Parkway	1590 Hudson Bridge Road	1028 Highway 138 West	106 Rock Quarry Road
Zoning of Property	C-2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

#

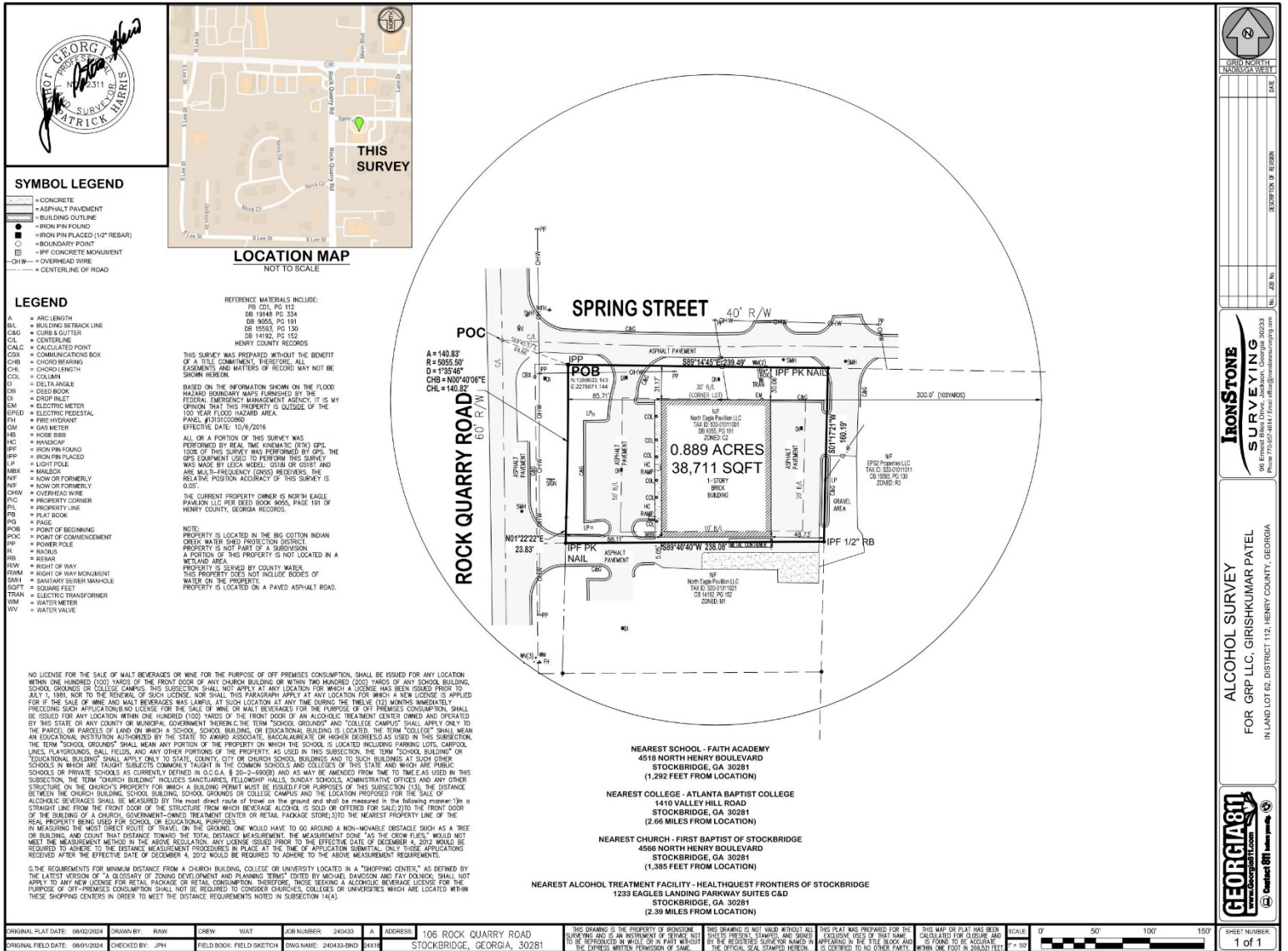
Distance from Proposed Liquor Store to Nearby Churches and Schools



Distance from Stockbridge Bottle Shop to Proposed Liquor Store



Alcohol Survey for Proposed Liquor Store on 106 Rock Quarry Road



Rendering of Proposed Liquor Store on 106 Rock Quarry Road



V. ANALYSIS

Project Description

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

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

UDC Development Regulations Relevant to Request:

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

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

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

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

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

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

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

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

9.04.070 - License—Distance restrictions

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

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

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

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

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

Staff Analysis

ANALYSIS OF REQUEST

9.2.5 Requirements for special use permits.

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

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

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

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

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

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

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

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

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

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

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

9.2.6 Use permit considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. The amount and location of open space

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

7. Protective screening

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

8. Hours and manner of operation

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

9. Outdoor lighting

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

10. Ingress and egress to the property.

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

VI. STAFF RECOMMENDATION

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



#SP-2024-
02 For 106
Rock
Quarry
Road

Mayor and Council:
January 13, 2025

Case Facts

- Applicant: GRP, LLC
- Owner: North Eagle Pavilion, LLC.
- Agent: Girishkumar Patel
- Address of Property: 106 Rock Quarry Road
- Number of Acres: 0.89 +/- acres
- Project Characteristics: There is an existing building with an existing business on the property
- Current Future Land Use Designation: Low Density Mixed Use
- Current Zoning of Property: C-2 (General Commercial)
- Sign Posting: August 21, 2024



Clarkston First Baptist Church

Faith Academy

First Baptist Church-Stockbridge

Ed's Public Safety

Moye's Pharmacy - Stockbridge

Sunoco

Georgia Certified Motors

Stockbridge Elementary School

Vacant Building

The Reserve at Stockbridge Apartments

106 Rock Quarry Rd

Evans Sand & Gravel

AutoMotorSport & Collision LLC

Ambassadors For Christ

VICINITY
MAP



Aerial
Photo with
Site Plan

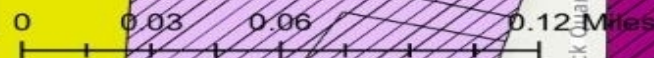
Site Visit on August 21, 2024



Zoning Map Of Parcel S33-01011001 106 Rock Quarry Road



- Legend**
- Subject Parcel: S33-01011001 ★
- OVERLAY DISTRICTS:**
- DV - Downtown Village
 - PMU - Parkway Mixed Use
- CITY ZONING DISTRICTS:**
- C1 - Neighborhood Commercial District
 - C2 - General Commercial District
 - C3 - Heavy Commercial District
 - DT - Downtown
 - HI - Heavy Industrial District
 - LI - Light Industrial District
 - MFR - Multiple Family Residential District
 - MHR - Mobile Home Residential District
 - OI - Office Institutional District
 - SR - Suburban Residential District



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, IN Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Future Land Use Map Of Parcel S33-01011001 106 Rock Quarry Road

23

Lane Dr

S33-01011001



Rock Quarry Rd

Lake Dr

S Lee St

Legend

Subject Parcel: S33-01011001

C2 - General Commercial District

Future Land Use Designations:

Downtown District

Medium Density Residential

Low Density Mixed Use

Public Institutional

Light Industrial

Heavy Industrial

0 0.03 0.06 0.11 Miles

Sources: Esri, Airbus-DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Henry County, GA, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Printed: 8/29/2024

Map of Existing Liquor Stores



Highway 138 Package Store
1028 GA-138 W

Stockbridge Bottle Shop
5039 N Henry Blvd

Proposed Liquor Store Location:
Parcel #S33-01011001

Eagle's Landing Bottle Shop
100 Eagles Landing Pkwy

J&J Liquor
1590 Hudson Bridge Rd

Legend
Existing Liquor Stores:
● Subject Parcel: S33-01011001
■ City Parcels:

0 0.33 0.65 1.3 Miles

Esri, NASA, NGA, USGS, FEMA, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, HERE/ETI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS

Name of Liquor Store	Stockbridge Bottle Shop	Eagle's Landing Bottle Shoppe	J&J Liquor	Highway 138 Package Store	Stockbridge Wine and Spirits
Address	5039 North Henry Boulevard (Suite C)	100 Eagles Landing Parkway	1590 Hudson Bridge Road	1028 Highway 138 West	106 Rock Quarry Road
Zoning of Property	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)	C-2 (General Commercial)
Current Future Land Use Designation	Low-Density Mixed Use	Low-Density Mixed Use	Medium Density Mixed Use	Low-Density Mixed Use	Low-Density Mixed Use
Square Footage	4,268 square feet (estimate)	14,678 square feet	12,299 square feet	10,472 square feet	12,500 square feet
# of Parking Spaces	18 parking spaces (estimate)	76 parking spaces	47 parking spaces	47 parking spaces	40 parking spaces



Name of Liquor Store: Stockbridge Bottle Shop

Address: 5039 North Henry Boulevard (Suite C)

Zoning of Property: C-2 (General Commercial)

Current Future Land Use Designation: Low-Density Mixed Use

Square Footage: 4,268 square feet (estimate)

of Parking Spaces: 18 parking spaces (estimate)



**Name of Liquor Store: Eagle's
Landing Bottle Shoppe**

**Address: 100 Eagles Landing
Parkway**

**Zoning of Property: C-2 (General
Commercial)**

**Current Future Land Use
Designation: Low-Density Mixed Use**

Square Footage: 14,678 square feet

**# of Parking Spaces: 76 parking
spaces**

Name of Liquor Store:
J&J Liquor

Address: 1590 Hudson
Bridge Road

Zoning of Property: C-2
(General Commercial)

**Current Future Land
Use Designation:**
Medium Density Mixed
Use

Square Footage: 12,299
square feet

of Parking Spaces: 47
parking spaces



Name of Liquor Store:
Highway 138 Package
Store

Address: 1028 Highway
138 West

Zoning of Property: C-2
(General Commercial)

Current Future Land Use

Designation: Low-
Density Mixed Use

Square Footage: 10,472
square feet

of Parking Spaces: 47
parking spaces



Zoning History of Property

REZONING ORDINANCE

CITY OF STOCKBRIDGE
STATE OF GEORGIA

ORDINANCE NO. 01-91

AN ORDINANCE FOR THE PURPOSE OF AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF STOCKBRIDGE, GEORGIA

WHEREAS, an application was filed by:

OPM Properties, Inc.

to rezone the property of Loren Pierce, President
located in Land Lot 62, of the 12th District, Henry County, Georgia,
at 106, 108 and 110 Rock Quarry Road
Stockbridge, GA 30281

and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter "property");

WHEREAS, the application seeks to have the property zoned from its current zoning classification of R-3 (Residential)
to C-2 (General Commercial)
for the purpose of: Retail/Warehouse Buildings.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, AND IT IS HEREBY ORDAINED BY THE AUTHORITY THEREOF:

1.

That the above described property is hereby zoned to the C-2 (General Commercial) zoning classification in accordance with the Zoning Ordinance of the City of Stockbridge, Georgia.

2.

That the zoning of the above described property is subject to:

(x) The conditions set forth on Exhibit "A" attached hereto and incorporated herein by reference.
() The terms of Development Agreement attached hereto as Exhibit "B" and incorporated herein by reference.
() If no Exhibit "B" is attached hereto, then the property is zoned without special conditions.

3.

That the official zoning map for the City of Stockbridge is hereby amended to reflect such zoning classification for the property.

4.

The zoning of the property shall become effective the first day of the month following the date hereof.

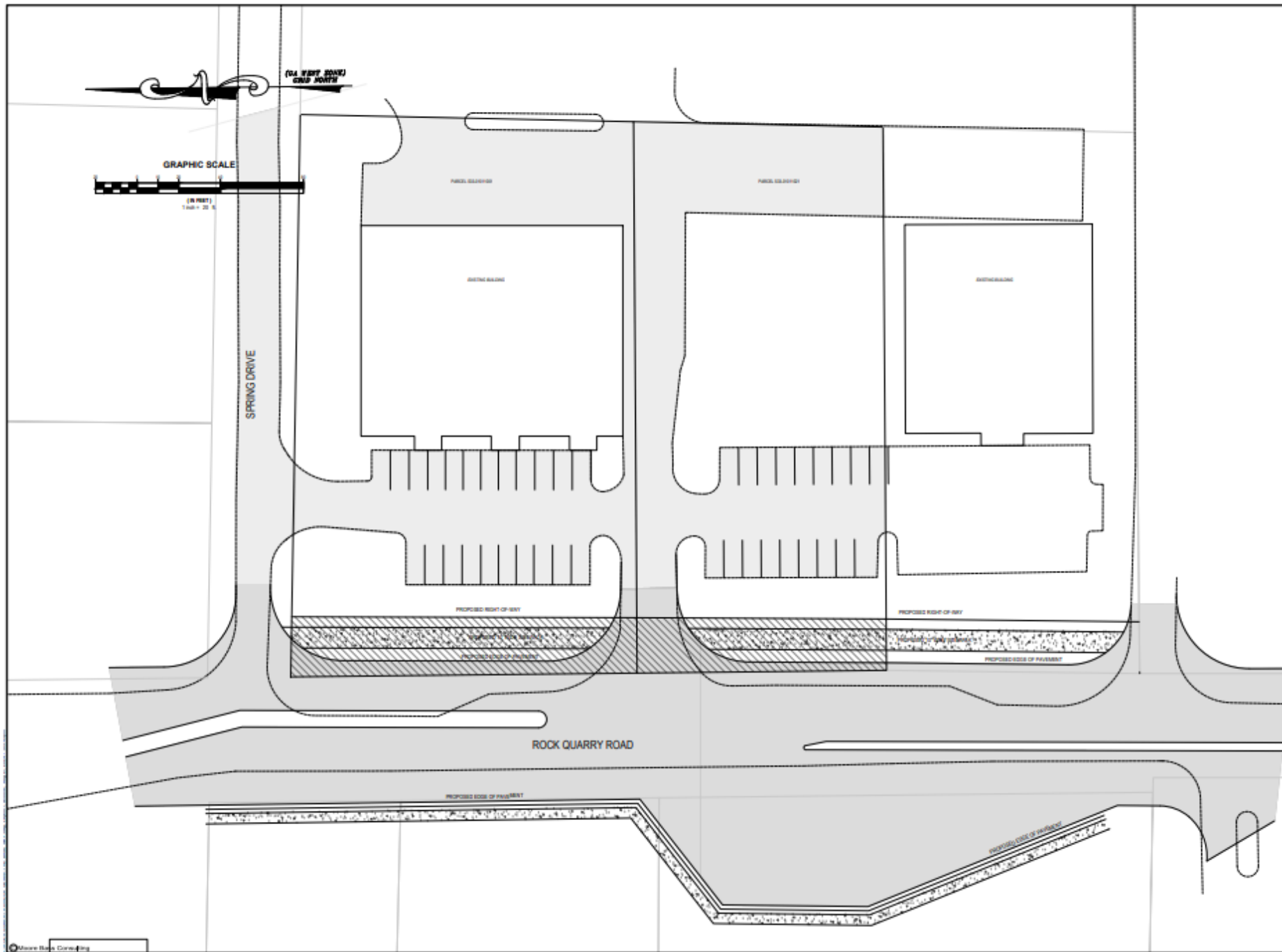
SO ORDAINED by the Mayor and Council of Stockbridge this 29th day of January, 2001 .

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

PROPOSED DEVELOPMENT INFORMATION

Development Information

- GRP, LLC. is applying for a special use permit to convert the 12,500 square-foot building at 106 Rock Quarry Road into a liquor store. The entire space will be utilized, with planned improvements including resurfacing the parking lots, enhancing landscaping, and adding brick façades on all sides. The existing 40 parking spaces will be resurfaced, and security cameras will be installed. The project is expected to be completed by December 25, 2024
- The subject property is zoned C-2 (General Commercial), which allows for a variety of uses, including liquor stores, as specified in Section 2.4.9 of the Stockbridge Unified Development Code. Additionally, any liquor store established on this property must adhere to the development standards outlined in the Stockbridge Unified Development Code.



Moore Bass Consulting, Inc.

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- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Planning

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1305 Keys Ferry Court
McDonough, GA 30253
770.814.9996

PROJECT NAME	ROCK QUARRY ROAD COMMERCIAL STOCKBRIDGE, GA
CLIENT NAME	GIBBS/INMAR PATEL
DATE	08/14/2014
CONTRACT #	004
CREATED BY	SSM
REVISIONS	NO REVISIONS
DESIGNED BY	SSM
CHECKED BY	SSM
APPROVED BY	SSM
SCALE	AS SHOWN
SHEET TITLE	SITE PLAN
SHEET	1.0



Stockbridge
WINE & SPIRITS

UDC Development Regulations Relevant to Request

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

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

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

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

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

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

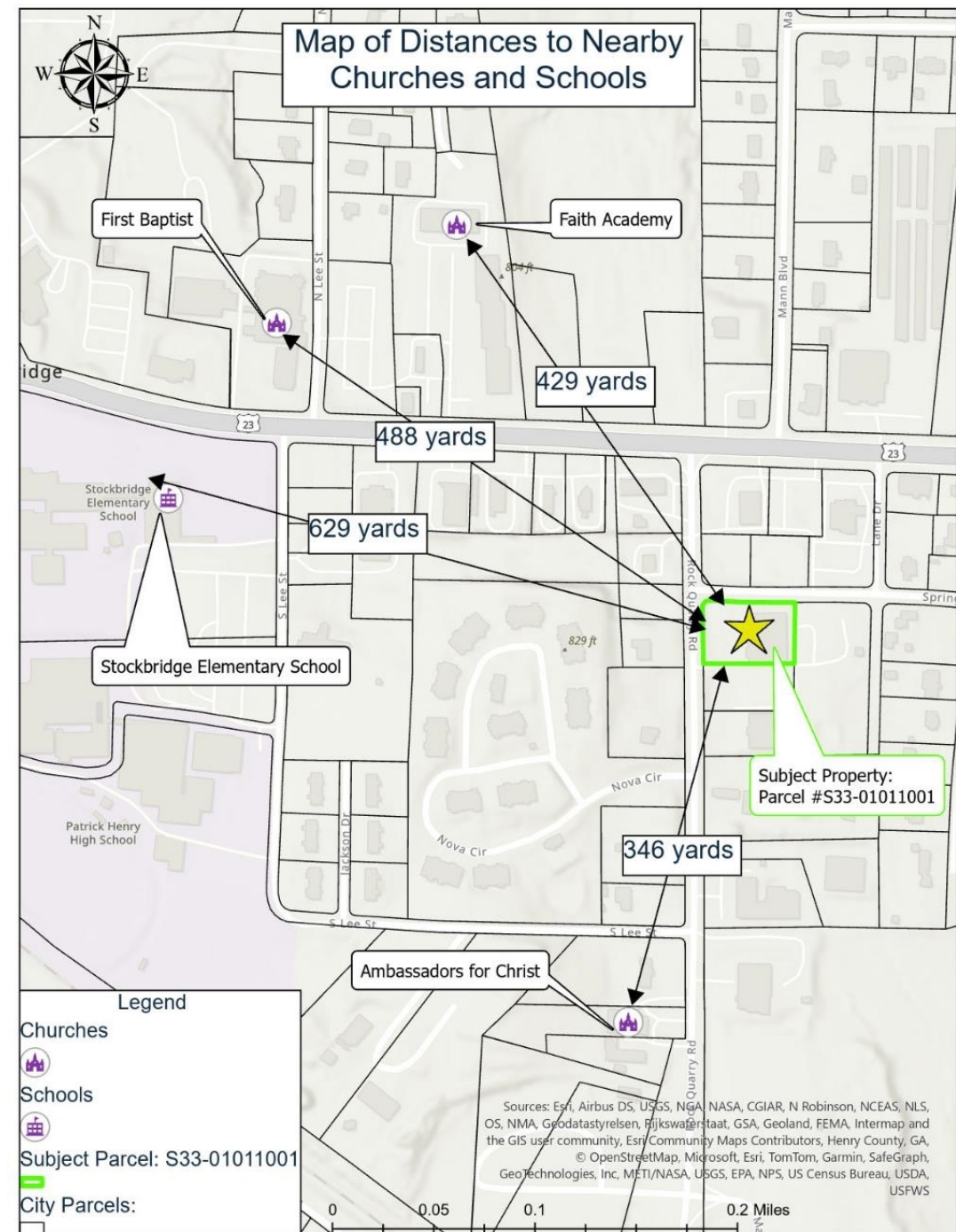
9.04.070 - License—Distance restrictions

- Section 9.04.070 of Chapter 9.04 in Title 9 of the Stockbridge Code of Ordinances outlines the requirements for the proximity of liquor stores to certain establishments, including churches, schools, and alcohol treatment centers. According to Section 9.04.070 (1), alcohol sales are prohibited within 100 yards of any church building. Near the proposed liquor store, there are three churches: First Baptist of Stockbridge (4566 North Henry Boulevard), Ambassadors for Christ (125 Rock Quarry Road), and Clarkston First Baptist Church (4518 North Henry Boulevard). All three churches are between 346 yards and 488 yards away, thus meeting the distance requirement.
- Section 9.04.070 (2) states that alcohol sales cannot occur within 200 yards of any school building, educational building, school grounds, or college campus. The two nearby schools, Stockbridge Elementary School and Faith Academy, are 629 yards and 429 yards away from the proposed liquor store, respectively, which also meets the requirement.
- Section 9.04.070 (3) prohibits the sale of distilled spirits, wine, or malt beverages within 100 yards of any state, county, or municipally owned alcohol treatment center. Healthquest Frontiers of Stockbridge, located 2.66 miles away, satisfies this requirement.
- Finally, Section 9.04.070 (4) mandates that distilled spirits cannot be sold within 500 feet of another business licensed to sell distilled spirits. The nearest liquor store, Stockbridge Bottle Shop (5039 North Henry Boulevard, Suite C), is 5,775 feet away, which satisfies this requirement.

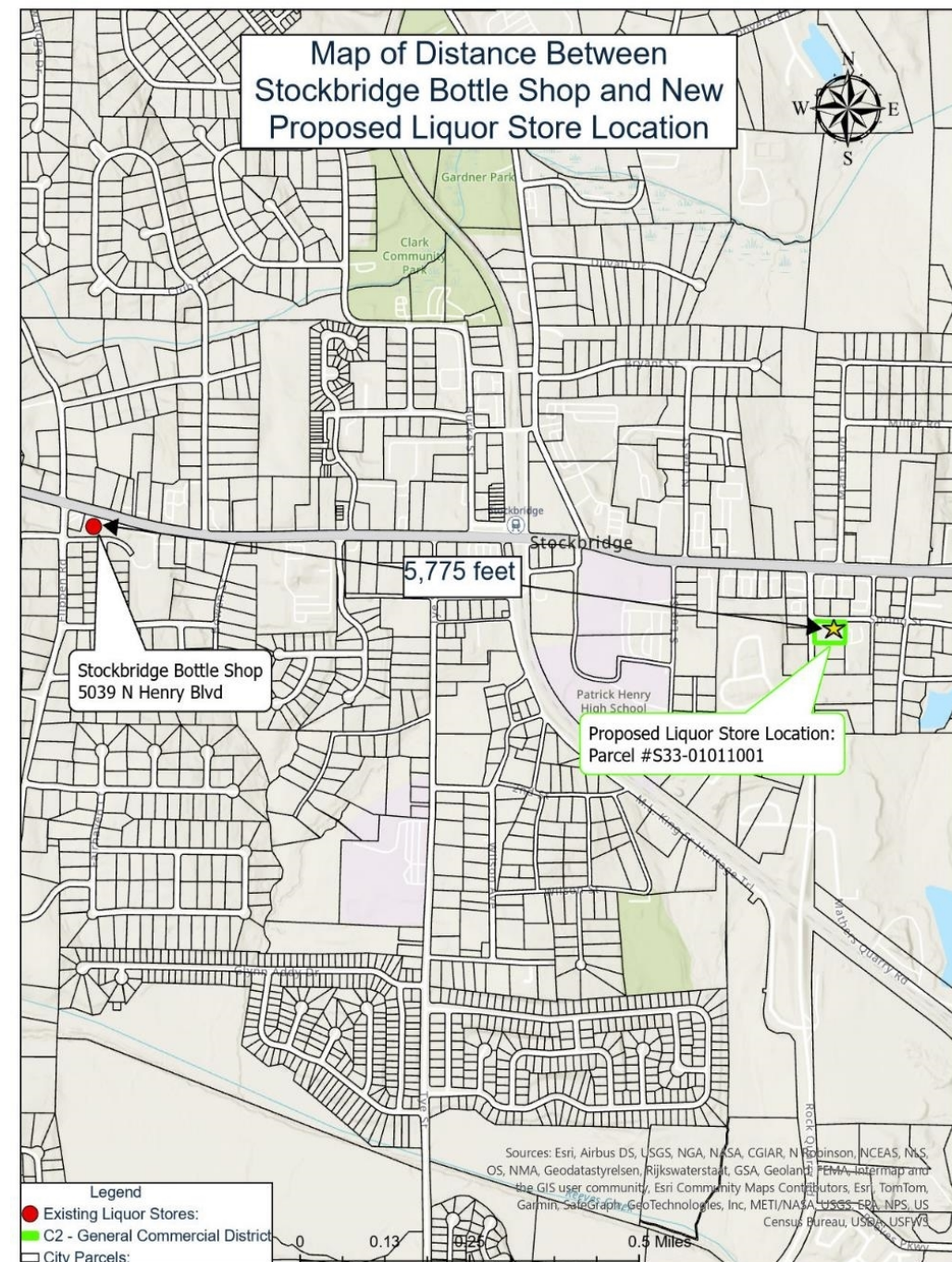
9.04.070 – License Distance restrictions

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

Map of Distance to Nearby Churches and Schools



Distance from Stockbridge Bottle Shop to Proposed Liquor Store





 = CONCRETE
 = ASPHALT PAVEMENT
 = BUILDING OUTLINE
 = IRON PIN FOUND

- /L = ARC LENGTH
- /BL = BUILDING SETBACK LINE
- /C&G = CURB & GUTTER
- /Z/L = CENTERLINE
- /CALC = CALCULATED POINT
- /CDX = COMMUNICATIONS BOX
- /CH = CHORD
- /CHD = CHORD LENGTH
- /COL = COLUMN
- /DLA = DELTA ANGLE
- /DEB = DEED BOOK
- /DIP = DROP INLET
- /E/M = ELECTRIC METER
- /EPED = ELECTRIC PEDESTAL
- /FH = FIRE HYDRANT
- /GMS = GAS METER
- /HOB = HOSE BIBB
- /IC = HANDICAP
- /PF = IRON PIN FOUND
- /PFL = IRON PIN PLACED
- /P = LIGHT POLE
- /MBX = MAILBOX
- /N = NOW OR FORMERLY
- /NCF = NOW OR FORMERLY
- /OHW = OVERHEAD
- /P = PROPERTY CORNER
- /PL = PROPERTY LINE
- /BLB = PLAT BOOK
- /P = PAGE
- /POB = POINT OF BEGINNING
- /POC = POINT OF COMMENCEMENT
- /P = POWER POLE
- /R = RADIUS
- /RBR = REBAR
- /RW = RIGHT OF WAY
- /RW = RIGHT OF WAY MONUMENT
- /SMH = SHANTYMAN MANHOLE
- /SQFT = SQUARE FEET
- /TRN = ELECTRIC TRANSFORMER
- /WV = WATER METER
- /WV = WATER VALVE

DB 19148, PG 334
DB 9055, PG 191
DB 15593, PG 130
DB 14192, PG 152
HENRY COUNTY RECORDS

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE COMMITMENT, THEREFORE, ALL
EASEMENTS AND MATTERS OF RECORD MAY NOT BE
SHOWN HEREON.

BASED ON THE INFORMATION SHOWN ON THE FLOOD
HAZARD BOUNDARY MAPS FURNISHED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY
OPINION THAT THIS PROPERTY IS OUTSIDE OF THE
100 YEAR FLOOD HAZARD AREA.
PANEL #13151C0086D
EFFECTIVE DATE: 10/6/2016

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS. 100% OF THIS SURVEY WAS PERFORMED BY GPS. THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY WAS MADE BY LEICA MODEL: GS18i OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.

THE CURRENT PROPERTY OWNER IS NORTH EAGLE
PAVILION LLC PER DEED BOOK 9055, PAGE 191 OF
HENRY COUNTY, GEORGIA RECORDS.

NOTE:
PROPERTY IS LOCATED IN THE BIG COTTON INDIAN
CREEK WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION.
A PORTION OF THIS PROPERTY IS NOT LOCATED IN A
WETLAND AREA.
PROPERTY IS SERVED BY COUNTY WATER.
THIS PROPERTY DOES NOT INCLUDE BODIES OF
WATER ON THE PROPERTY.
PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.

[illegible][illegible]

**NEAREST SCHOOL - FAITH ACADEMY
4518 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
(1,292 FEET FROM LOCATION)**

NEAREST COLLEGE - ATLANTA BAPTIST COLLEGE
1410 VALLEY HILL ROAD
STOCKBRIDGE, GA 30281
(2.66 MILES FROM LOCATION)

**NEAREST CHURCH - FIRST BAPTIST OF STOCKBRIDGE
4566 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
(1,385 FEET FROM LOCATION)**

NEAREST ALCOHOL TREATMENT FACILITY - HEALTHQUEST FRONTIERS OF STOCKBRIDGE
1233 EAGLES LANDING PARKWAY SUITES C&D
STOCKBRIDGE, GA 30281
(2.39 MILES FROM LOCATION)

Alcohol Survey for Proposed Liquor Store on 106 Rock Quarry Road

[illegible]

IRONSTONE
SURVEYING
96 Ernest Biles Drive, Jackson, Georgia

96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

ALCOHOL SURVEY
FOR GRP LLC, GIRISHKUMAR PATEL
IN LAND LOT 62, DISTRICT 112, HENRY COUNTY, GEORGIA

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

SHEET NUMBER:
1 of 1

ORIGINAL PLAT DATE: 08/02/2024	DRAWN BY: RAW	CREW: WAT	JOB NUMBER: 240433	A	ADDRESS: 106 ROCK QUARRY ROAD
ORIGINAL FIELD DATE: 08/01/2024	CHECKED BY: JPH	FIELD BOOK: FIELD SKETCH	DWG NAME: 240433-BND	24X18	STOCKBRIDGE GEORGIA 30281

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THIS DRAWING IS NOT VALID WITHOUT A SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED

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THIS MAP OR PLAT HAS BEEN
CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE.

SCALE: 1" = 50'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '50'', '100'', and '150'' at regular intervals.

SHEET NUMBER:
1 of 1

9.2.5 Requirements for special use permits.

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties:** The proposed liquor store is not expected to negatively impact traffic congestion. It will utilize the existing turning lane, ensuring smooth traffic flow. By utilizing the existing turning lane, it will help maintain smooth traffic flow. Additionally, data from the Georgia Department of Transportation indicates that the average daily traffic count on Rock Quarry Road was 12,500 in 2023, suggesting that the current infrastructure can accommodate the additional traffic without any significant issues.
2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development:** The existing building appears to be suitable for the proposed liquor store. Any issues with regard to the physical condition of the subject property will be addressed during the plan review process.
3. **Adequate public facilities are available to serve the proposed use:** A letter from the Henry County Water Authority dated August 2, 2024, states that water and sewer service is provided at the existing building.

9.2.5 Requirements for special use permits (cont.)

4. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public: The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. The proposed liquor store will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact on the surrounding area.
5. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties: The subject property is designated for Low-Density Mixed Use, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended for commercial and retail areas along key corridors and intersections, primarily serving nearby residential neighborhoods. The proposed liquor store, located near the intersection of Rock Quarry Road and North Henry Boulevard, aligns with this intent. Furthermore, the proposed liquor store supports the comprehensive plan's goals, particularly those on page 44, which emphasize promoting a better sense of place and preserving community character. The renovation plans for the existing building include significant improvements such as resurfacing parking lots, enhancing landscaping, and adding brick façades on all sides. These enhancements will not only comply with the comprehensive plan but also ensure that the development is not unduly detrimental to nearby properties.

9.2.6 Use permit considerations

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council: The proposed liquor store is consistent with the goals and policies of the Stockbridge 2024 Comprehensive Plan. The proposed liquor meets the intent of the Low-Density Mixed Use future land use designation which states on page 48: “This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.”

9.2.6 Use permit considerations (cont.)

Community Goals and Policies

(page 42-44)

To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. **(Economic Development Goal)**

Market the City as a great place to do business. **(Economic Development Policy)**

To ensure that new developments promote a better sense of place and preserve valued elements of community character. **(Future Land Use Goal)**

To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**

Work with business owners and developers to improve conditions of property and require a consistent look of quality among commercial developments. **(Future Land Use Policy)**

9.2.6 Use permit considerations (cont.)

2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed:** The subject property, currently zoned as C-2 (General Commercial), is permitted to have liquor stores under Section 2.4.9 of the Stockbridge Unified Development Code. This zoning designation is shared by several properties in the vicinity, indicating a commercial character that supports such uses. The surrounding zoning districts include SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential). Since there are properties in the vicinity of the area that are zoned C-2, the proposed liquor store would be compatible.
3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development:** The proposed use of the subject property for a liquor store will comply with all applicable local, state, and federal statutes, ordinances, and regulations governing land development.

9.2.6 Use permit considerations (cont.)

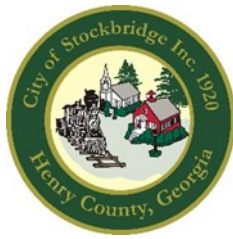
4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets:** The proposed liquor store will not have any negative impact on the traffic flow in the vicinity of the area. To further enhance traffic management, the developer plans to utilize the existing deceleration lane, which will help to alleviate any potential congestion.
5. **The location and number of off-street parking spaces:** According to the conceptual site plan provided by the applicant, the existing building is 12,500 square feet and will offer 40 parking spaces for customers. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.
6. **The amount and location of open space:** The existing building, which is the proposed location for the new liquor store, currently features sufficient open space. The availability of this open space will facilitate a smooth transition as the building is renovated, ensuring that the new liquor store can be integrated into the existing structure.

9.2.6 Use permit considerations (cont.)

7. **Protective screening:** The proposed liquor store will make use of the existing building's landscaping, preserving the natural beauty and aesthetic appeal of the area. In addition to maintaining the current greenery, the developers plan to enhance the property by adding new landscaping as part of the renovation process. This combination of existing and new landscaping will create a visually appealing environment that complements the surrounding properties.
8. **Hours and manner of operation:** The proposed liquor store will have the following operating hours: Monday to Wednesday from 9 AM to 10:30 PM, Thursday to Saturday from 9 AM to 11:30 PM, and Sunday from 12:30 PM to 9 PM.
9. **Outdoor lighting:** As part of the renovation process, the proposed liquor store will enhance safety and security by installing outdoor lighting and security cameras around the exterior. This will further ensure that the premises are well-lit and monitored, providing a secure environment for customers, and preventing potential criminal activity.
10. **Ingress and egress to the property:** The proposed liquor store will utilize the existing access points of the current building, which will minimize any disruptions to the established traffic flow.

STAFF RECOMMENDATION

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

JANUARY 13, 2025

FUNDING SOURCE

- ☐ RESOLUTION
- ☒ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2024-09.

Consideration of a Text Amendment to Section 3.2.6 of the Stockbridge Unified Development Code (UDC), which would revise existing language and add regulations to the Bed and Breakfast establishments in regards to accessory structures and operations. The Planning Commission recommended the approval of this case at its December 19, 2024 meeting.

BACKGROUND INFORMATION:

The proposed ordinance would make changes to Section 3.2.6, Subsections 'F' through 'K' of the UDC by adding new regulations to 1) allow existing bed and breakfast establishments to operate as grandfathered uses; 2) allow an existing accessory structure to be converted to a bed and breakfast establishment by the property owner; and 3) expand the provisions for new bed and breakfast establishments that are to be located in an RR district.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

Text Amendment Case #TX-2024-09 for Bed and Breakfast Establishments.

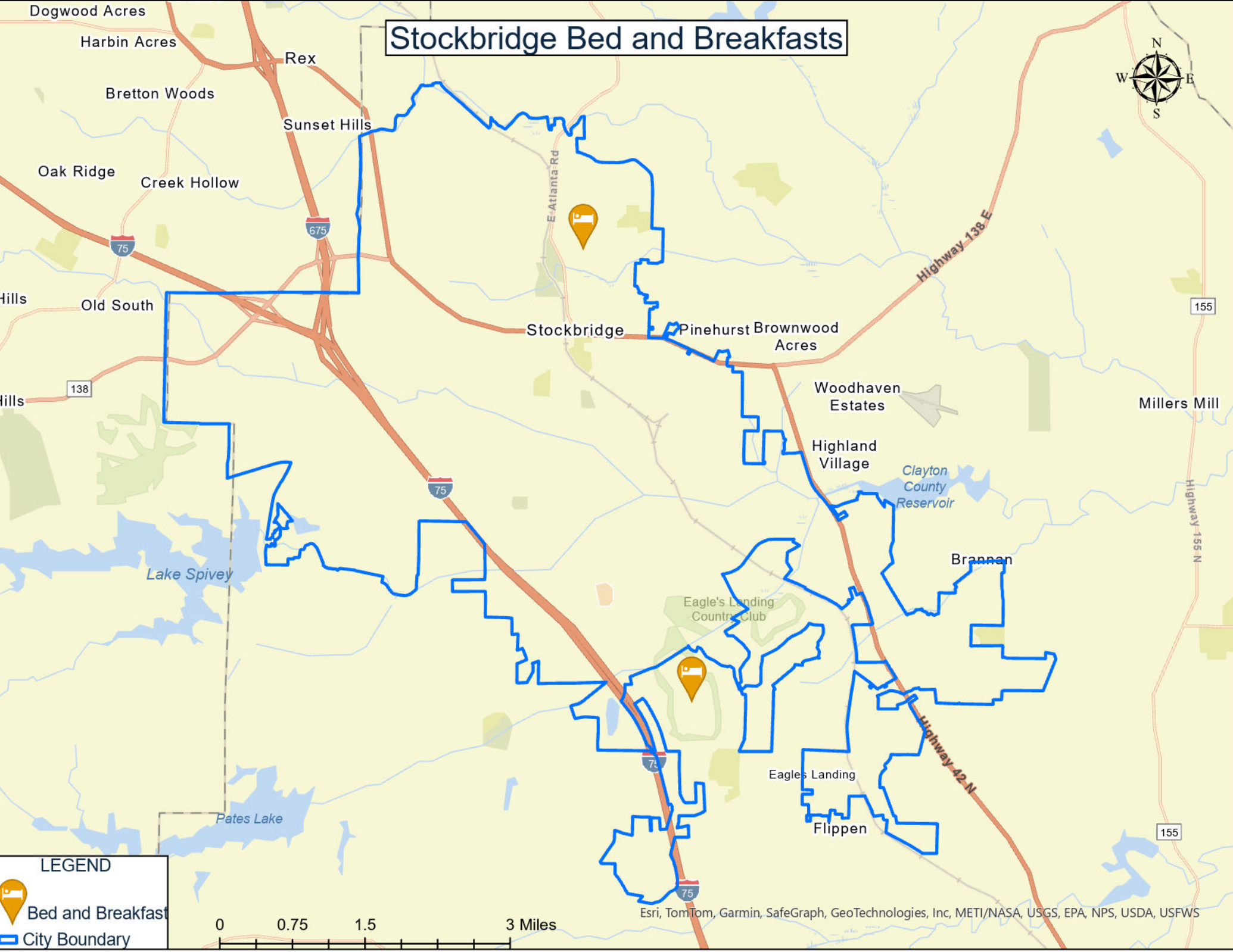
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

Stockbridge Bed and Breakfasts



LEGEND

 Bed and Breakfast

 City Boundary



PowerPoint Presentation For TX-2024-09

Planning Commission

December 19, 2024

Purpose

- To modify and augment regulations for Bed and Breakfast (not in a subdivision) establishments. Section 3.2.6





Changes to the Bed and Breakfast Regulations

SECTION 1. Ordinance. That Section 3.2.6 of the Stockbridge Unified Development Code (UDC) be amended, as follows:

- **Add regulations F-K,**

- F. An existing 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.
- G. 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 not to include
- H. **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.
- I. 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.
- 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 submit an application for approval.

- 3.2.6 Bed and Breakfast Facility (Not in a Subdivision).**
- A. The regulations below are intended to allow for a more efficient use of large (over 3,500 square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses and provides an alternative form of lodging for visitors who prefer a residential setting. An approved conditional use permit is required for all bed and breakfast facilities within the RR zoning district.
- B. The dwelling must be a minimum of ten (10) years old before a bed and breakfast facility is allowed. The individual or family operating the facility must occupy the house as their primary residence.
- C. Bed and breakfast facilities may have nonresident employees for such activities as booking rooms and food preparation. Hired services for normal maintenance, repair, and care of the residence such as yard maintenance are also permitted.
- D. The following functions are permitted: luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.
- E. The site design standards that are set forth in the table below are required for bed and breakfast facilities (not in a subdivision).

Current Bed & Breakfast
Standards Found in Section
3.2.6. of the Stockbridge
Unified Development Code

Standards for Bed and Breakfast Facilities

Development Feature	Standard
Maximum number of bedrooms	Six (6)
Maximum floor area which the bed and breakfast use may occupy within the primary structure, in relation to the homeowner's area	50 percent
Outdoor lighting	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property
Drop-off and pick-up areas	Designed and located away from residential areas, and separated from parking areas by a landscaped strip



Questions?



Ryan Anderson
DIRECTOR

PLANNING & ZONING STAFF REPORT

MEETING DATE: January 13, 2025

GENERAL INFORMATION

Case Number: TX-2024-09

Applicant: Planning & Zoning Division

Project Location: City-Wide

Proposed amendment: Amendment to Section 3.2.6 of the City of Stockbridge Unified Development Code

Facts and Issues:

- The purpose of the proposed ordinance is to amend and add language in regards to existing Bed and Breakfast establishments in regards to accessory structures.

Proposal:

Staff are recommending that TX-2024-09 be APPROVED as presented in Ordinance version of the entire Zoning Ordinance dated December 19, 2024,

Staff Recommendation: Approval of TX-2024-09



Planning Commission Recommendation: Planning Commission heard the case on December 19, 2024, and recommended Approval.

Current Ordinance:

* Changes are in Red*

3.2.6 Bed and Breakfast Facility (Not in a Subdivision).

A. The regulations below are intended to allow for a more efficient use of large (over 3,500 square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential use and provides an alternative form of lodging for visitors who prefer a residential setting. An approved ~~conditional use permit~~ **Special Use Permit** is required for all bed and breakfast facilities within the RR zoning district.

B. The dwelling must be a minimum of ten (10) years old before a bed and breakfast facility is allowed. The individual or family operating the facility must occupy the house as their primary residence.

C. Bed and breakfast facilities may have nonresident employees for such activities as booking rooms and food preparation. Hired services for normal maintenance, repair, and care of the residence such as yard maintenance are also permitted.



D. The following functions are permitted: luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation **and shall not exceed 50 people.**

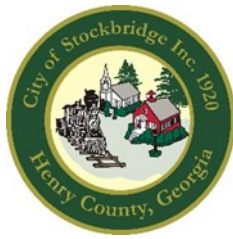
E. An existing accessory building or structure which is contiguous to the Bed and Breakfast facility or otherwise is part of the property on which the Bed and Breakfast facility is located can be used for residential purposes for the owner of the bed and breakfast subjected that it meets all city residential code requirements.

F. 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.

G. 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.

H. 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.

I. 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



City of Stockbridge

AGENDA ITEM

MEETING DATE

JANUARY 13, 2025

FUNDING SOURCE

- ☐ RESOLUTION
- ☒ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-11. (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 Planning Commission recommended the approval of this case at its December 19, 2024 meeting.

BACKGROUND INFORMATION:

Henry County's 2019 rezoning of the property allowed for the development of 100 townhomes. The property was assigned PUD zoning upon its annexation into the City via the 2022 referendum. Since the property already has the appropriate zoning, the current developer is only seeking approval for a master plan, which PUD zoning requires. A revised site plan is needed to add more amenities and to make a few corrections. The developer would build 94 units instead of the allowed 100 units.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2024-11 FOR THREE PARCELS ON THE EAST SIDE OF FLIPPEN ROAD, NEAR FAIRHAVEN ROAD.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____



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):

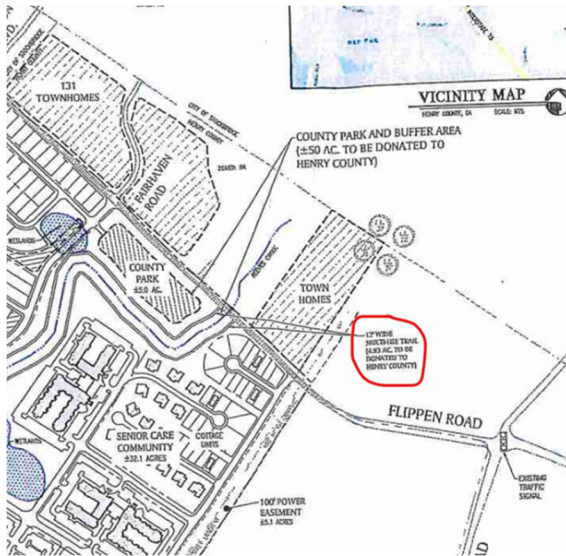
1. The letter of intent states that a master development plan was approved as part of the 2023 rezoning of the large property on the west side of Flippen Road, but that the three parcels which are currently proposed for development were not part of that master plan. Yet, the letter also states that the 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.

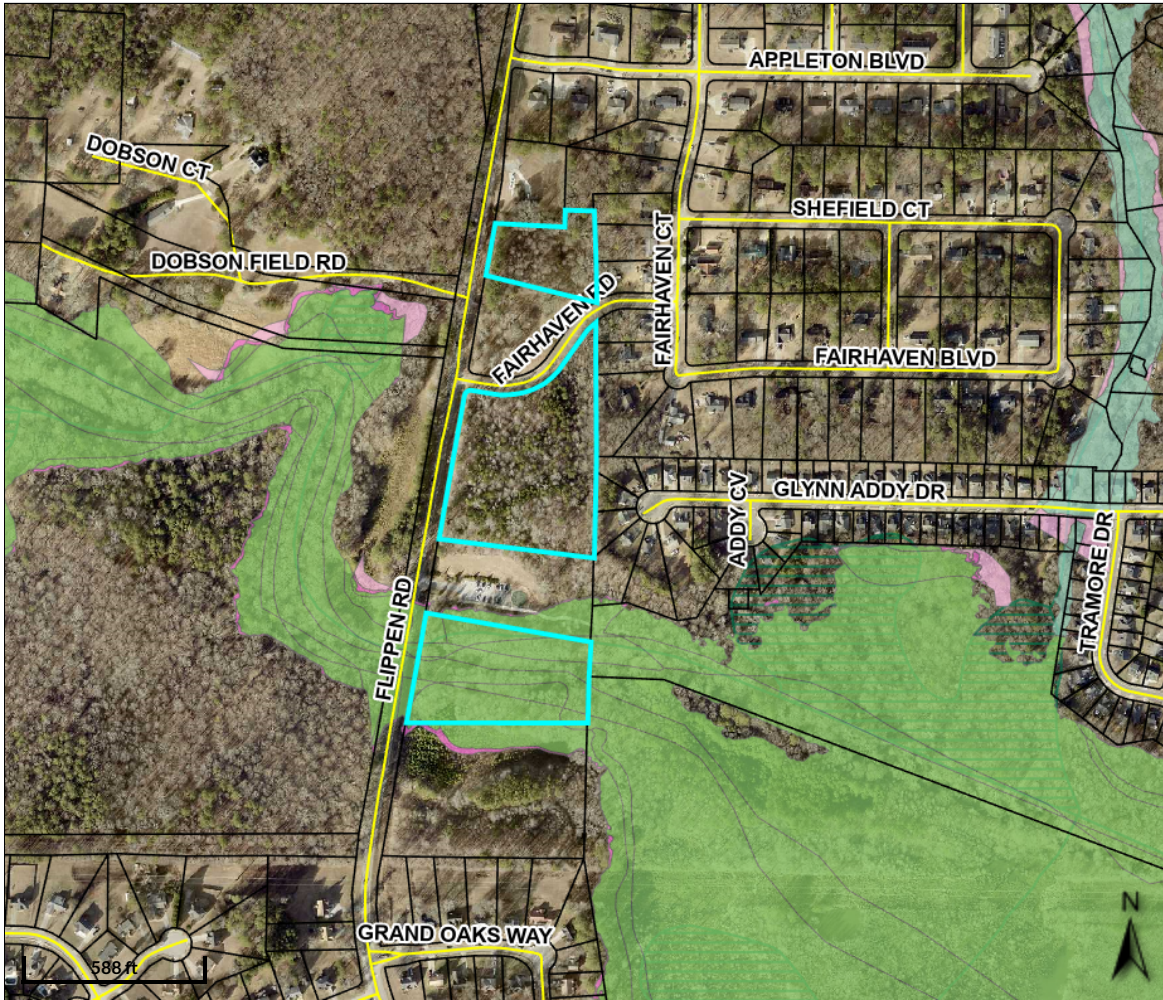
3. Also, your application includes copies of e-mail messages from the Henry County Water Authority, but they are from 2023, and they seem to pertain to your development on the west side of Flippen Road rather than to the currently-proposed 94 townhomes to be built on the three subject parcels on the 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.

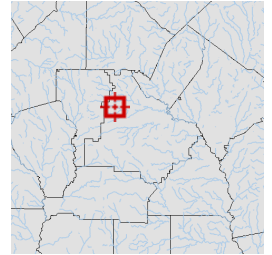
The revised site plan that addresses your site plan comments will be forwarded as soon as it is received from the engineer.



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:							
								Last 2 Sales					
								Date	Price	Reason	Qual		
								10/26/2021	\$7,600,000	UZ	U		
								2/13/1992	\$0	UD	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

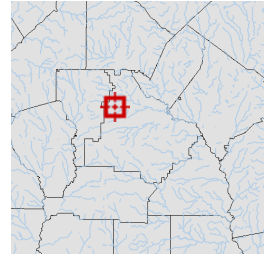
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Henry County, GA



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:				

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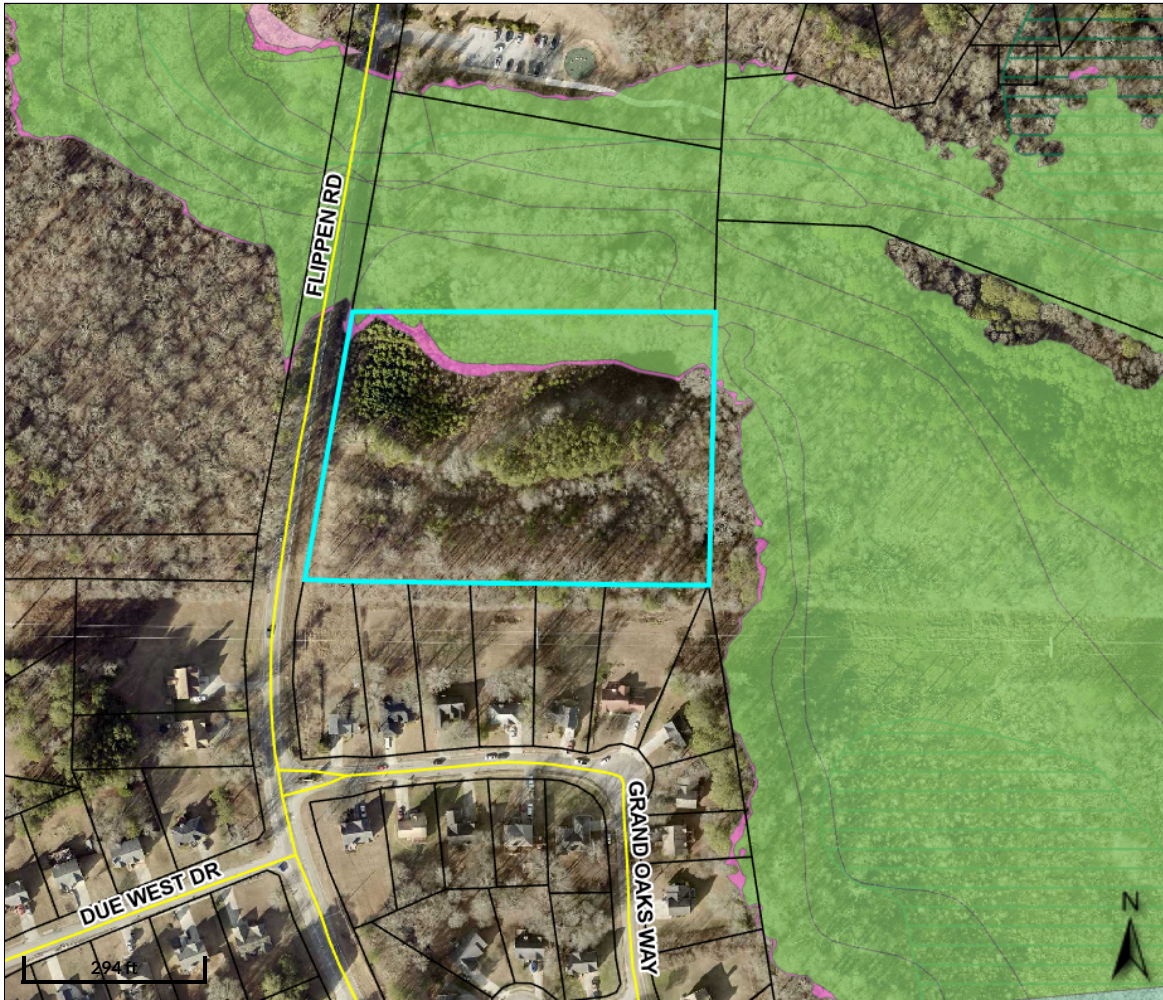
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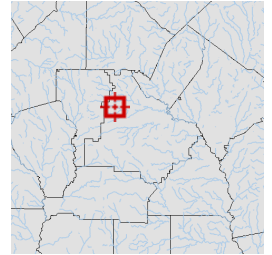
Developed by SCHNEIDER
GEOSPATIAL



Henry County, GA



Overview



Legend

Parcels

Roads

Flood Map

X - 500 Year Flood

0.2 - Areas of 0.2% annual chance flood

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

Lakes

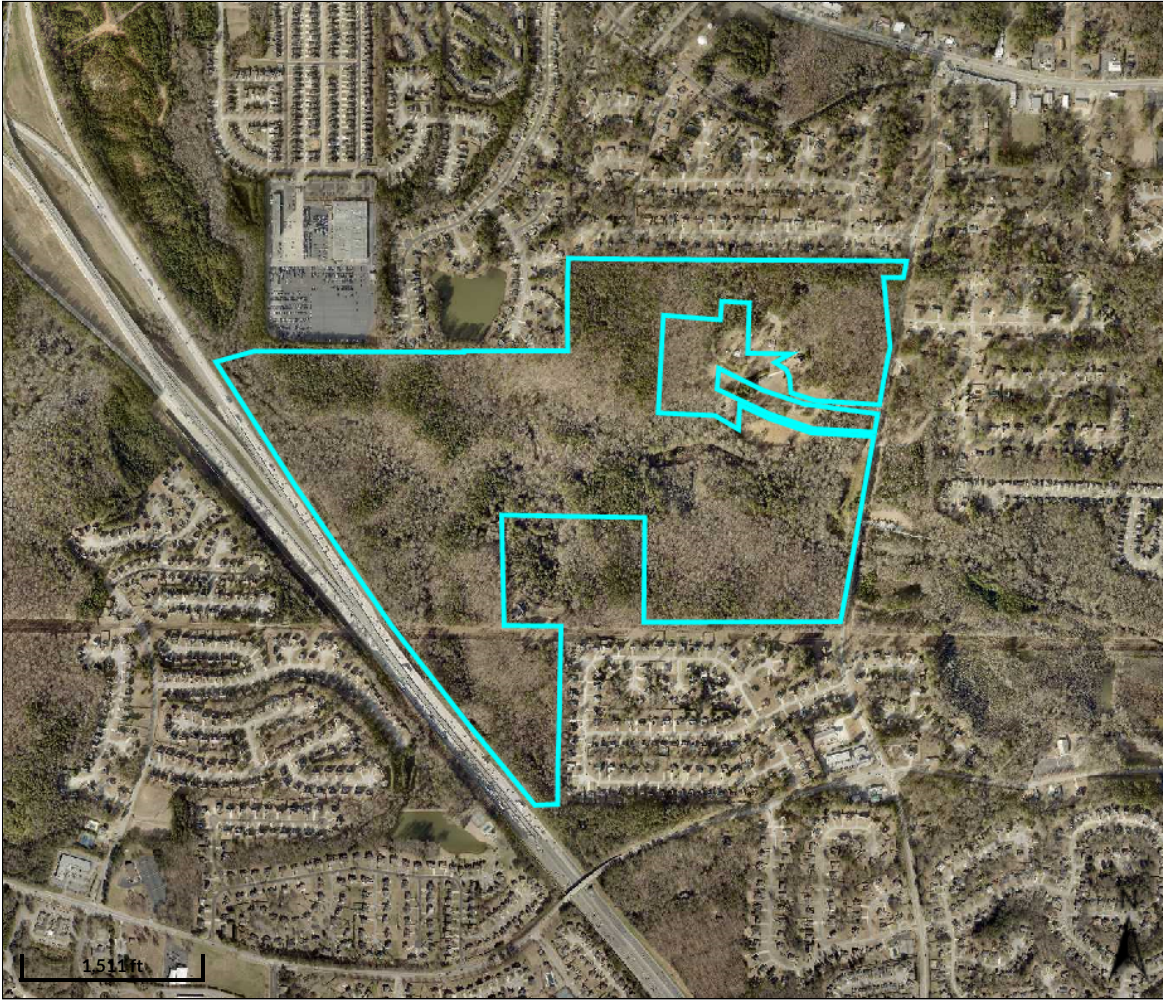
Wetlands

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

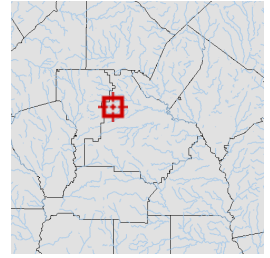
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Date created: 12/4/2024

Last Data Uploaded: 12/4/2024 3:17:01 PM



Overview



Legend

- Parcels
- Roads

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$3,200,000				
Property Address		Acreage	249.19	Address	2964 PEACHTREE RD STE 585 ATLANTA GA 30305	Building Value:	\$89,000	Last 2 Sales			
District	City/Stockbridge					Misc Value:	\$1,000	Date	10/26/2021	Price	\$7,600,000
						Total Value:	\$3,290,000		2/13/1992	\$0	
						Reason				Qual	
										MULTI	U
										PARCEL	
										D OF	U
										ASSNT	

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: 12/1/2024

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Developed by  **SCHNEIDER**
GEOSPATIAL



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



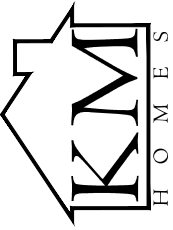
FRONT ELEVATION B
SCALE: 1/8" = 1'-0" (11x17 SHEET)



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



6-UNIT BUILDING



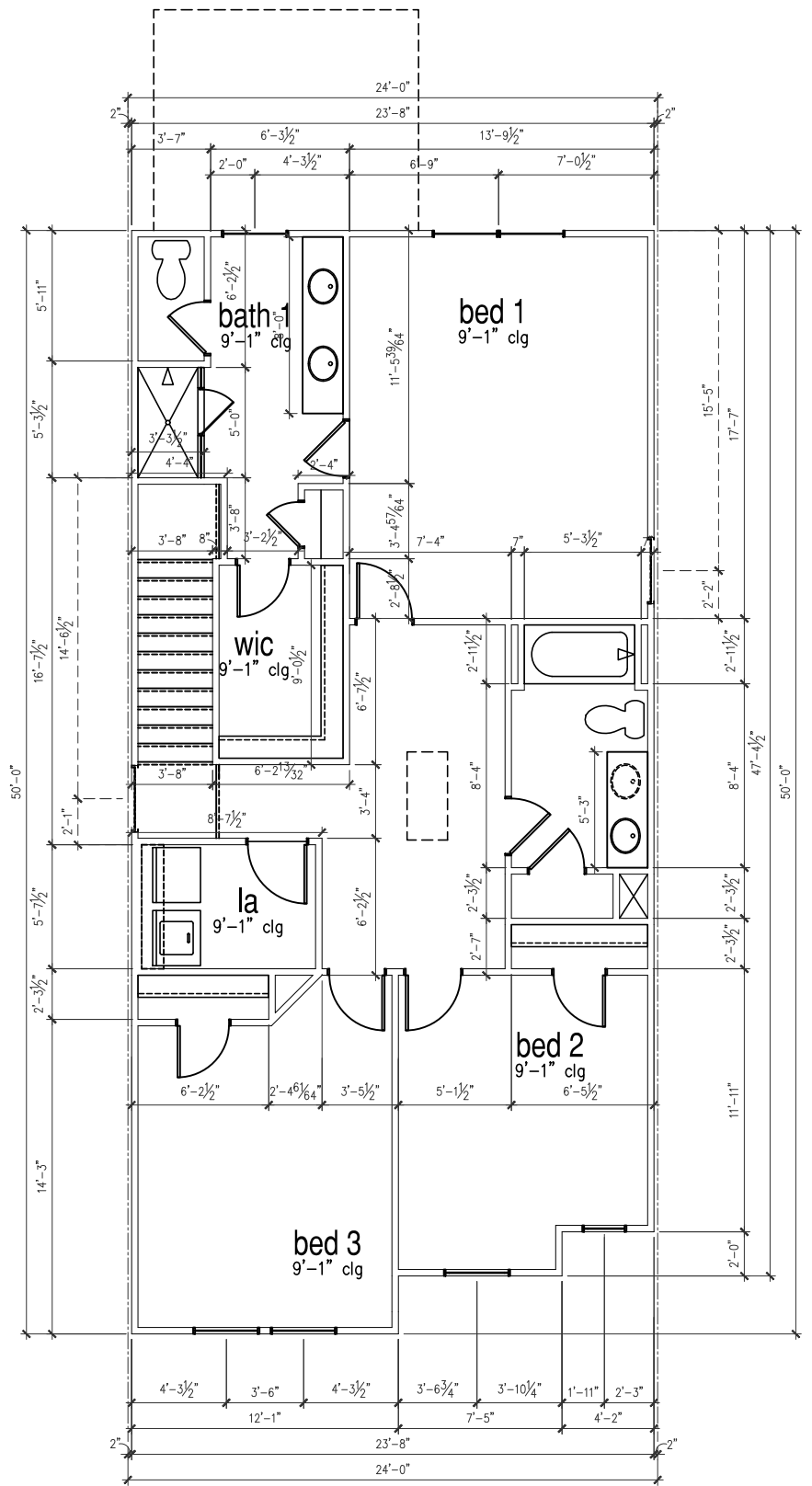
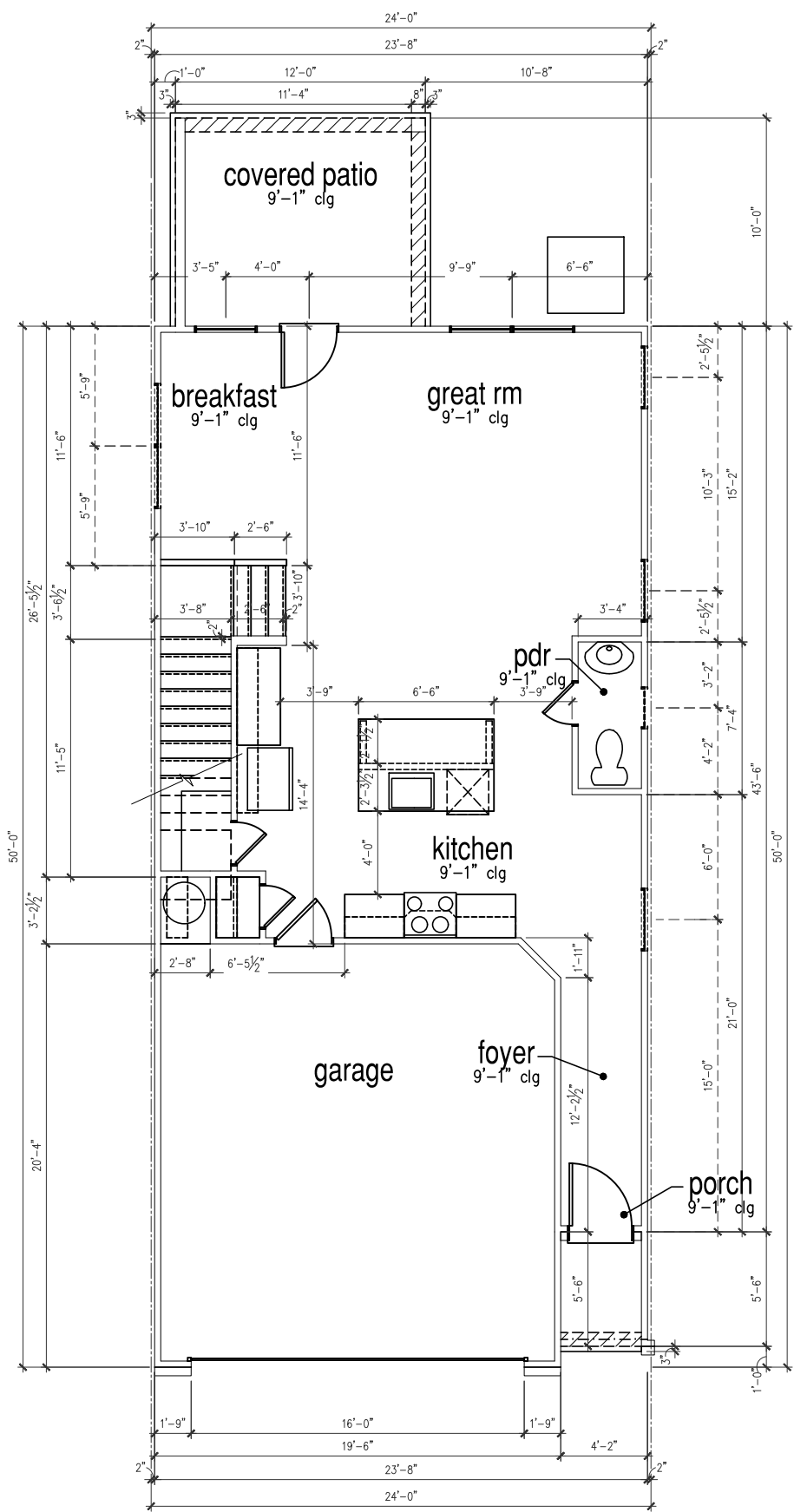
6225 Windward Pkwy
Alpharetta, GA 30005
Phone: 678.321.2000
www.kmhomes.com

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

REVISION #
2023.01
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FRONT ELEVATION

1.0A



6225 Windward Pkwy
Alpharetta, GA 30005
Phone: 678.321.2000
www.kmhomes.com

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

REVISION #
2023.01
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FLOOR PLAN

4.0A

Zoning Modification Application for Flippen Road - West

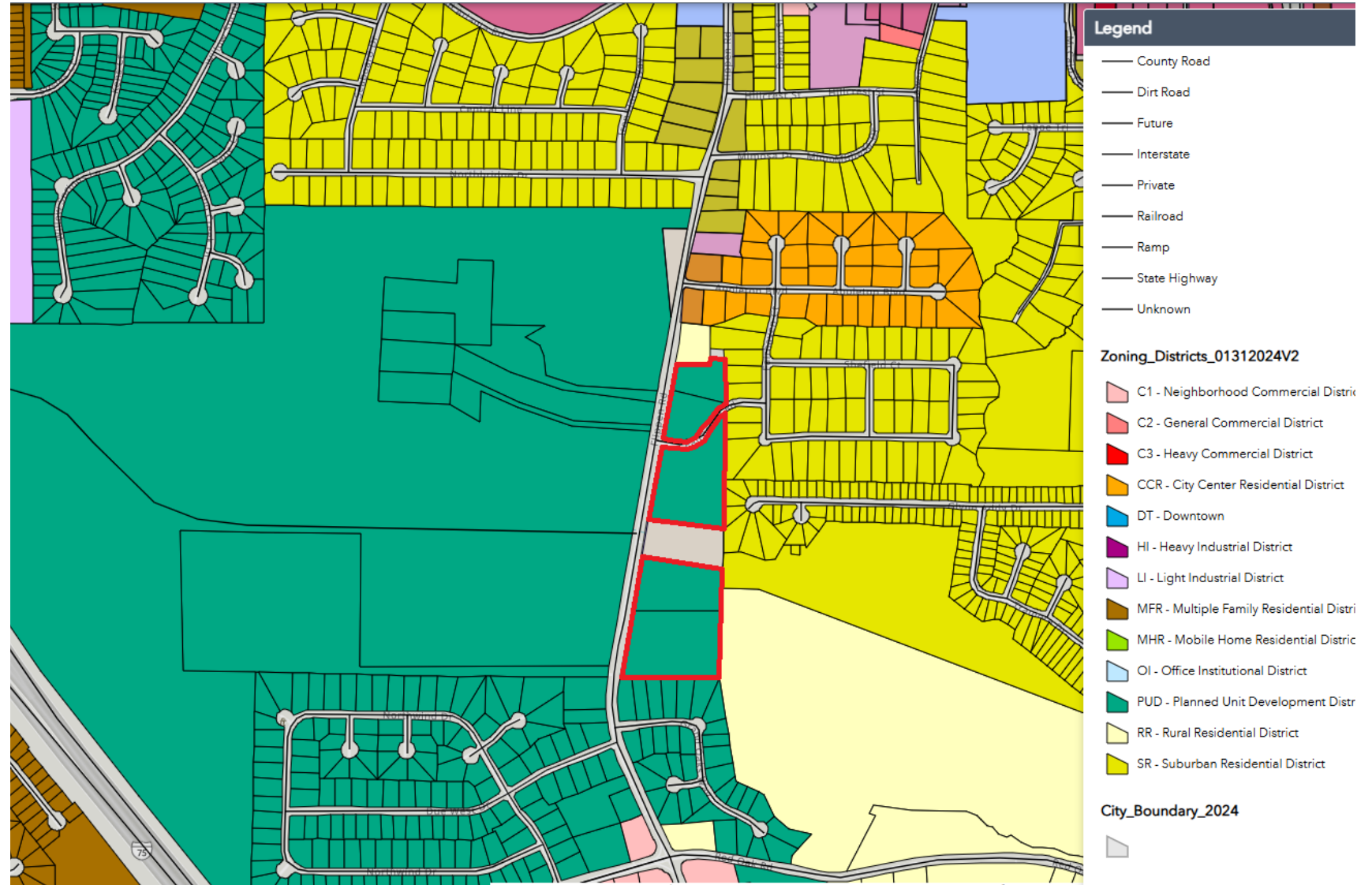
Zoning Modification to attach a Regulating Plan to the current PUD zoning for a Townhome Development

Developer: Vista Residential Partners

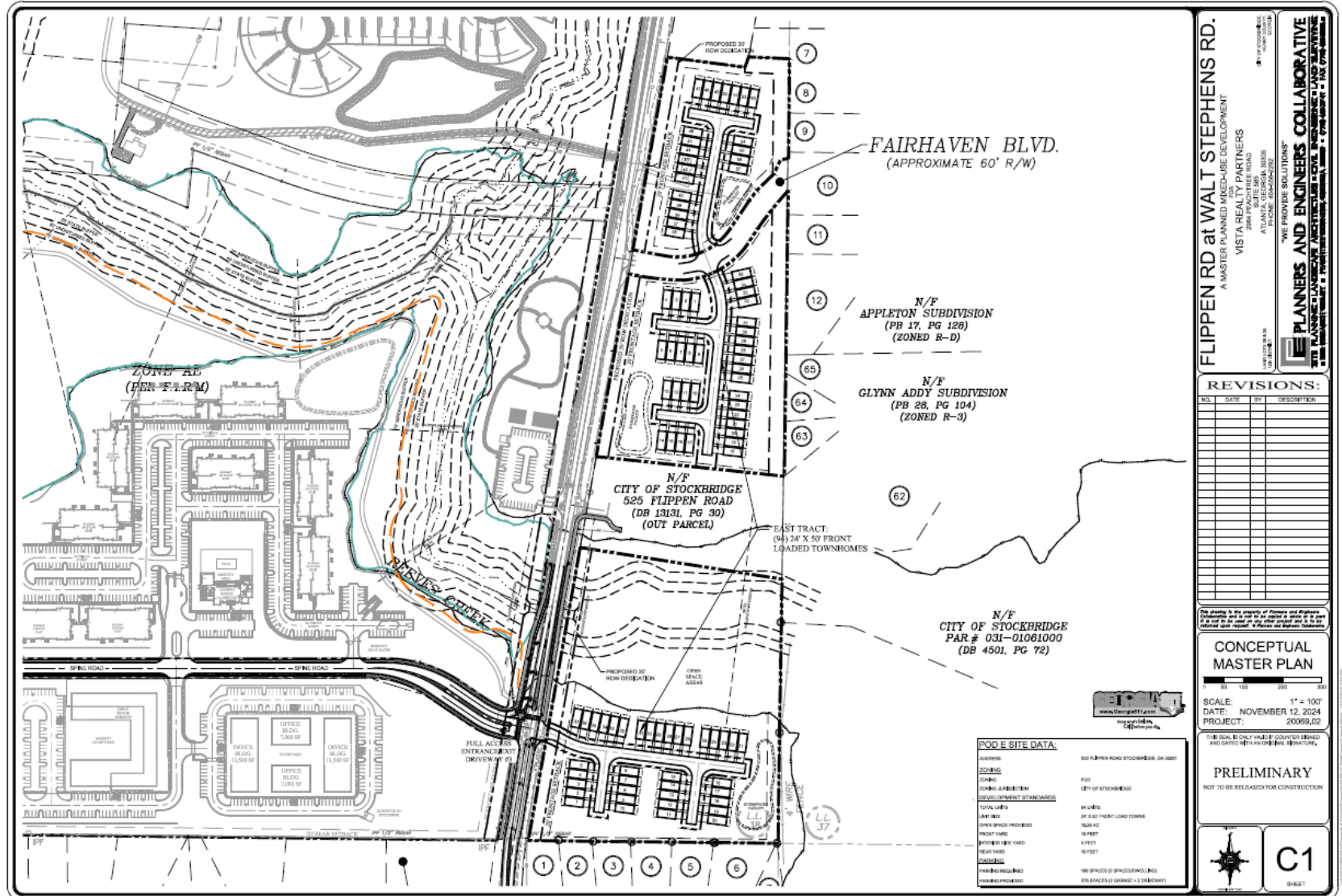
Zoning Attorney: Alex Brock - Smith, Gambrell & Russell, LLP

Zoning Map

Flippen Road



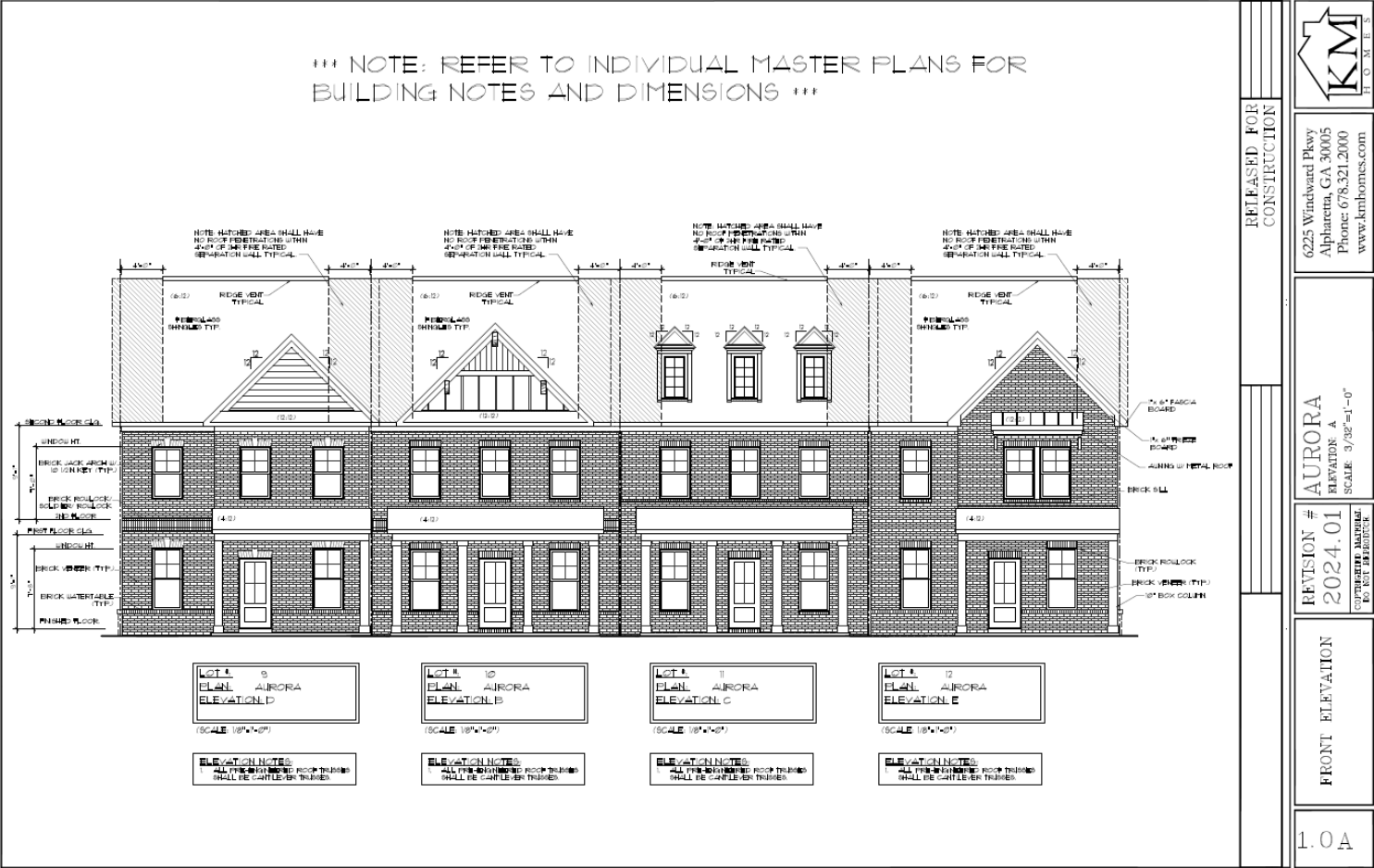
94 Townhome Units



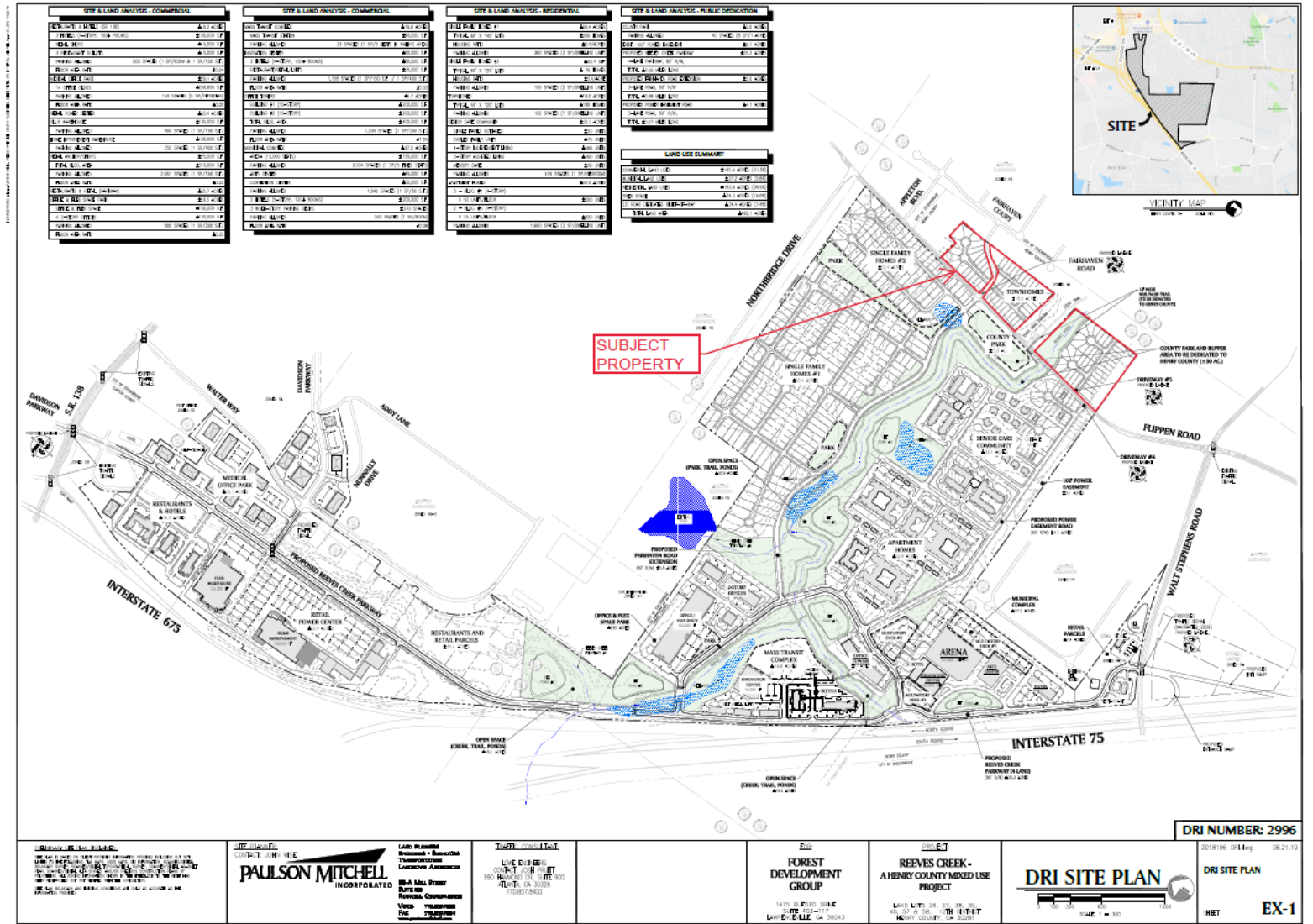
Example Elevations



Example Elevations



2019 Master Plan Henry County Resolution 19-287



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~~December 6, 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~~grilling area and fire pit, 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.~~4.**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.~~5.**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.

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

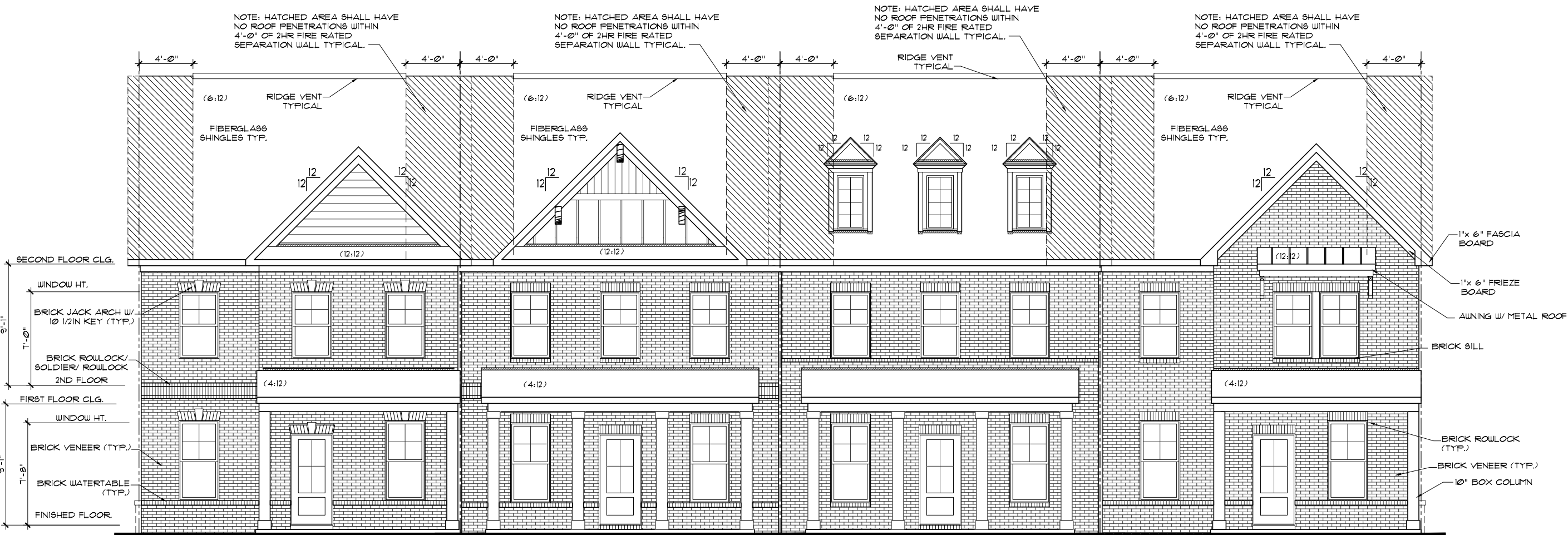
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COVER SHEET

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



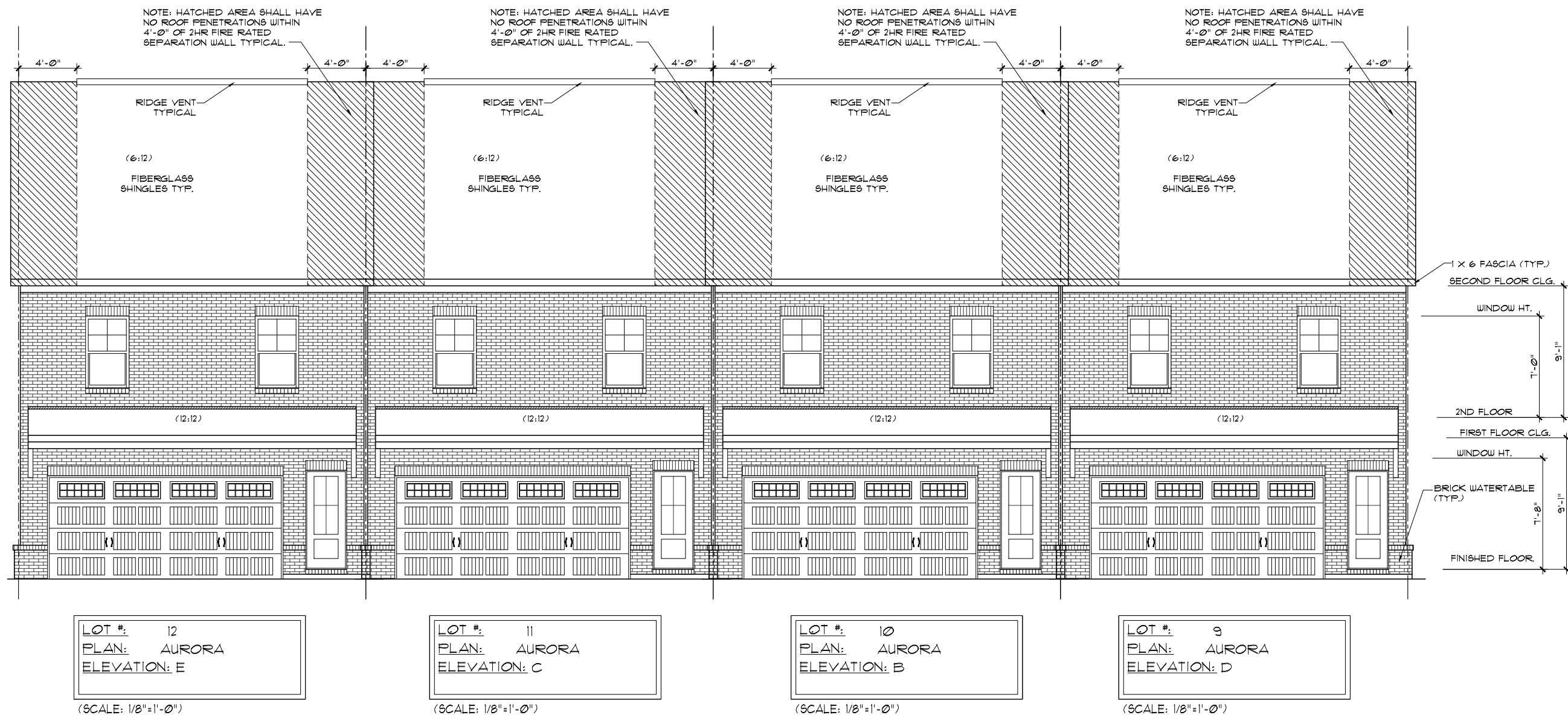
AURORA
ELEVATION: A RELEASED FOR
SCALE: 3/32"=1'-0" CONSTRUCTION

REVISION #
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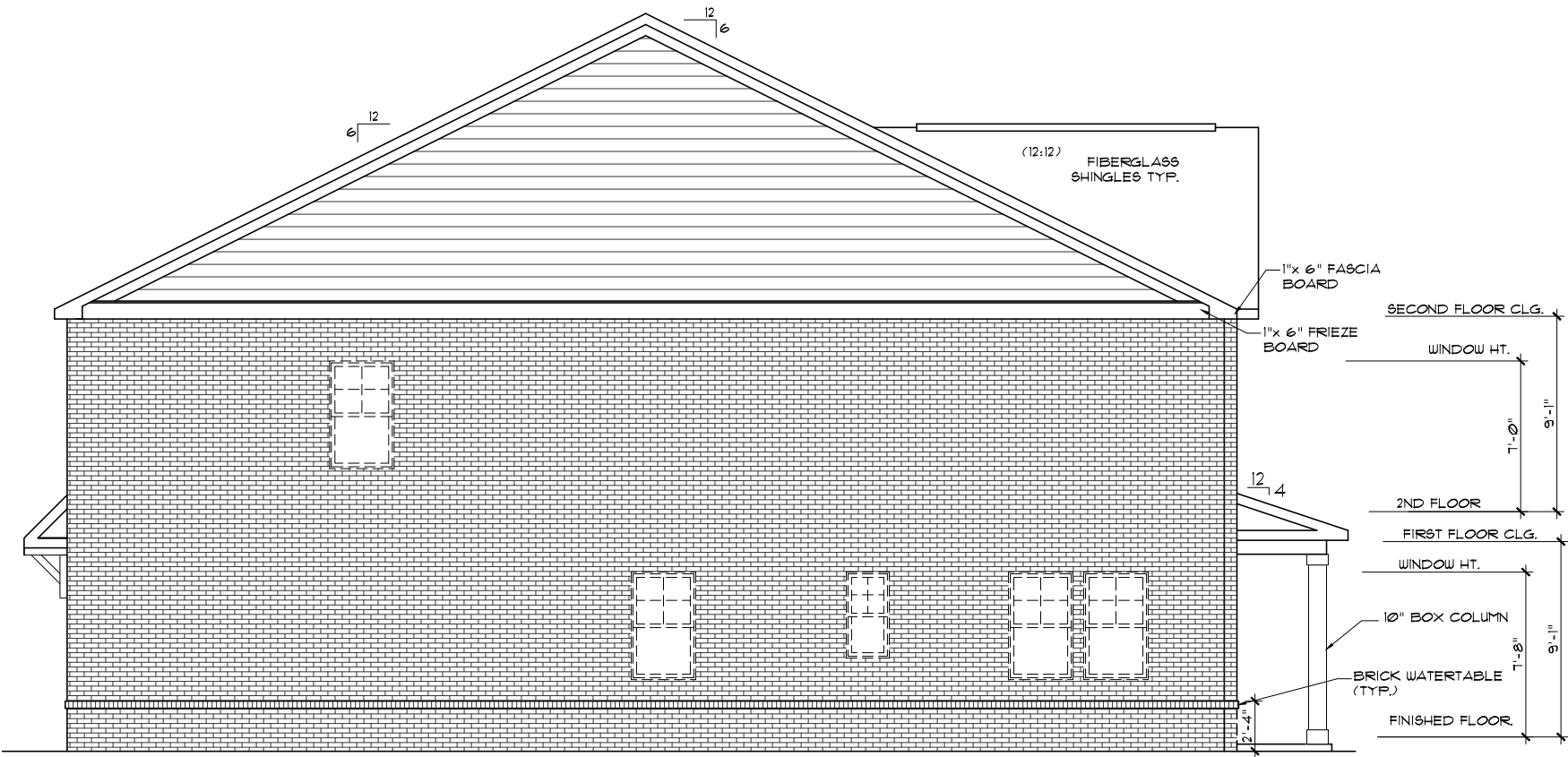
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REAR ELEVATION

2.0A

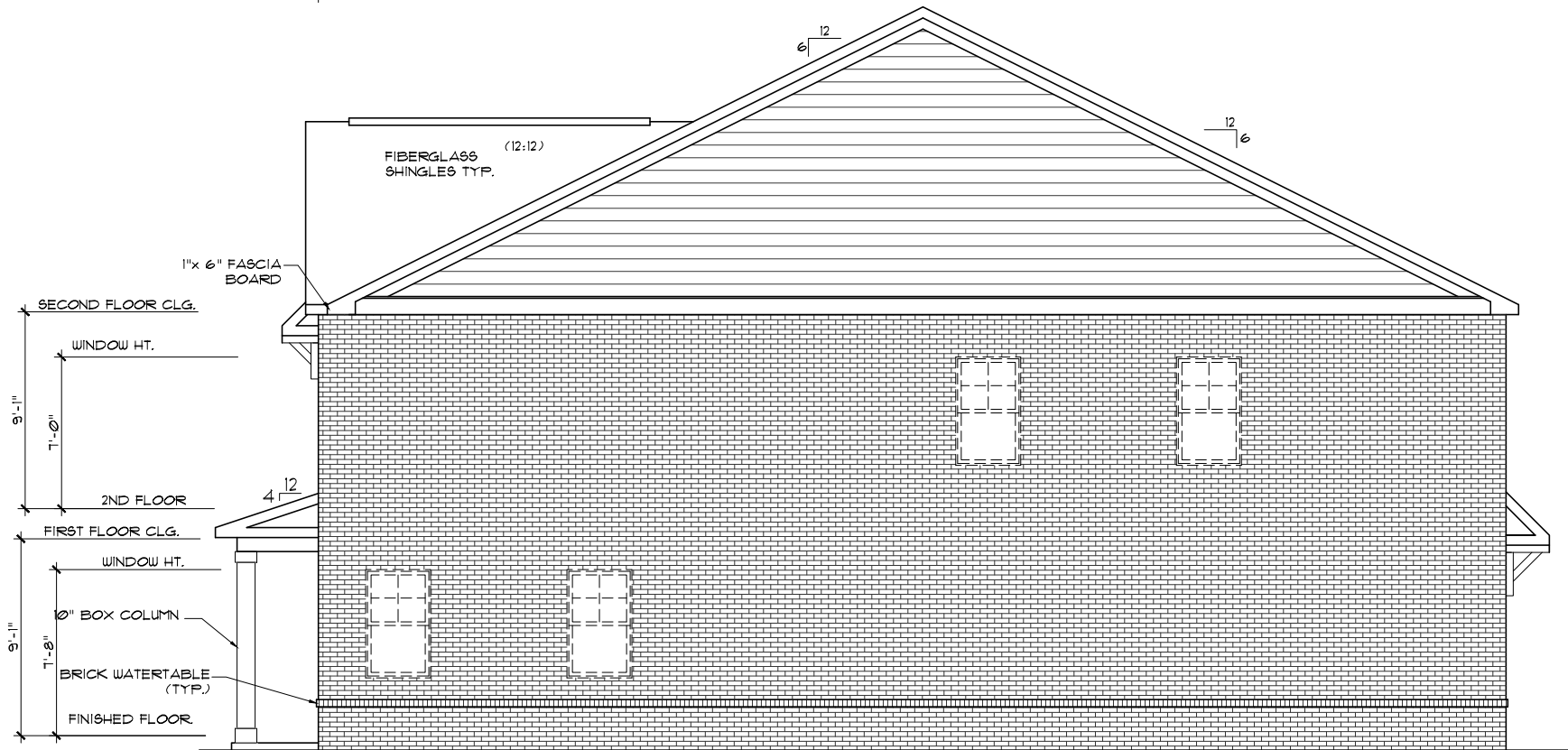


*** NOTE: REFER TO INDIVIDUAL MASTER PLANS FOR BUILDING NOTES AND DIMENSIONS ***



LEFT ELEVATION

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



RIGHT ELEVATION

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



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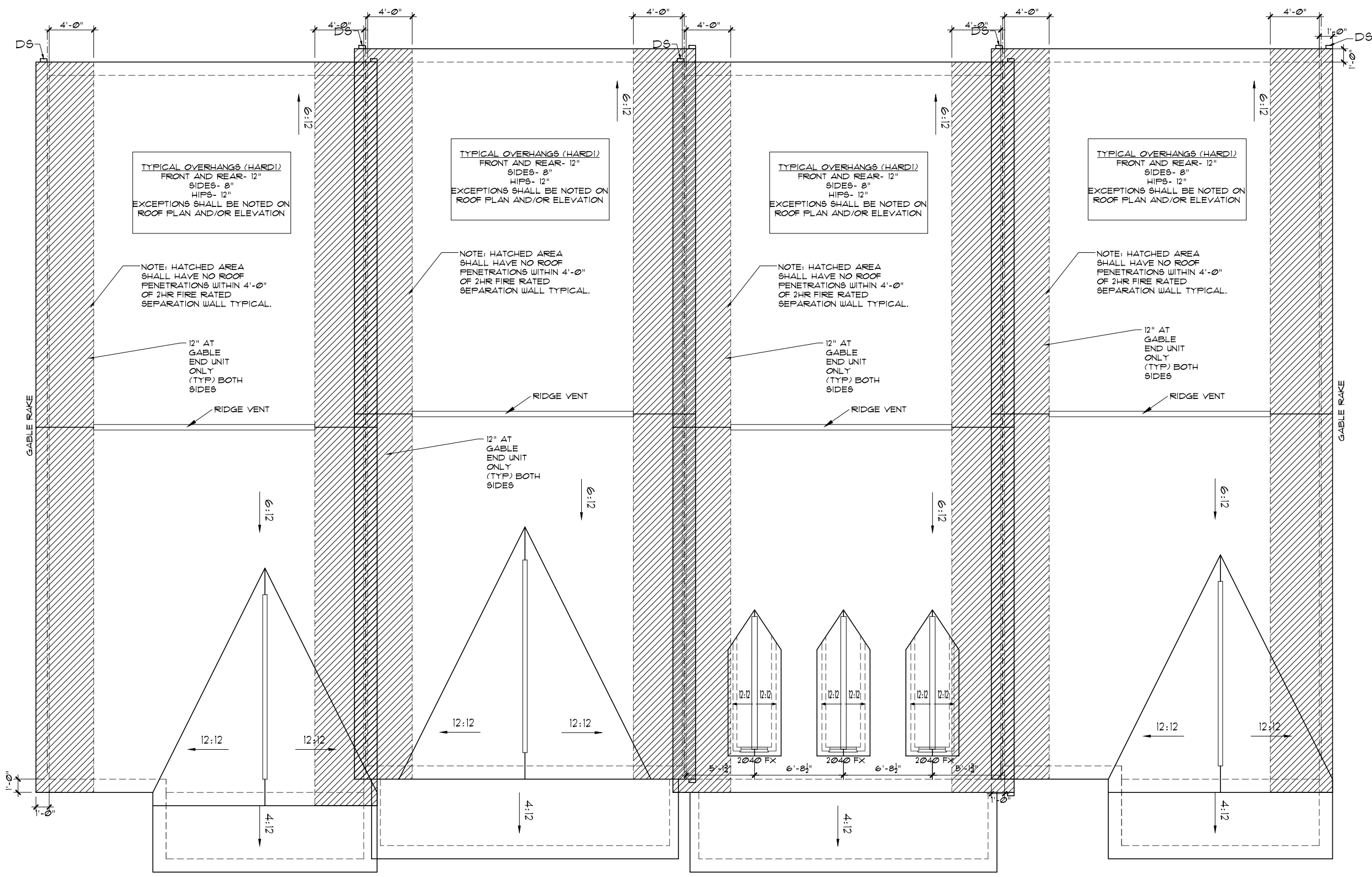
AURORA
ELEVATION: A RELEASED FOR
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SIDE ELEVATIONS

2.1A

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



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")



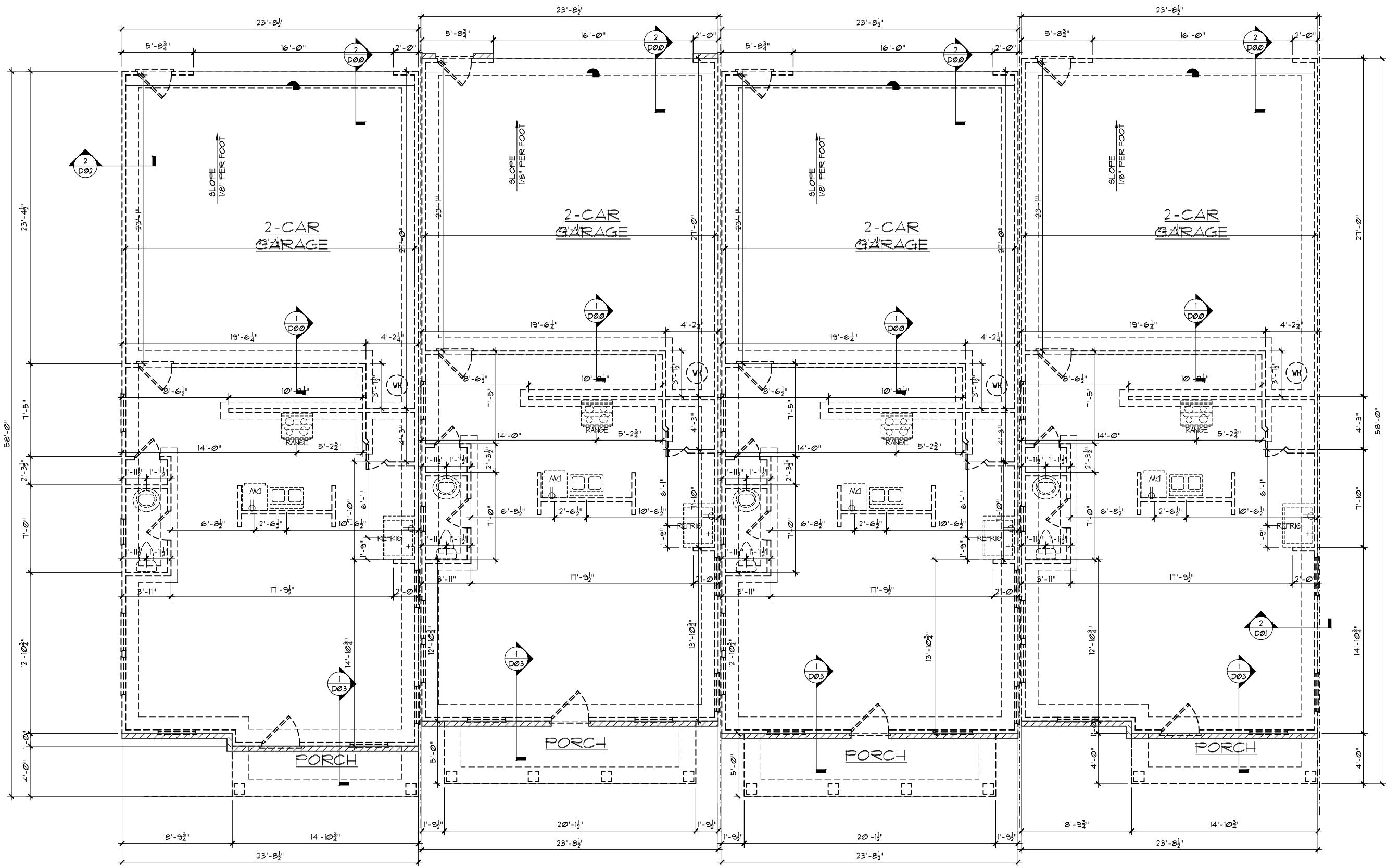
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AURORA
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ROOF PLAN

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")



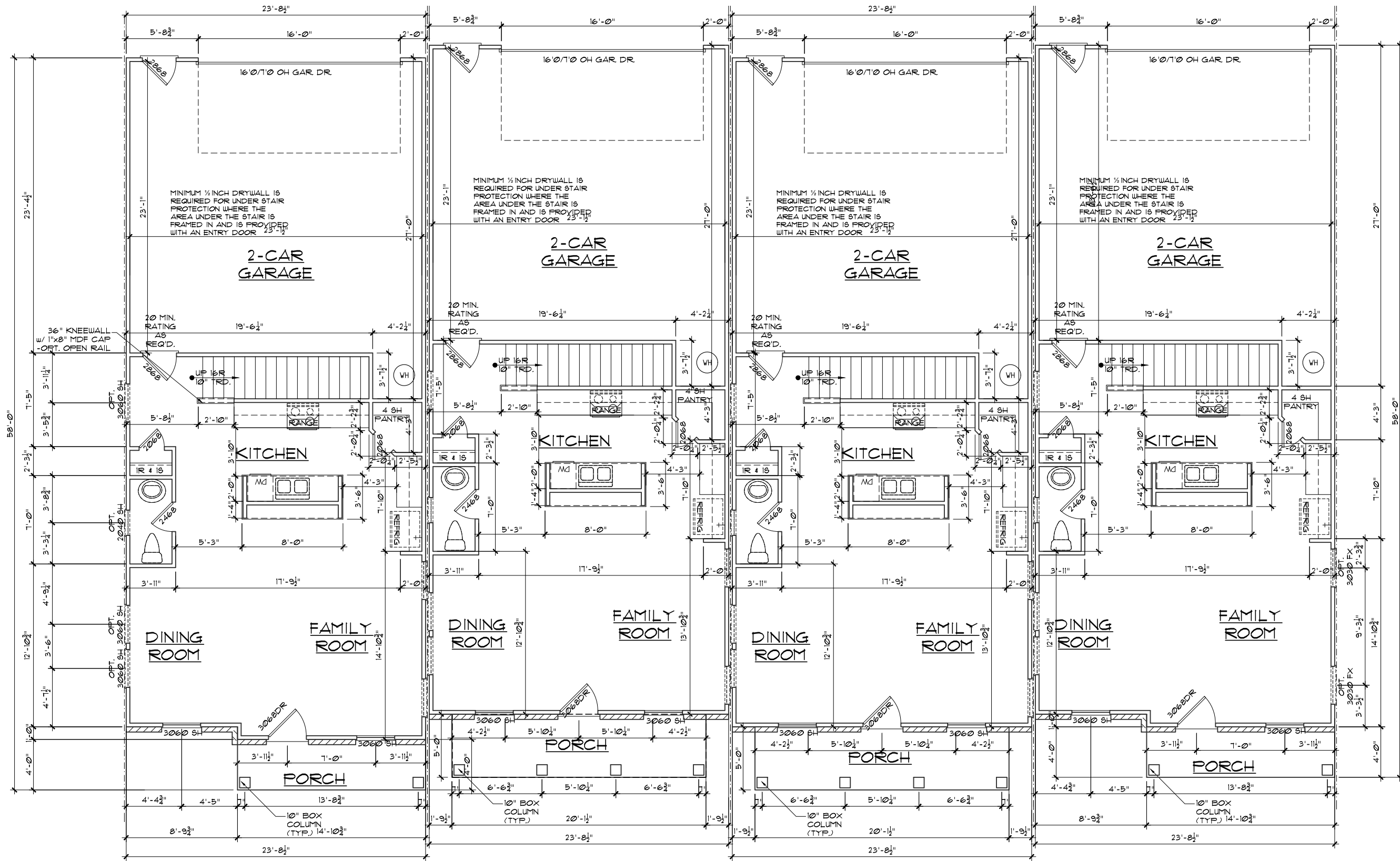
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AURORA
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MONO-SLAB
FOUNDATION PLAN

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")



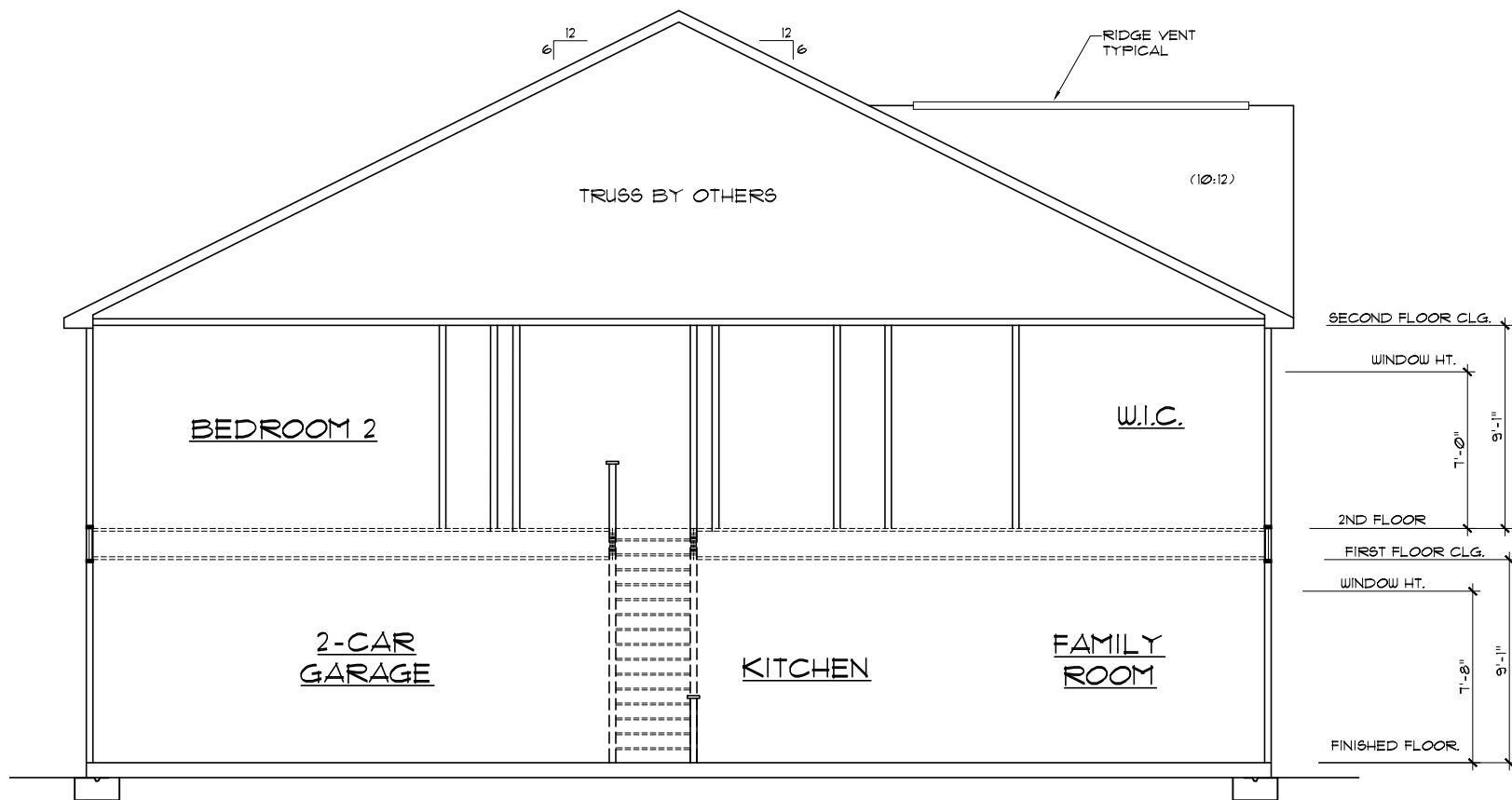
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AURORA
ELEVATION: A
RELEASED FOR
SCALE: 3/32"=1'-0" CONSTRUCTION

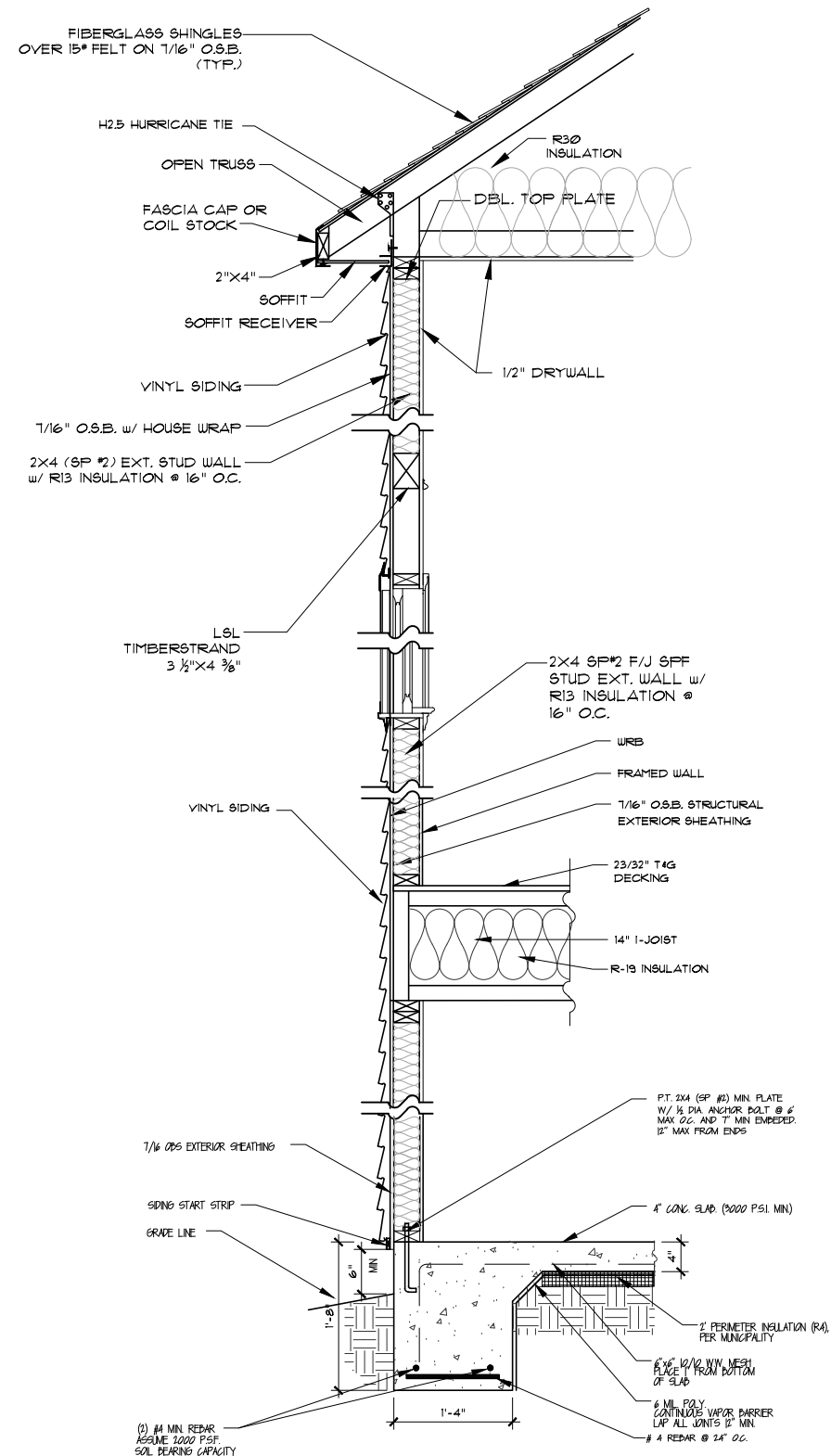
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FIRST FLOOR PLAN

4.0A



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



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



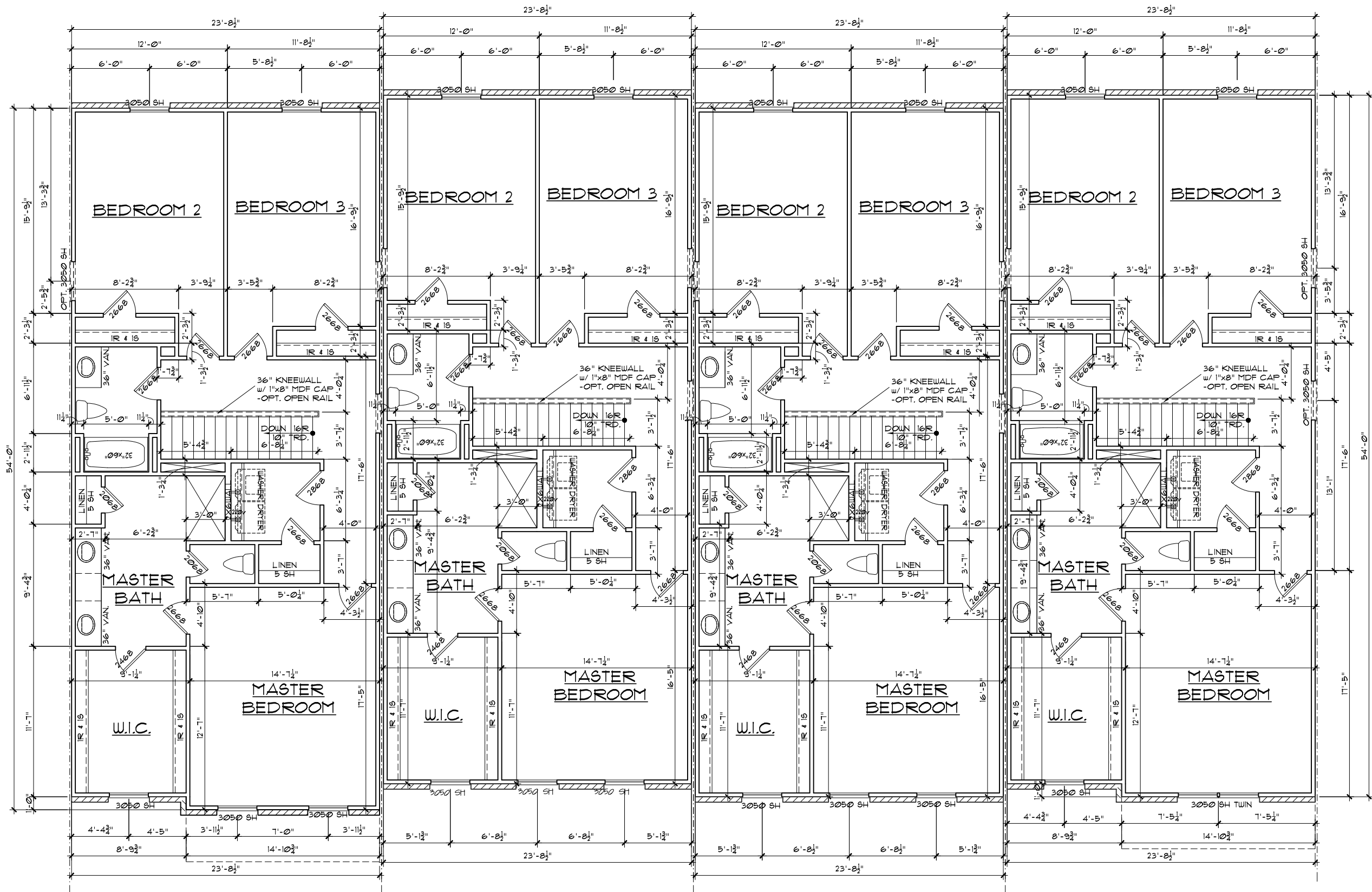
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SECTION

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")



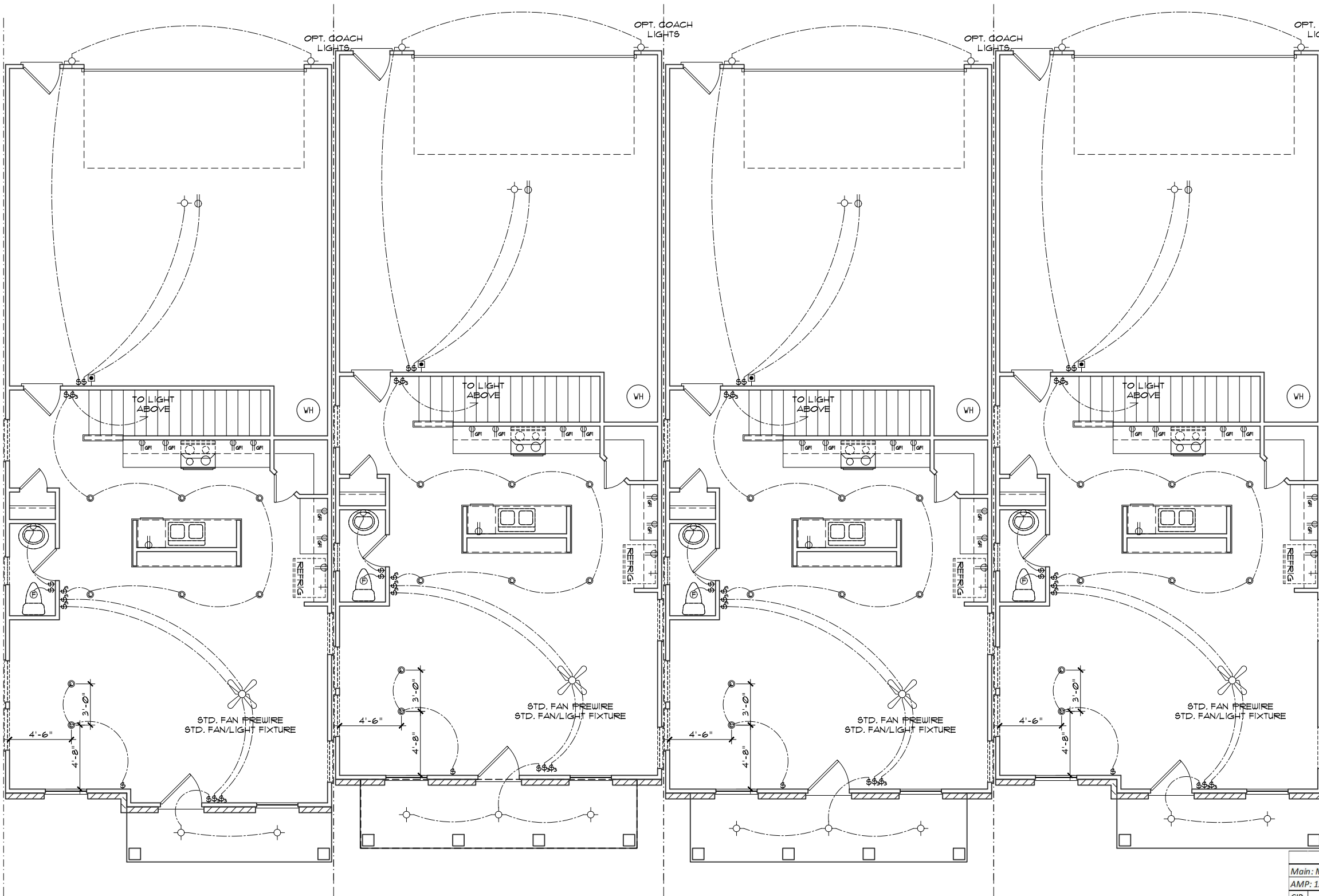
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AURORA
ELEVATION: A
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SECOND FLOOR PLAN

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
	8.5'x24" FLUORESCENT LIGHT FIXTURE
	5.25'x24" FLUORESCENT LIGHT FIXTURE
	ELECTRICAL WIRE
	FLOOR BREAK
	DOOR CHIME

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.

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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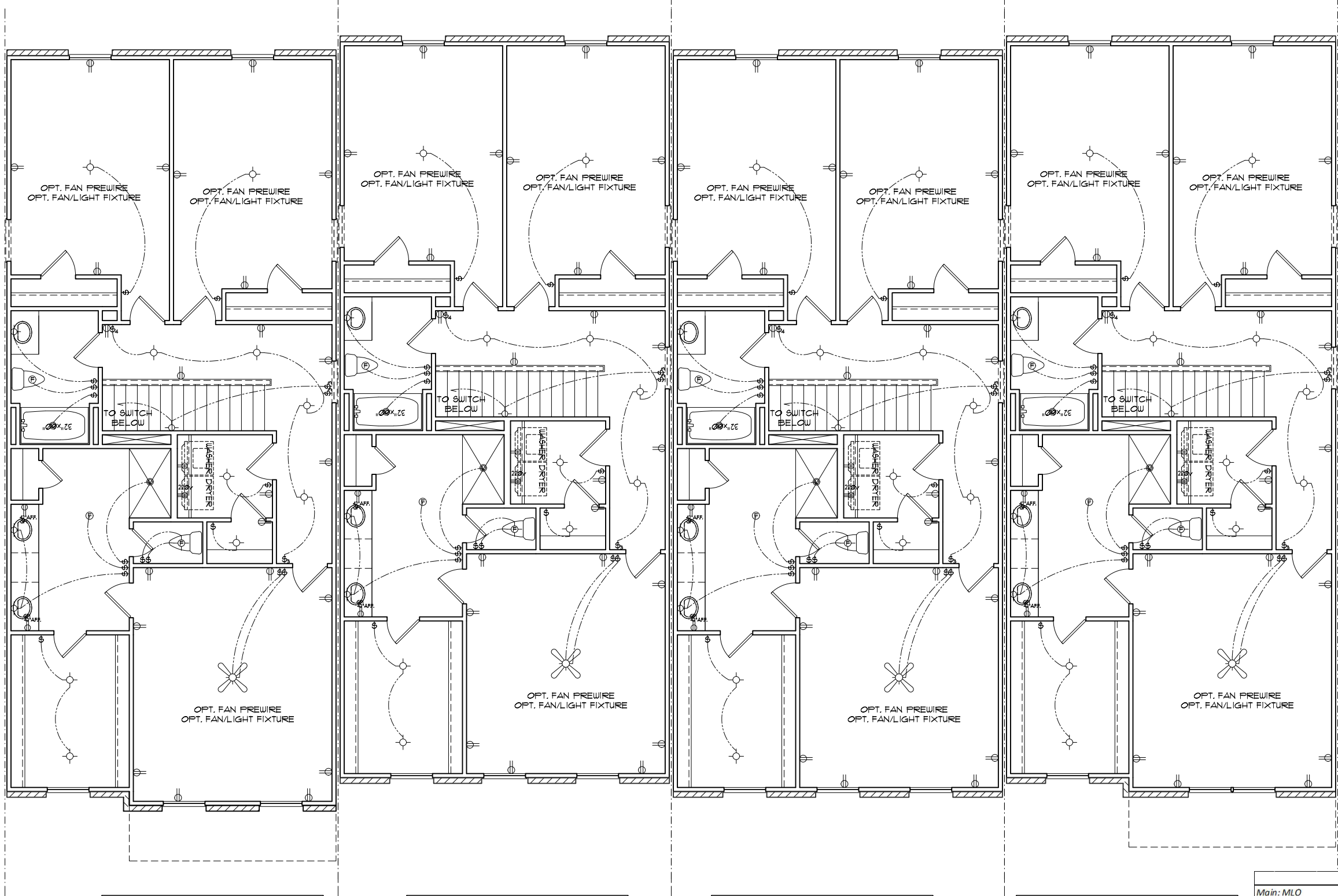
AURORA
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SECOND FLOOR
ELECTRICAL PLAN

E2.0A

ELECTRICAL LEGEND	
	SWITCH
	THREE-WAY SWITCH
	DUPLEX RECEPTACLE
	STANDARD GFI RECEPTACLE
	GFI RECEPT. 42" ABOVE FINISHED FLR
	WEATHERPROOF GFI RECEPTACLE
	SPLIT 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
	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")

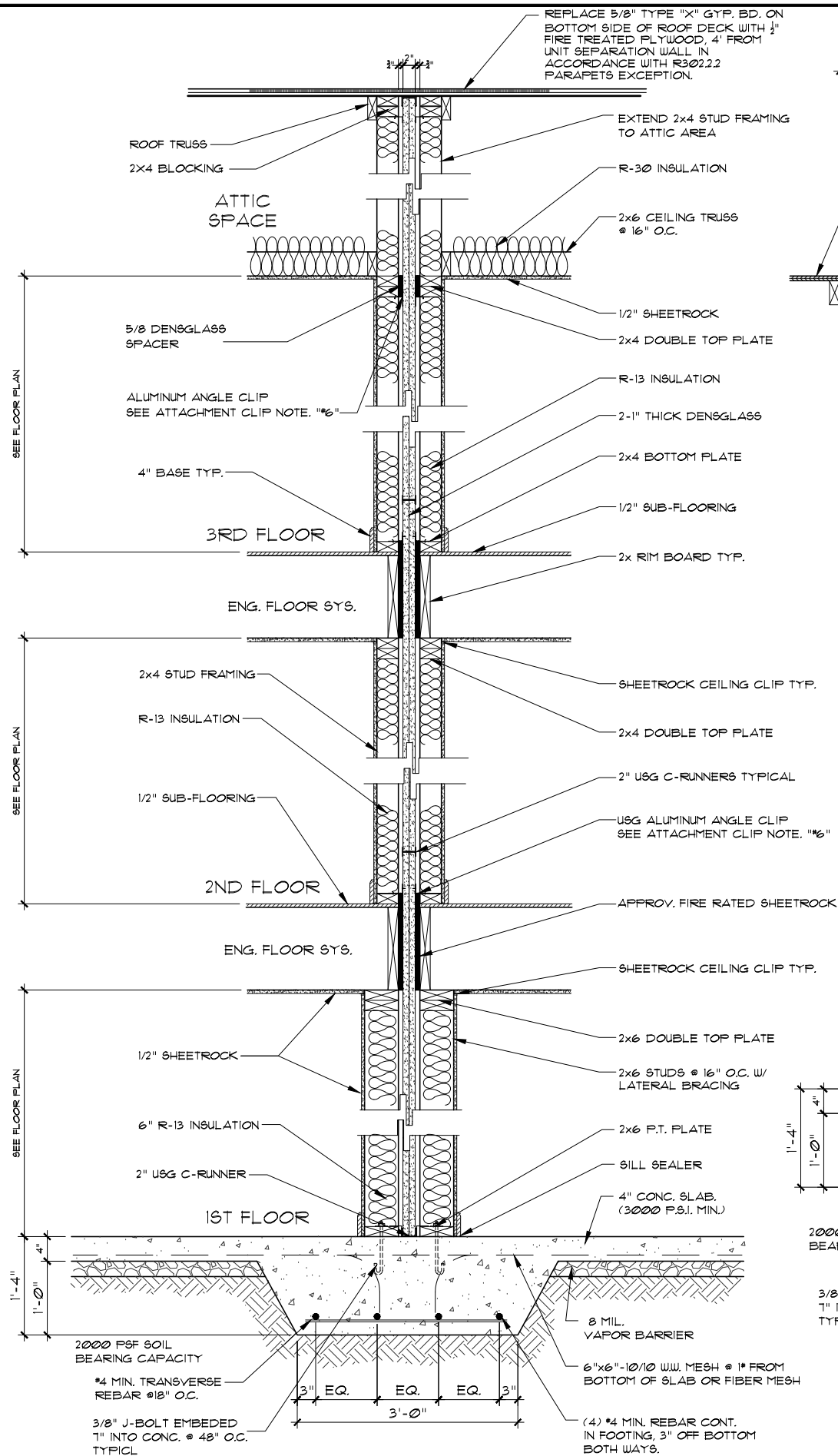
LOT #: 11
PLAN: AURORA
ELEVATION: C
(SCALE: 1/8"=1'-0")

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

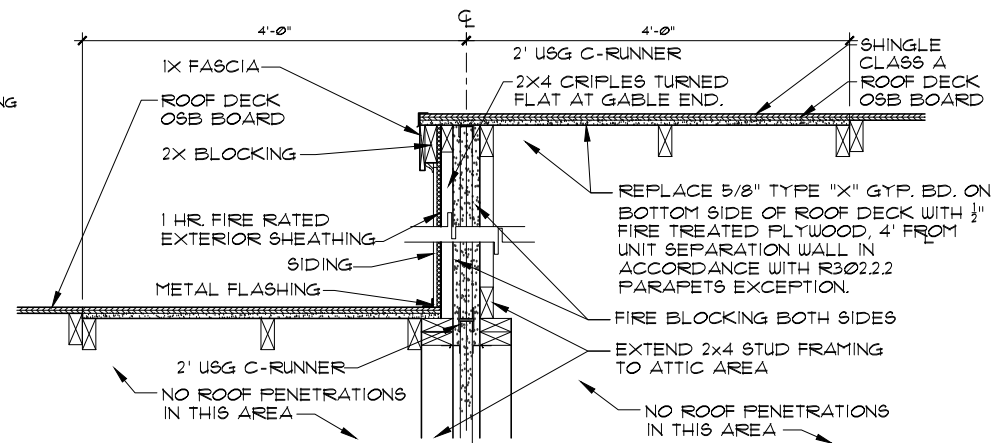
ELECTRICAL NOTES:

- 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.

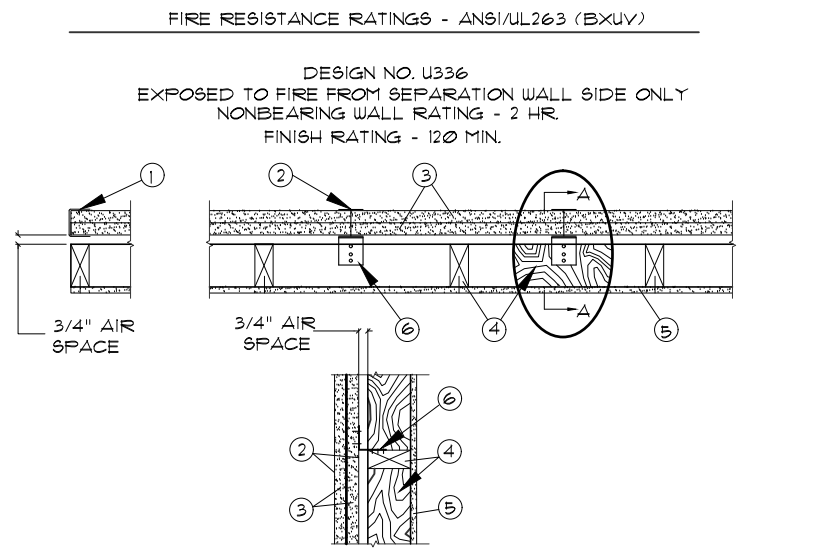
Power Panel									
Main: MLO		Location: Garage		Fault:					
AMP: 150A		Voltage: 240/120V		AIC Rating: 10K					
CIR	Discreption	BRK	L1	L2	BRK	Discreption	CIR		
1	AFIC Lighting	15/1			15/1	AFIC Receptacle	2		
3	AFIC Lighting	15/1			15/1	AFIC Receptacle	4		
5	AFIC Lighting	15/1			15/1	AFIC Receptacle	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)

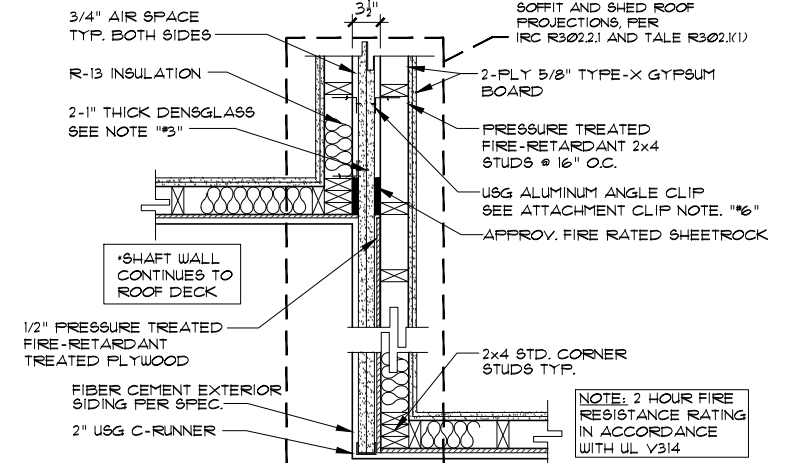


3 UNIT STEP DOWN DETAIL AT FIRE WALL
FD1 SCALE: 1/2"=1'-0"
FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)

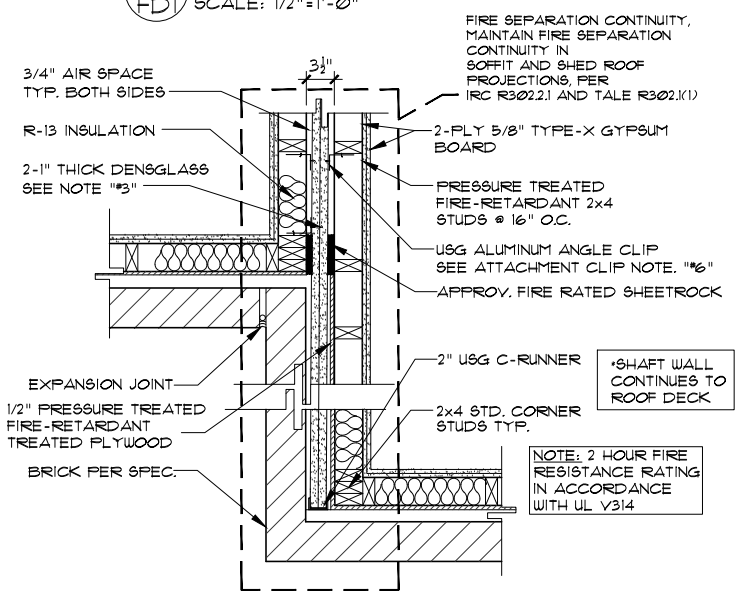
SEPARATION WALL (Max Height - 44 ft.)

- FLOOR, INTERMEDIATE OR TOP WALL-2IN WIDE CHANNEL SHAPED WITH 1 IN. LONG LEGS FORMED FROM NO. 25 MSG GALV STEEL, SECURED WITH SUITABLE FASTENERS SPACED 24 IN. OC.
- METAL STUDS-STEEL MEMBERS FORMED FROM NO. 25 MSG GALV STEEL HAVING "H"-SHAPED FLANGED SPACED 24IN. OC. OVERALL DEPTH 2IN. AND FLANGE WIDTH 1-3/8" IN.
- GYPSON BOARD-TWO LAYERS OF 1" THICK GYPSON WALLBOARD LINER PANELS, SUPPLIED IN NOM 24 IN. WIDTHS. VERTICAL EDGES OF PANELS FRICTION FITTED INTO "H"-SHAPED STUDS.
CANADIAN GYPSON COMPANY- TYPE SLX.
UNITED STATES GYPSON CO- TYPE SLX.
USG 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.
- GYPSON 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"
FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)



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

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FIRE WALL AND
UNIT SEPARATION
DETAILS

FD1

Design No. U314

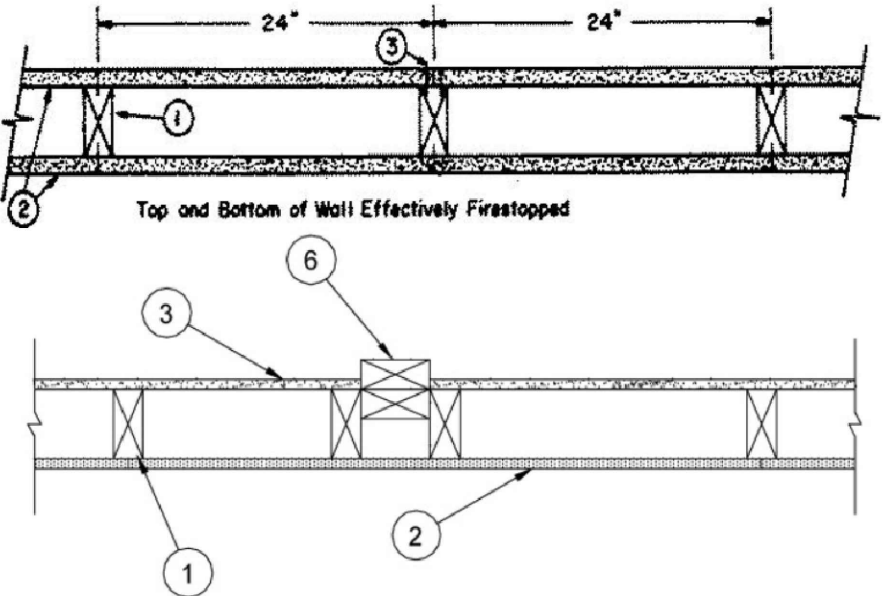
October 26, 2017

Bearing Wall Rating — 1 HR.

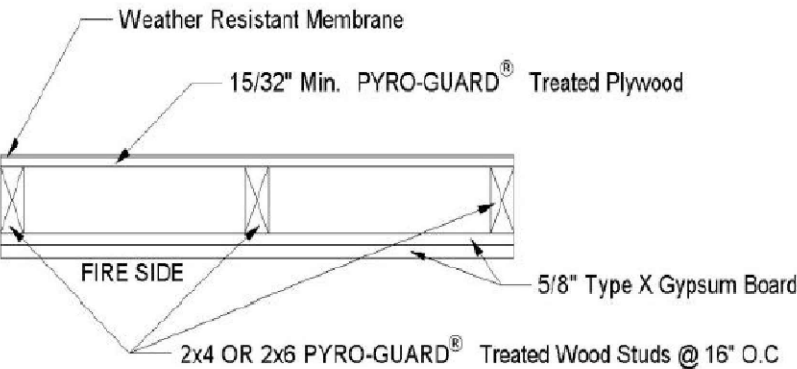
Finish Rating — 26 Min.

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

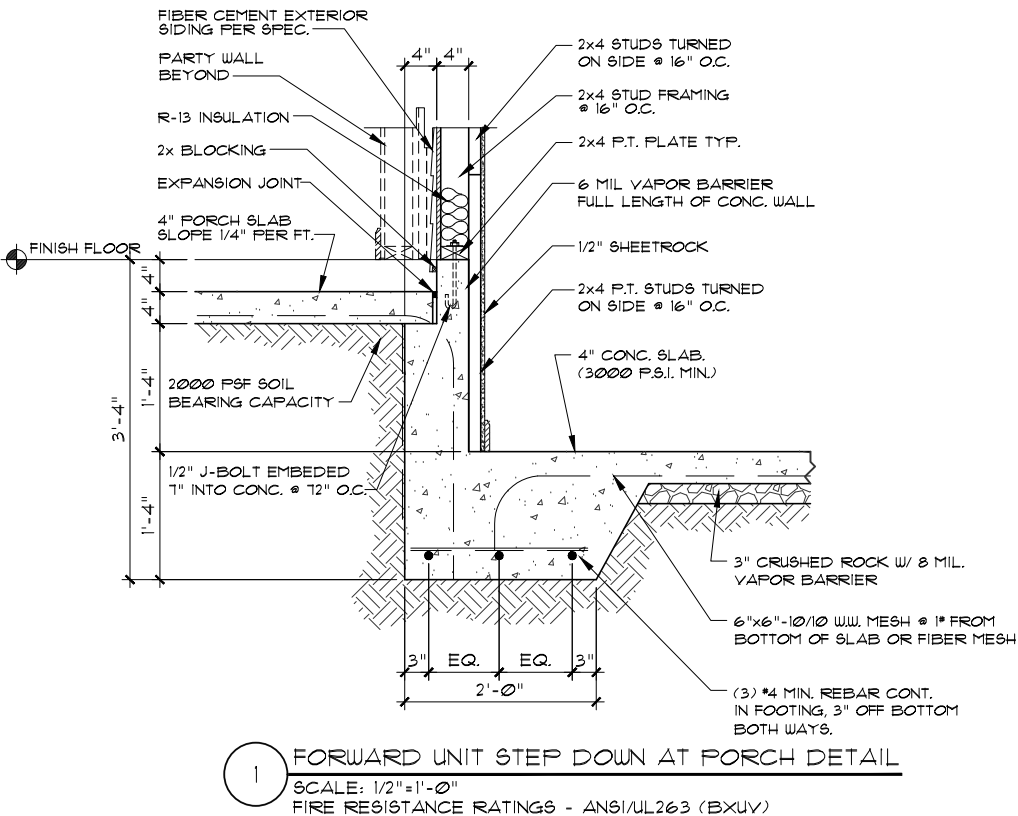
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



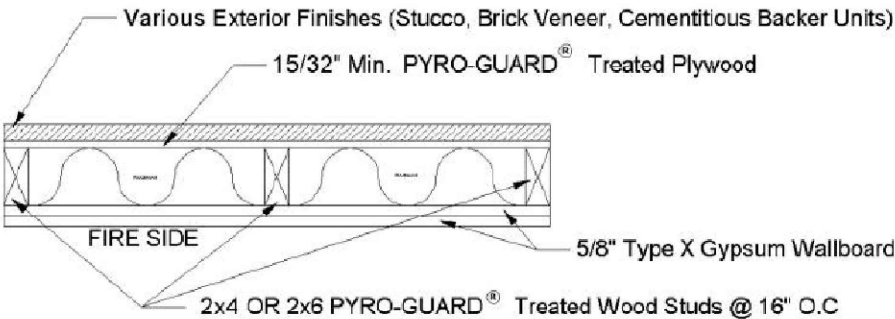
U301 non-fire side modified



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.



6225 Windward Pkwy
Alpharetta, GA 30005
Phone: 678.321.2000
www.kmhomes.com

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

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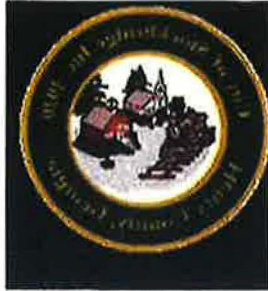
FIRE WALL AND
UNIT SEPARATION
DETAILS

FD2



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 NORTH 41 DEGREES 55 MINUTES 09 SECONDS WEST A DISTANCE OF 54.97 FEET TO A POINT; THENCE NORTH 41 DEGREES 55 MINUTES 09 SECONDS WEST A DISTANCE OF 228.07 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 88 DEGREES 06 MINUTES 15 SECONDS EAST A DISTANCE OF 1339.76 FEET TO A 2" OPEN TOP PIPE; THENCE SOUTH 89 DEGREES 24 MINUTES 09 SECONDS EAST A DISTANCE OF 1456.18 FEET TO A POINT AT THE LAND LOT LINE COMMON TO LAND LOTS 38 & 39; 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 67 DEGREES 20 MINUTES 51 SECONDS WEST A DISTANCE OF 210.00 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 10 MINUTES 35 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	PBG	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	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	
PROPERTY MONUMENTS	WATER
Right-of-Way Monument Found	Fire Hydrant
Concrete Monument Found	Irrigation Control Valve
Iron Pin Set	Water Meter
Iron Pin Found (Rebar found)	Water Valve
PK Nail Set	Fire Department Connection
PK Nail Found	Water Vault
Benchmark	Pressure Irrigation Valve
	Water Vent Pipe
	Water Valve Marker
	Water Marker
	Water Manhole
	Water Air Release Valve
	Water Back Flow Preventer
	Sprinkler Head
	Sprinkler Valve
MISCELLANEOUS	MISCELLANEOUS UTILITIES
Land Lot Symbol	Utility Structure

LINETYPES

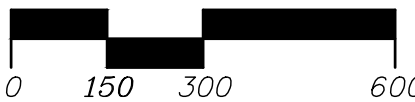
PROPERTY	EXISTING OVERHEAD
Adjacent Property	Overhead Wires
Property Line	
Center of Creek	
FENCE LINES	EXISTING UNDERGROUND
Barb Wire Fence	Cable
Chain link fence	Electric
Gas	Fiber Optic
Wood Fence	Gas
Woven Wire Fence	Telecommunications
SITE / TOPOGRAPHIC FEATURES	Water
Guardrail	Television
	Storm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



Know what's below.
Call before you dig.

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

ALTA/NSPS LAND TITLE SURVEY
FOR

REEVES CREEK II DEVELOPMENT

CITY OF STOCKBRIDGE

HENRY COUNTY
GEORGIA

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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
DI	Drop Inlet	PKS	PK Nail Set
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FI	Fire Hydrant	SSMH	Sanitary Sewer Manhole
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FOMRK	Fiber Optic Marker	TIB	Telephone Terminal Box
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

ALTA/NSPS LAND TITLE SURVEY

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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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.

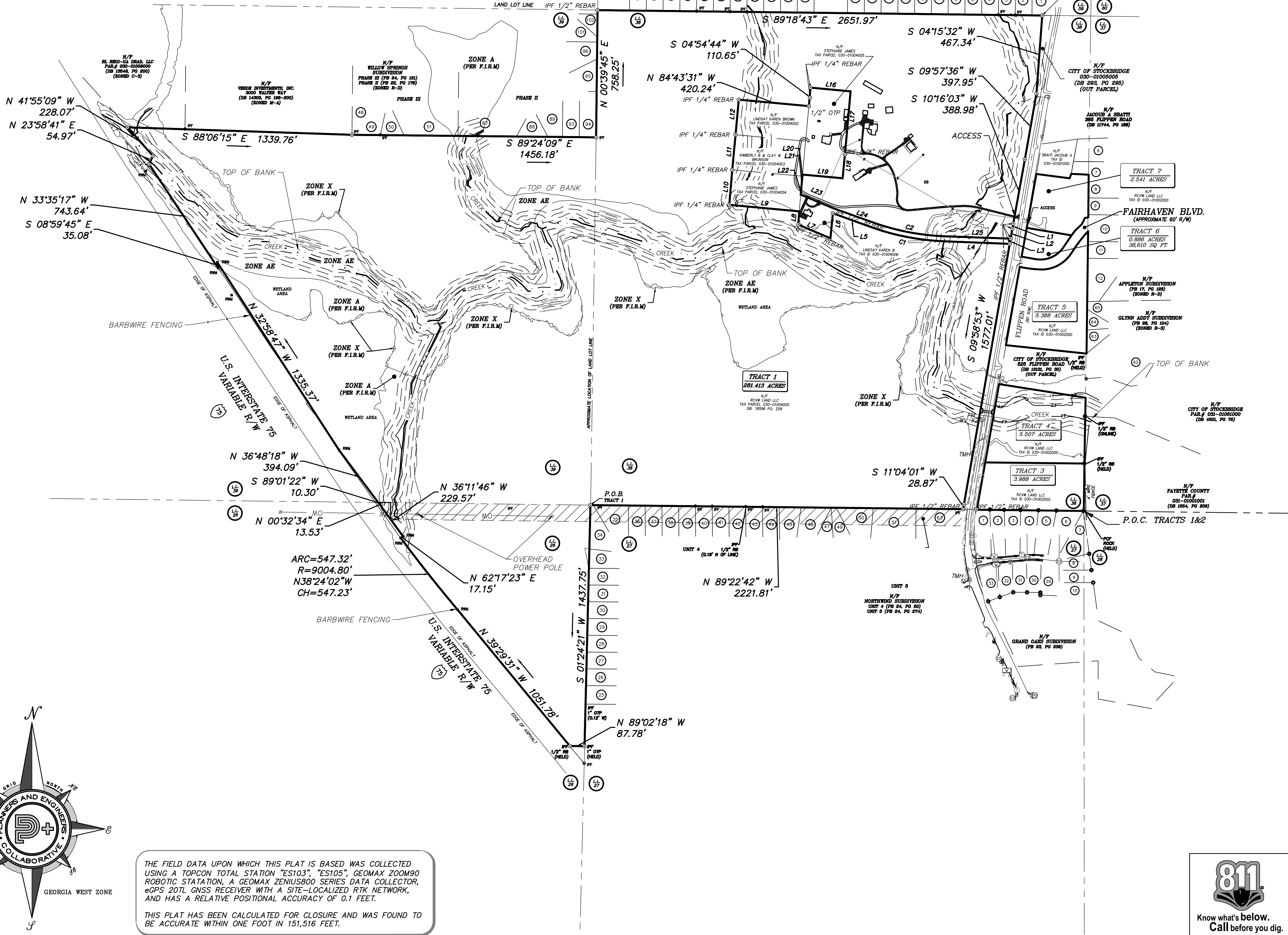
NOTES

- 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.

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



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

ALTA/NSPS LAND TITLE SURVEY FOR

REEVES CREEK II DEVELOPMENT

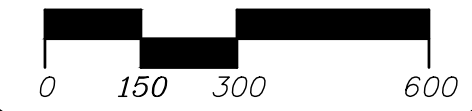
CITY OF STOCKBRIDGE

HENRY COUNTY
GEORGIA



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**

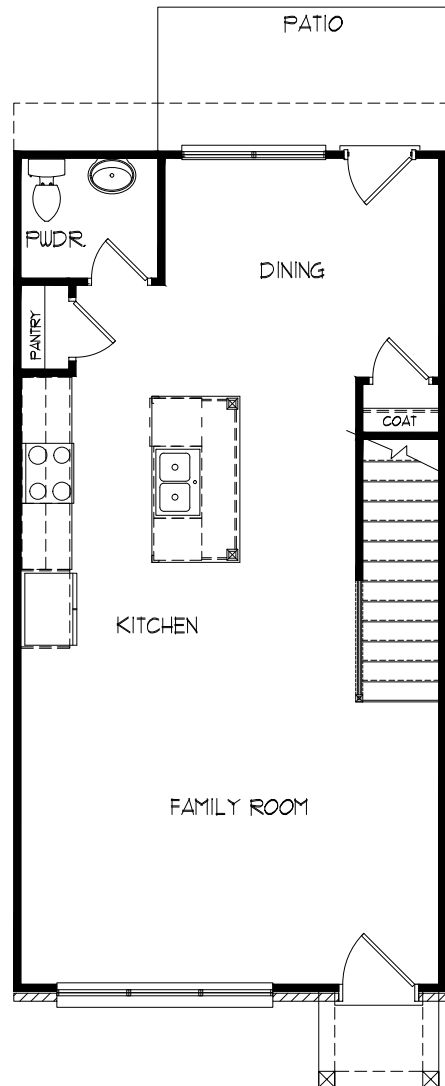


**Front Elevation C
w/ Braced Roof**

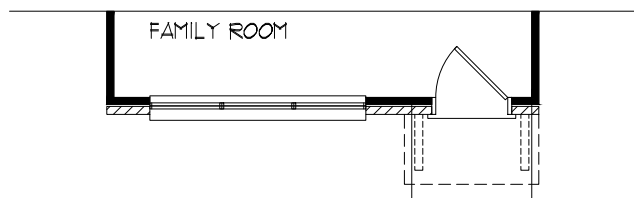


**Front Elevation D
w/ Braced Roof**

2 BEDROOM UNITS

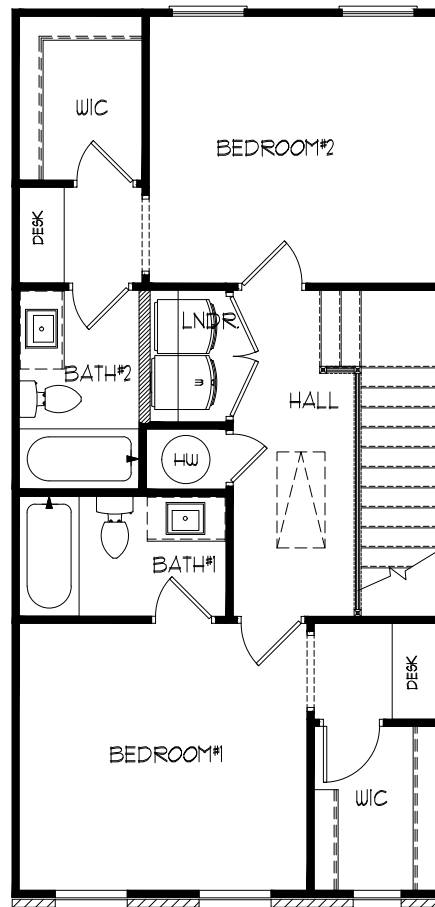


Main Level



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.

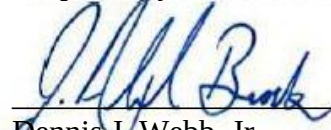
V. CONCLUSION

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: [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]

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]

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

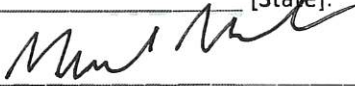
NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property 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 030-01002001 _____, 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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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.

11/13/2024
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

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 030-01002002, 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

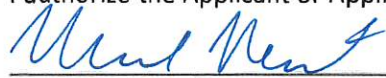
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Name(s) of Applicant(s): Vista Residential Partners c/o Dennis J. Webb, Jr.

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.

11/13/2024
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

John Bush
Notary

Michael McGehee
Signature of Owner(s)/Agent(s)

Michael McGehee
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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Planning Commissioner and/or
City Council Member Name

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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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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

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 ☒

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:

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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



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

Zoning Modification Application for Flippen Road - West

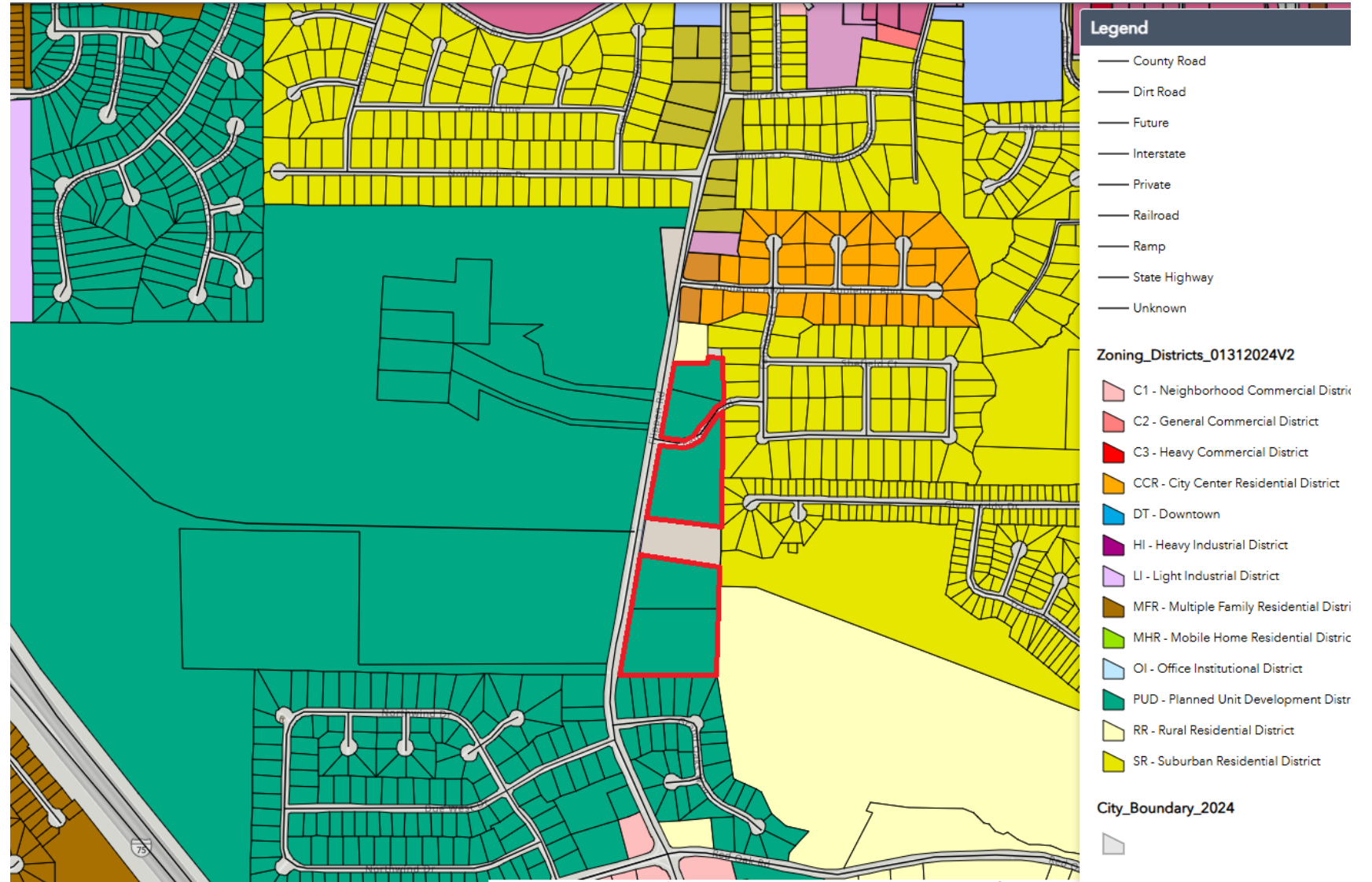
Zoning Modification to attach a Regulating Plan to the current PUD zoning for a Townhome Development

Developer: Vista Residential Partners

Zoning Attorney: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

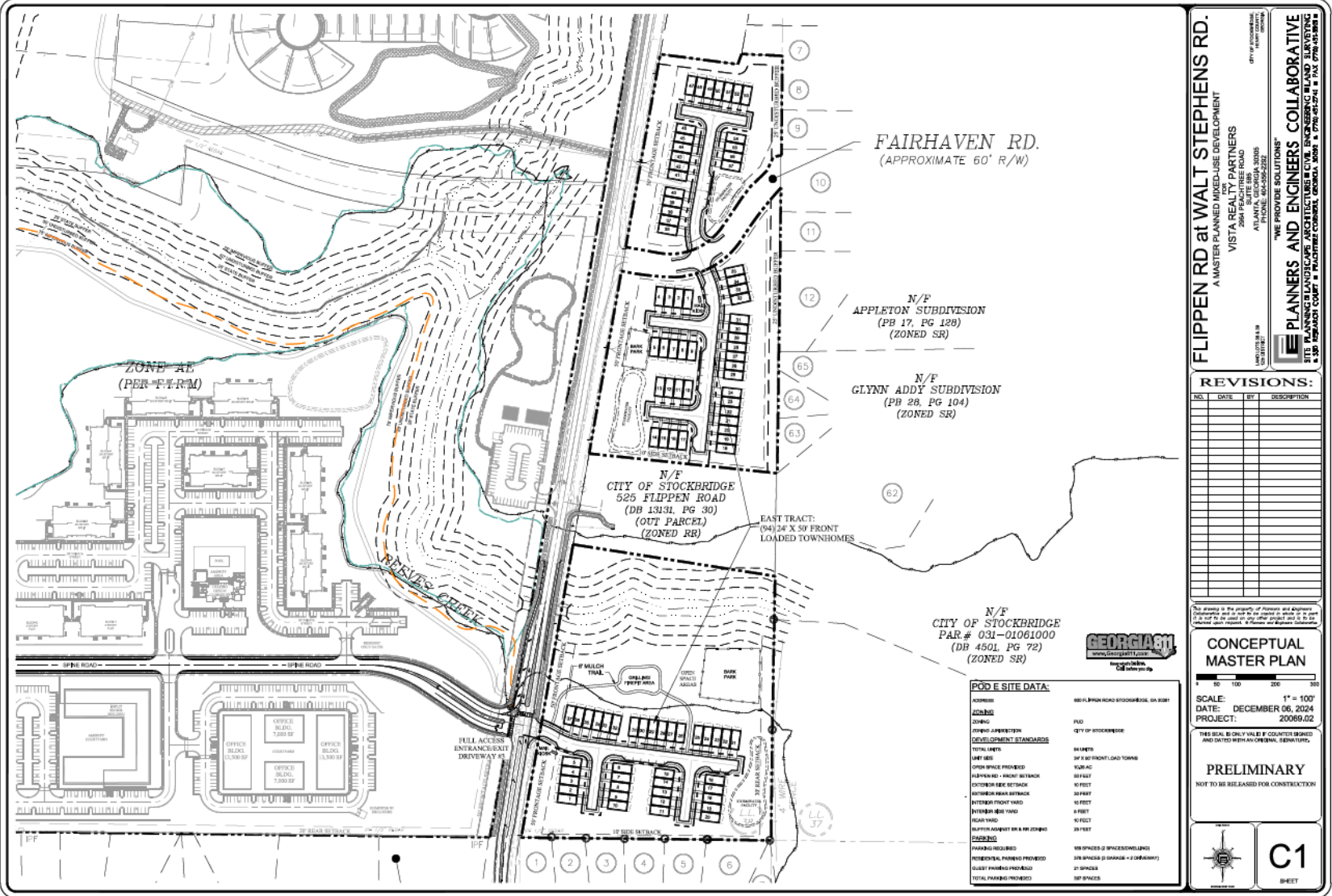
Zoning Map

Flippen Road



Site Plan

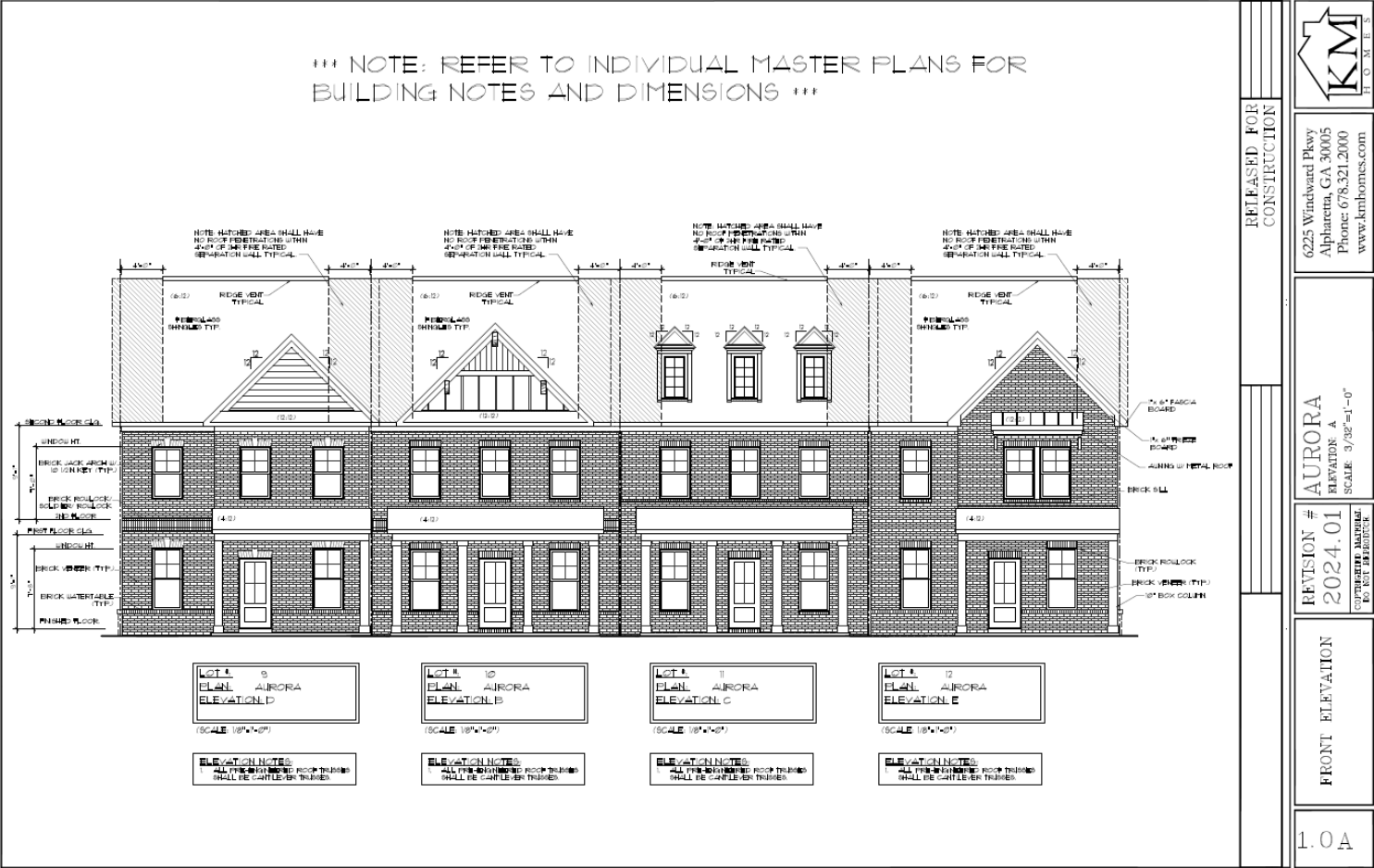
94 Townhome Units



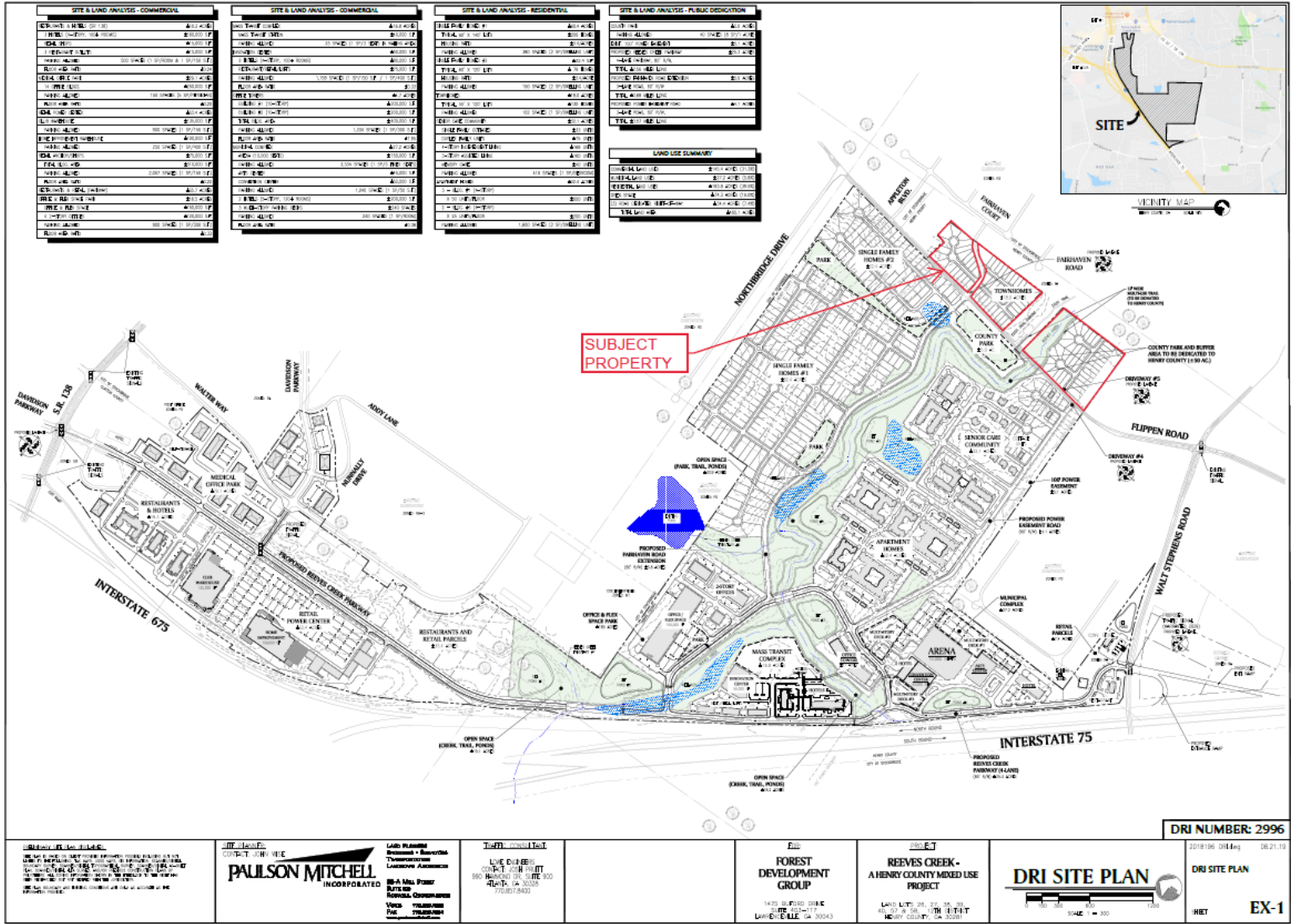
Example Elevations



Example Elevations



2019 Master Plan
Henry County
Resolution 19-287



Proposed 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~~ December 6, 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~~grilling area and fire pit, 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.~~

~~5.4~~ **Property Management**—The developer shall establish an HOA or shall secure a property management company to maintain the common areas of the proposed development.

~~6.5~~ **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.



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.

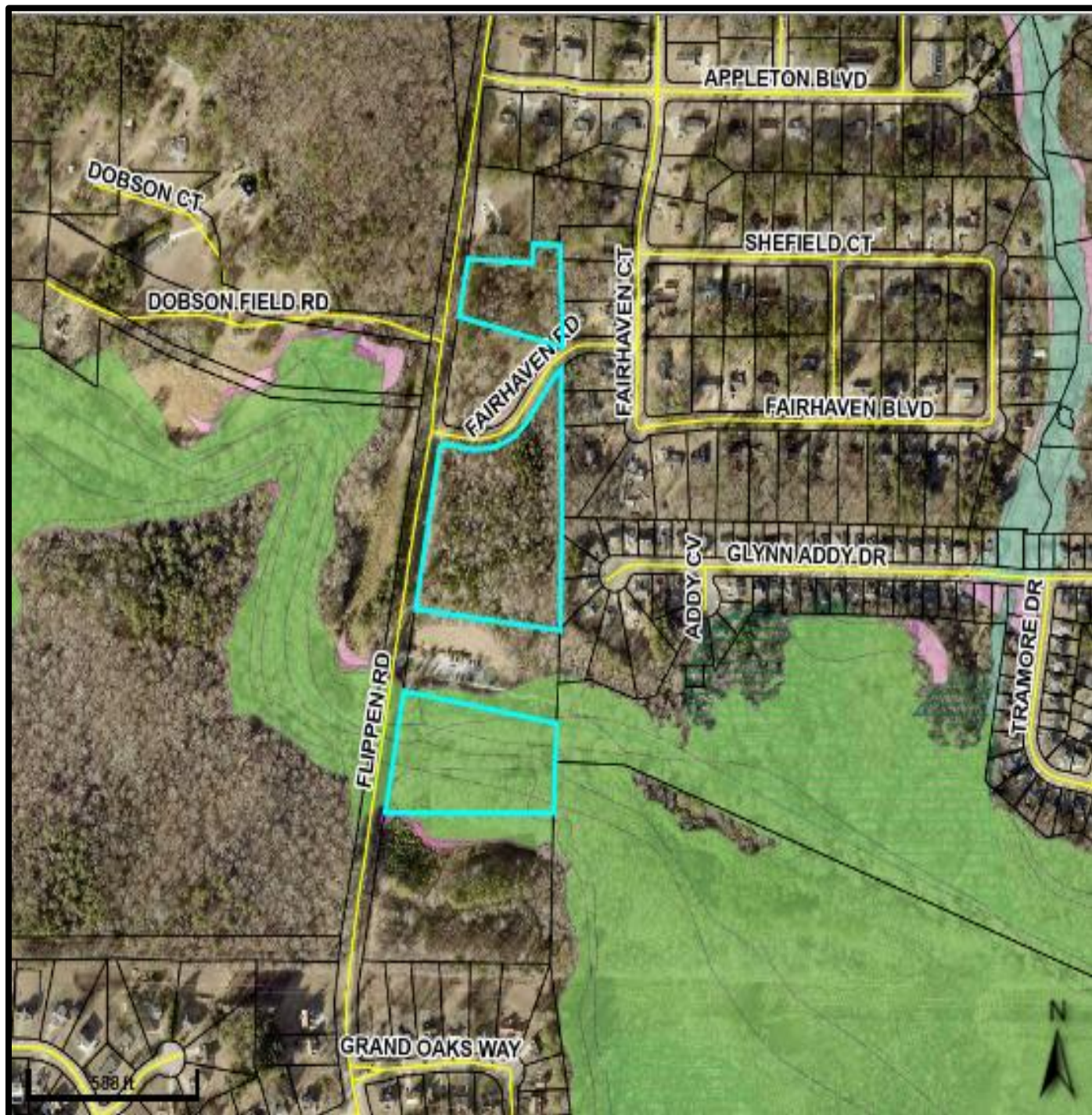
While the original Reeves Creek rezoning project came to be known as “Reeves Creek I”, the 2023 rezoning for Vista’s property on the west side of Flippen Road, containing 281.41+/- acres, was referred to as “Reeves Creek II.”

III. PROPERTY DATA TABLE

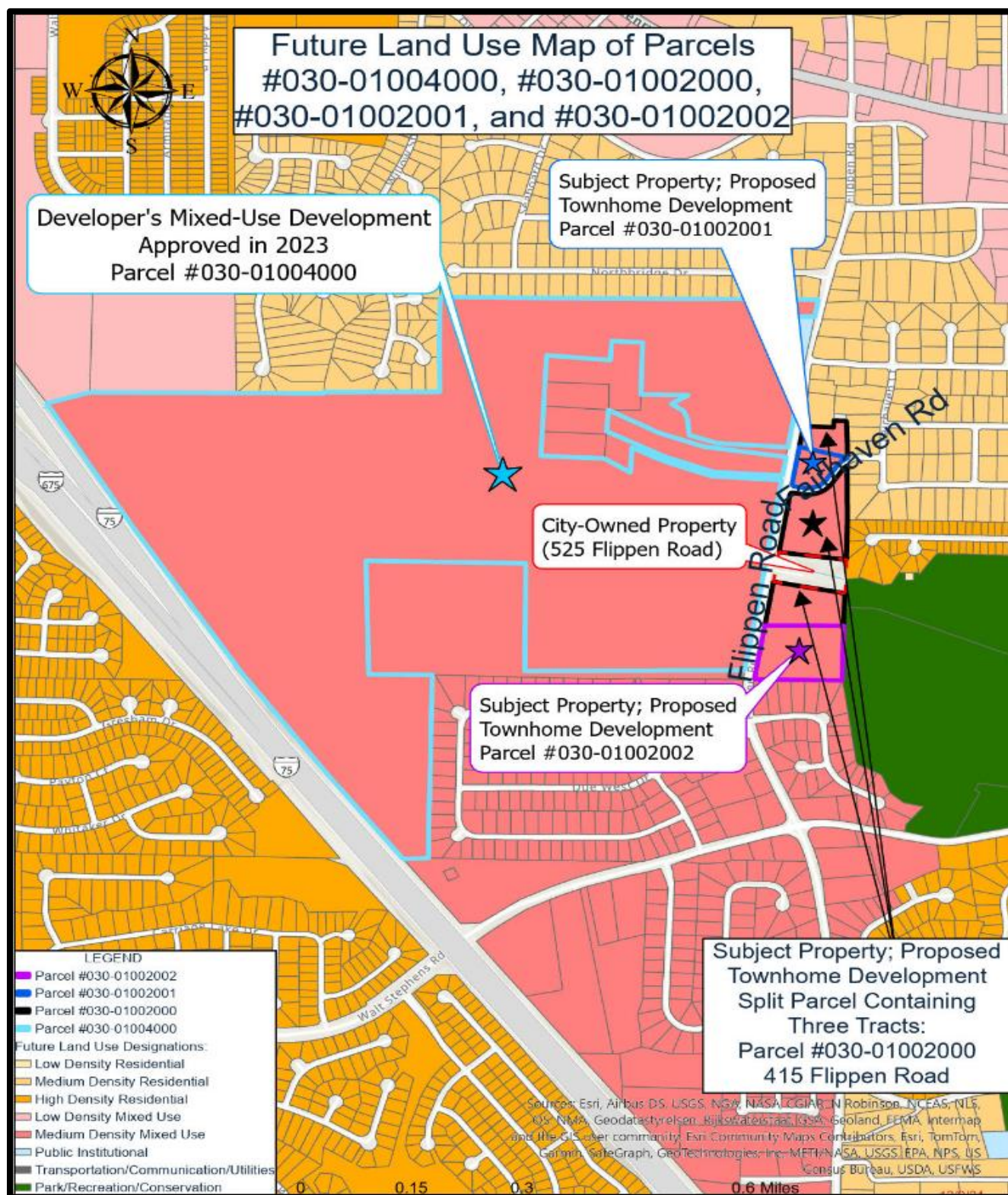
DESCRIPTIVE FACTOR	RESEARCH FINDINGS
Applicant and Agent	Vista Residential Partners, c/o Dennis J. Webb, Attorney
Proposed Development	Townhome development with 94 units, as an additional phase to the parent parcel on the west side of Flippen Road (Parcel #030-01004000)
Parcel Identifications	<u>Three 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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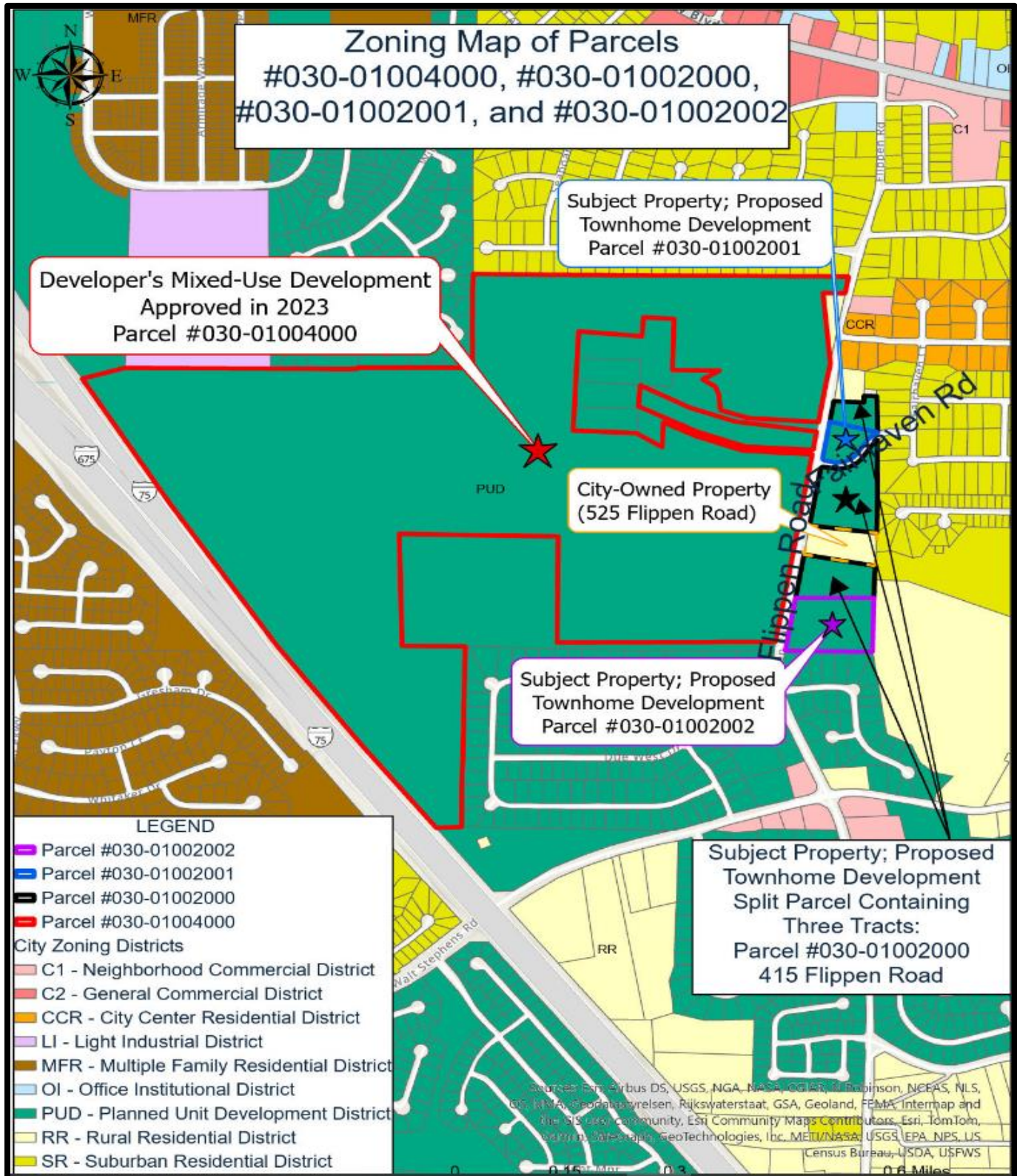
**AERIAL PHOTOGRAPH OF SPLIT PARCEL #030-01002000
(415 FLIPPEN ROAD), CONTAINING THREE TRACTS**
Parcel Size: 13.44 +/- Total Acres



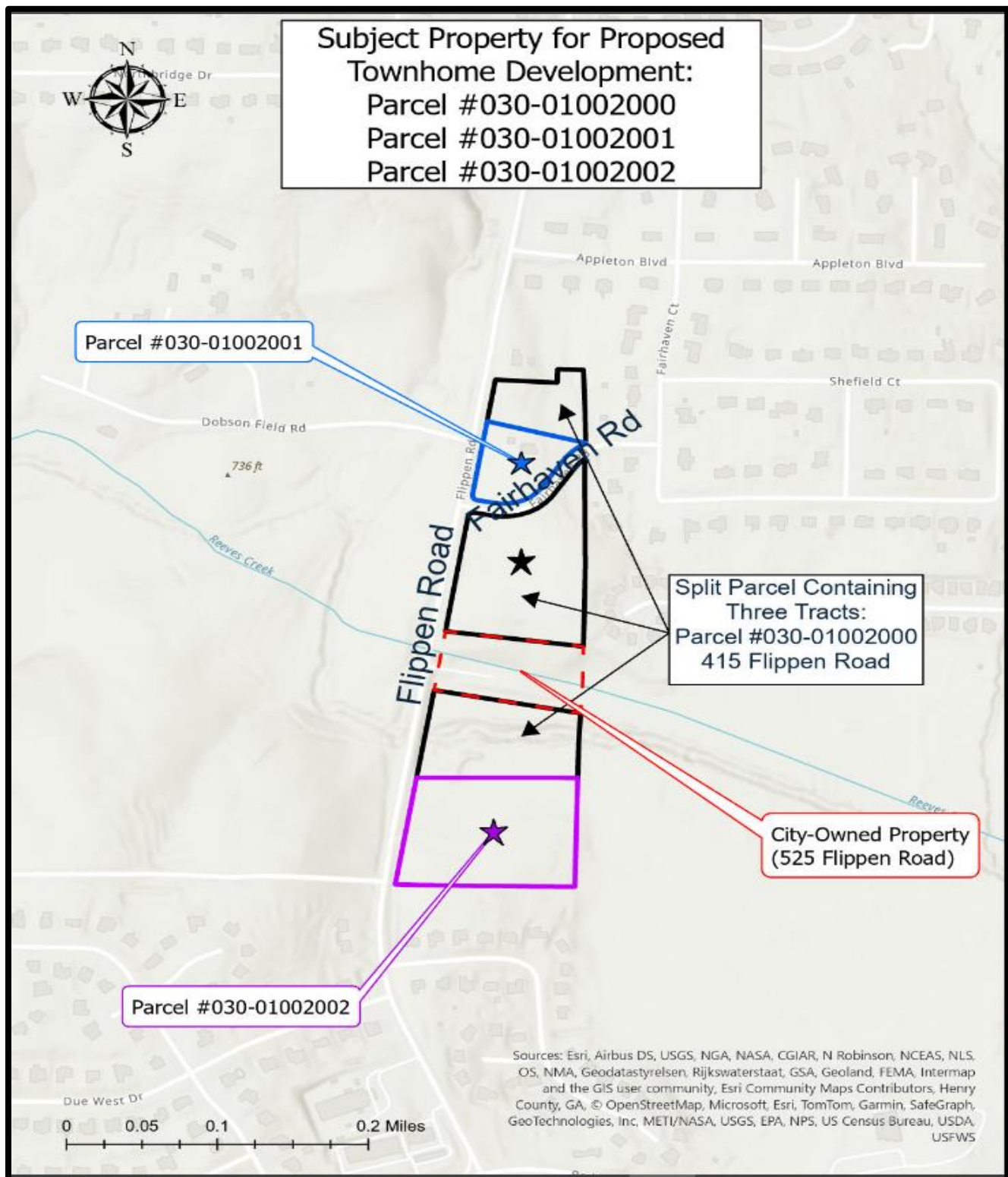
FUTURE LAND USE MAP



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.

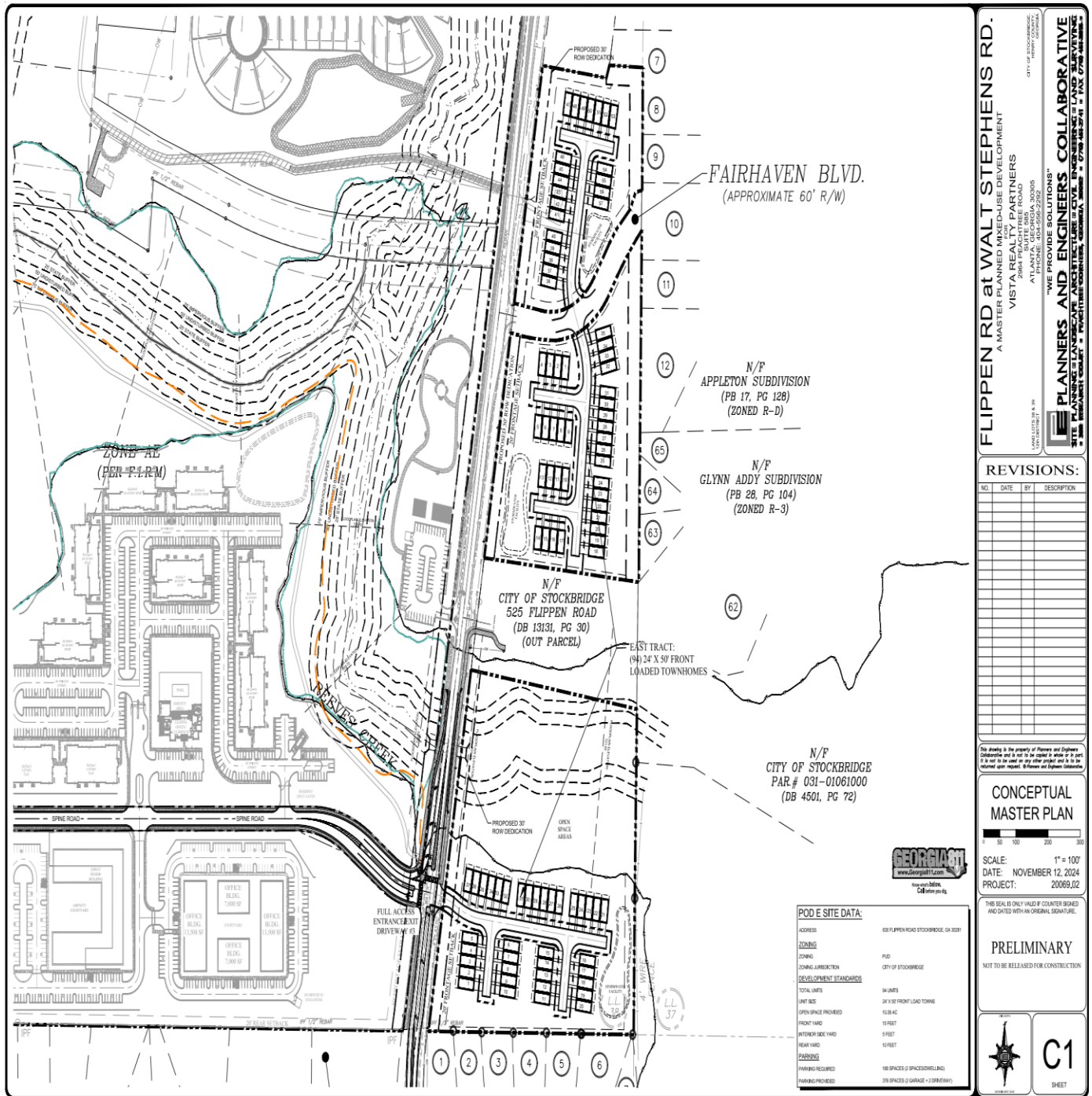
For amenities, no dog park is shown on the current site plan, but the applicant has y stated that one could be provided. Regarding the provision of trails, the applicant has stated that the townhome residents could use the 12-foot trail which is being installed on Parcel #030-01004000 as part of the 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.





Henry County Water Authority
Engineering Division

December 11, 2024

Re: Water and Sewer Services - Availability

Proposed Development: **Townhomes – Residential Development**

Property Information: **Flippen Road (Parcel No. 030-01002000, 030-01002001, & 030-01002002)**

LL 38; District 12; 18.31+/- acres

Proposed Zoning: **PUD**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1,000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage **treatment** is available for the property. **Sewer conveyance is contingent upon the completion of an HCWA 24-inch gravity sewer extension (per the attached proposed Sewer Line Extension Exhibit). That project is on-going, and is planned to be completed (designed with permitting/construction pending) in approximately 18-24 months. Moreover, an offsite sanitary sewer line extension is required at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.**

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 12/10/2024 prepared by Planners and Engineers Collaborative.

 Digitally signed
by Scott Sage,
P.E.
Date: 2024.12.11
13:44:55 -05'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority