



**STOCKBRIDGE
COMMUNITY ZONING
INFORMATION MEETING**

ADMINISTRATION

Ryan Anderson

Community Development Director

Vacant

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Senior Planner

**Community Zoning
Information Meeting
Agenda
March 12, 2025 6:00 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA

COMMUNITY ZONING INFORMATION MEETING

CITY OF STOCKBRIDGE

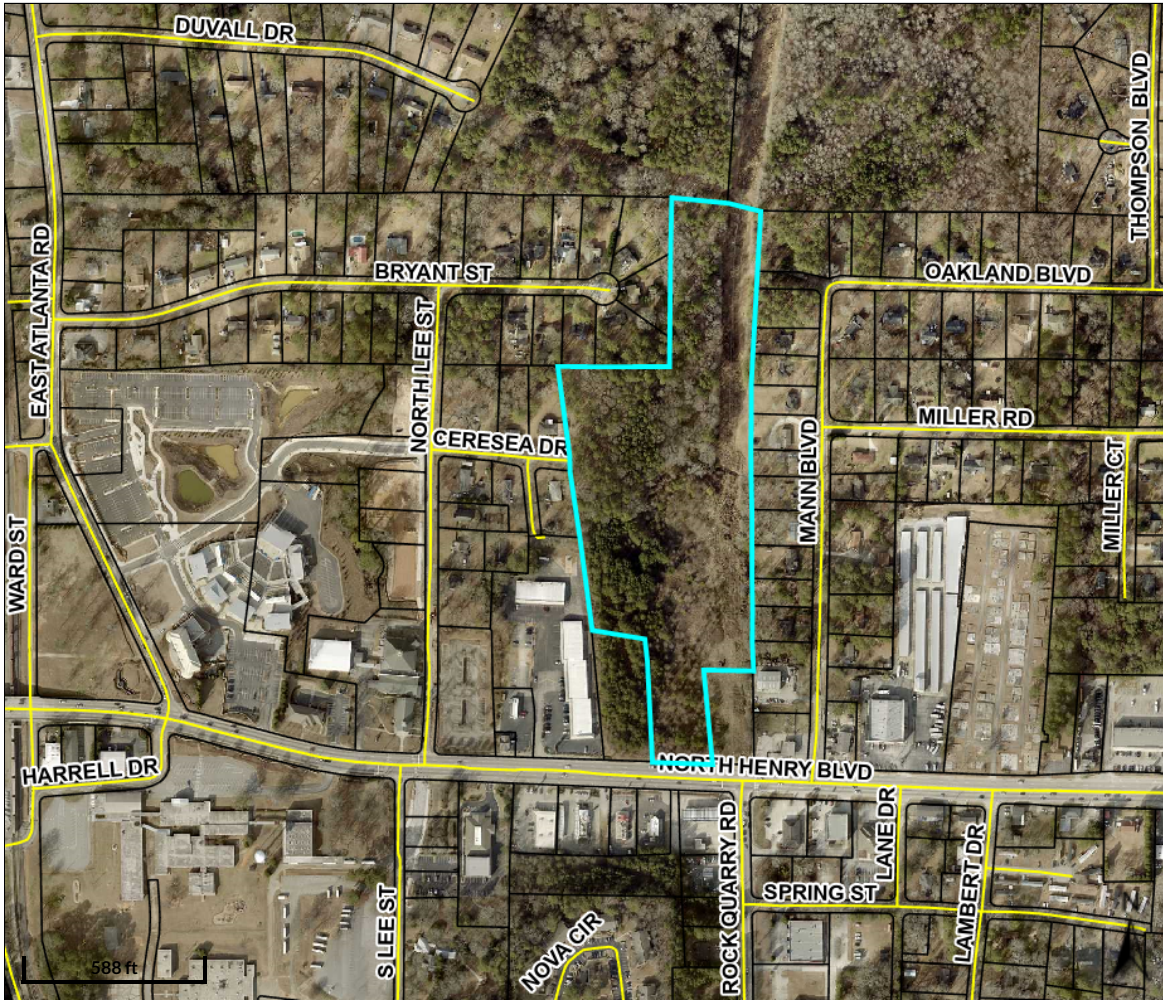
WEDNESDAY, MARCH 12, 2025 6:00 PM

- I. WELCOME**
- II. OVERVIEW OF THE ZONING PROCESS**
- III. PRESENTATION**
 - 1 REZONING CASE #RZ-2025-02. (Property is located in Council District 4.)**

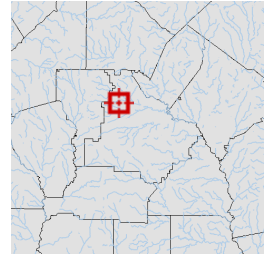
Consideration of a City of Stockbridge-initiated rezoning request to rezone property at **4482 North Henry Boulevard (Parcel #S26-01014000)** from 'SR' (Suburban Residential) and 'DV' (Downtown Village Overlay District) to 'PUD Master Plan' (Planned Unit Development Master Plan) and 'DV' (Downtown Village Overlay District) for the purpose of allowing the construction of a mixed-residential development. The City of Stockbridge owns this property and is the applicant. The property contains 15.43 +/- acres and it is located in Land Lots 61 & 62 of District 12.
- IV. CITIZENS' QUESTIONS AND COMMENTS**
- V. UPCOMING MEETINGS**
- VI. ADJOURNMENT**



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S26-01014000	Class	Exempt	Owner	THE CITY OF	Land	\$902,700				
Property	4482 NORTH	Acreage	16.12	Address	STOCKBRIDGE	Value:					
Address	HENRY BLVD				4640 NORTH	Building	\$0	Last 2 Sales			
District	City/Stockbridge				HENRY BLVD	Value:		Date	Price	Reason	Qual
					STOCKBRIDGE, GA	Misc	\$0	12/17/2015	\$1,870,000	VH	U
					30281	Value:		12/30/2013	\$0	VH	U
						Total	\$902,700				
						Value:					

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

Date created: 2/5/2025

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Developed by SCHNEIDER
GEOSPATIAL

Anthony S. Ford
MAYOR
LaKeisha Gantt
District 1
Alphonso Thomas
District 2
Kyle D. Berry, Sr.
MAYOR PRO TEM/ District 3
Yoland Barber
District 4
Elton Alexander
District 5

City of Stockbridge
Planning & Zoning Division
Of Community Development
4640 North Henry Boulevard
Stockbridge, GA 30281



Ryan Anderson
DIRECTOR

Mayor Anthony S. Ford
ACTING CITY MANAGER

Notice to Interested Parties for City of Stockbridge Public Meetings

February 28, 2025

Dear Property Owner:

The City of Stockbridge owns the property at 4482 North Henry Boulevard, and it wishes to build a mixed-residential development containing 25 single-family dwellings and 42 townhome units on the property. Before this can happen, the property must be rezoned from its current zoning of 'SR' (Single-Family Residential) and 'DV' (Downtown Village Overlay District) to 'PUD Master Plan' and 'DV' (Downtown Village Overlay District). For such purpose, the City of Stockbridge is the applicant in this City of Stockbridge-initiated rezoning. The property represents Parcel #S26-01014000 within Land Lots 61 & 62 of District 12, and it contains 15.43 +/- acres.

The City of Stockbridge will hold three public meetings to discuss this rezoning proposal, which represents Rezoning Case #RZ-2025-02. The meetings will be held in the Council Chamber of the Stockbridge City Hall at 4640 North Henry Boulevard in Stockbridge, Georgia. Details of the meetings are listed below. The public is invited to attend and speak at all three meetings.

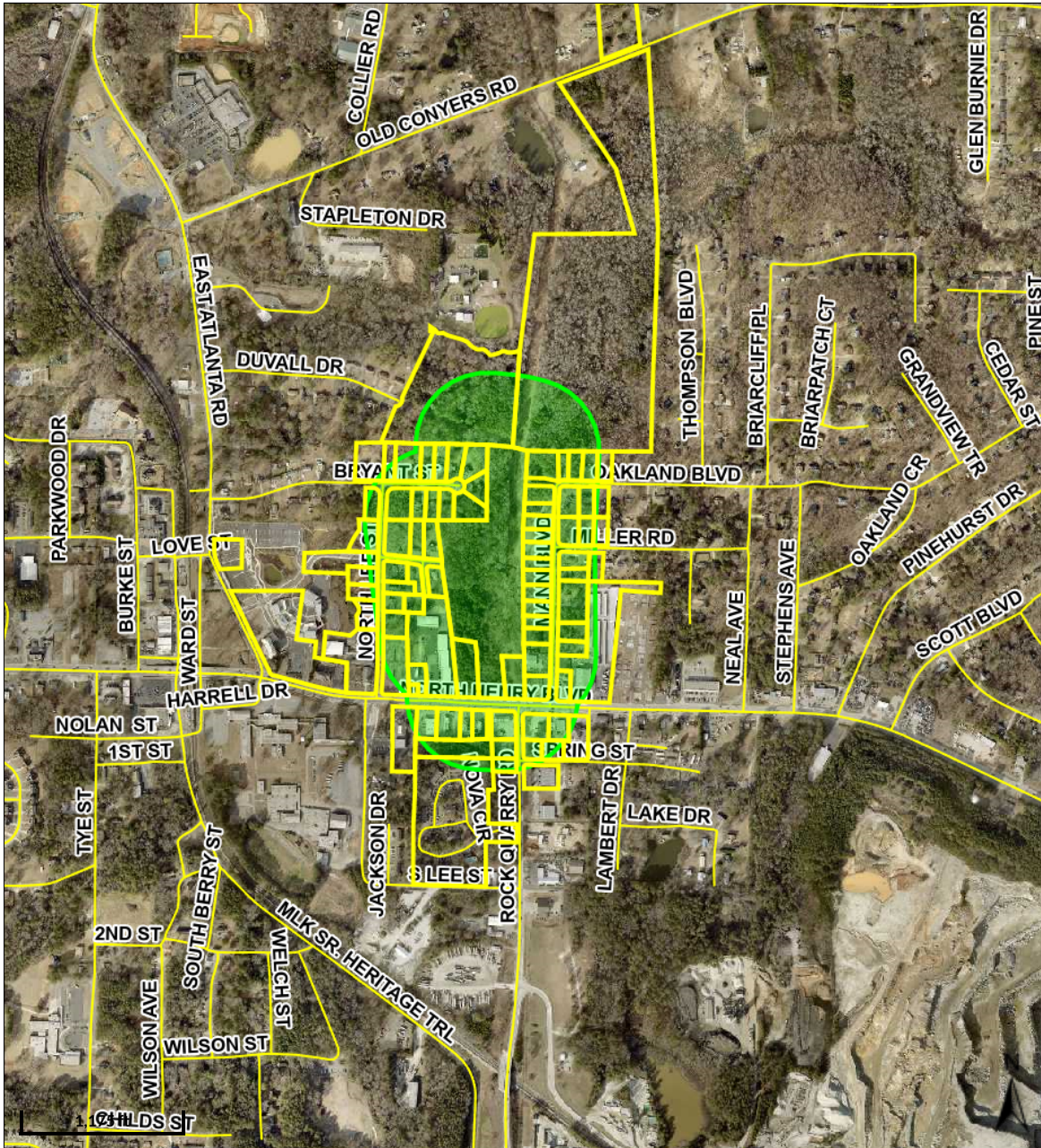
1. CZIM Meeting (Community Zoning and Information Meeting) – To be held on Wednesday, March 12, 2025, at 6:00 p.m. This will be an informal meeting to allow citizens the opportunity to learn about the proposed development project. No action will be taken.
2. Planning Commission Meeting—To be held on Thursday, March 20, 2025, at 6:30 p.m. The Planning Commission will hear and make recommendations on this case, as well as any other agenda items.
3. City Council Meeting—To be held on Monday, April 14 2025, at 6:00 p.m. The Mayor and City Council will hear and make final decisions on this case and other agenda items.

Attached are the aerial photograph and survey of the property, along with the conceptual site plan for the proposed development. For more information, or to submit any written comments prior to the meetings, you may contact the City of Stockbridge Planning and Zoning Office at 678-833-3344. Please check with the City's website (www.stockbridgega.org) for meeting updates.

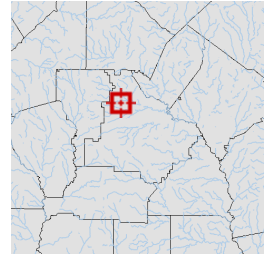
Respectively,
The City of Stockbridge
Community Development Department



Henry County, GA



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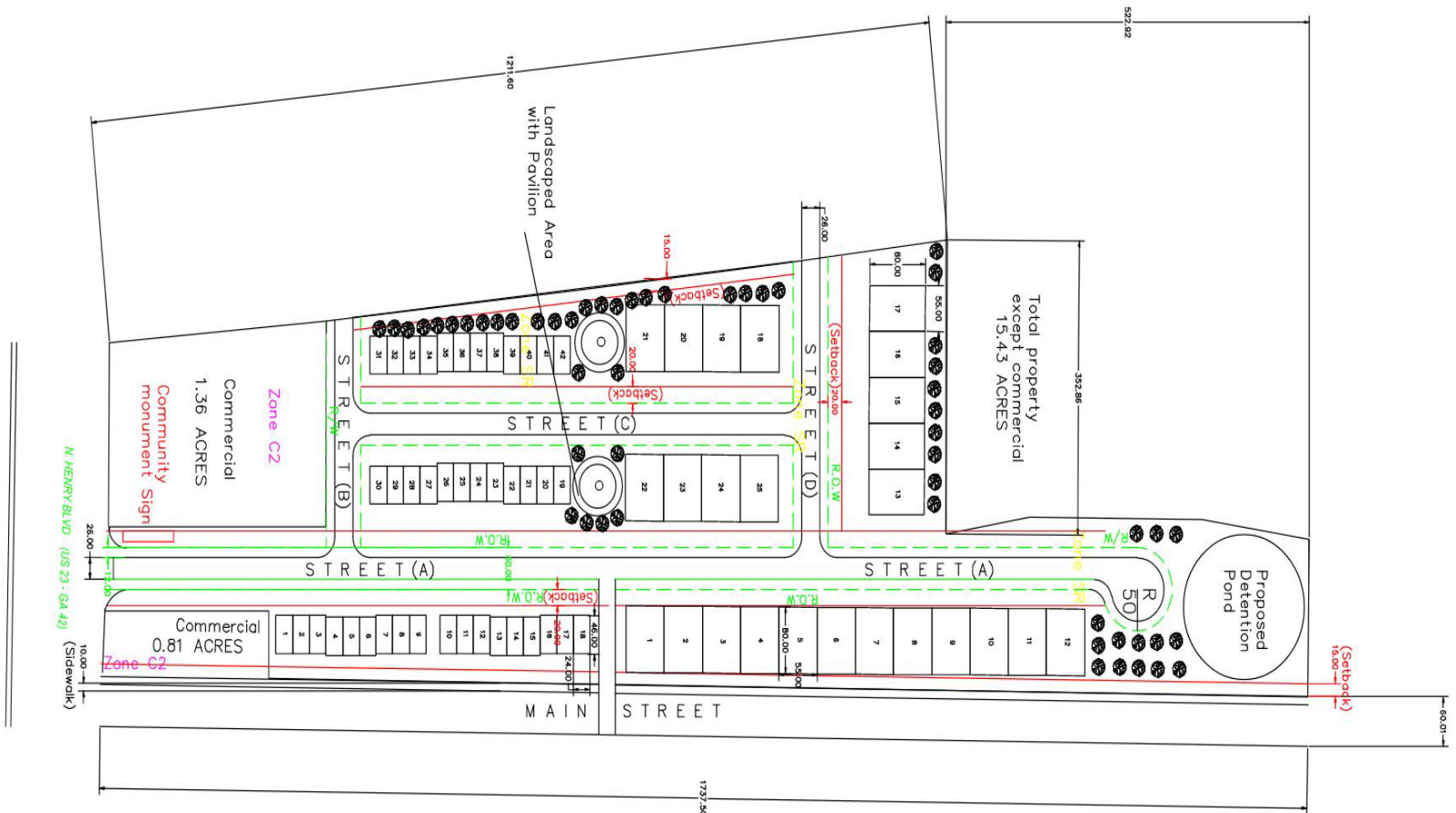


Exhibit "A"

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

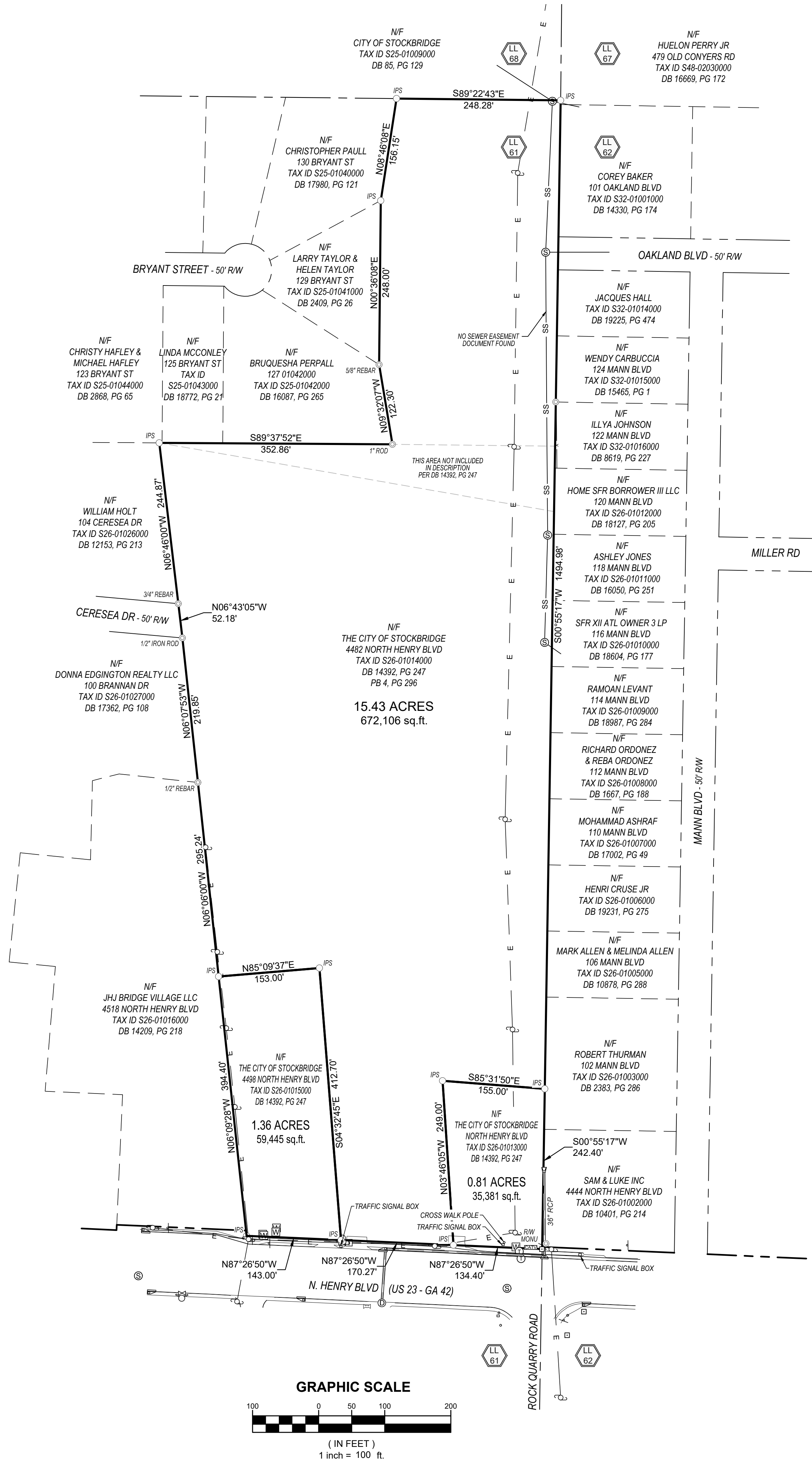
- DB DEED BOOK
PB PLAT BOOK
PG PAGE
LL LAND LOT
OTP OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS 1/2" REBAR W/C FOC 000995
CTP CRIMP TOP PIPE
C&G CURB & GUTTER
RW RIGHT OF WAY
NF NOW OR FORMERLY
-E- OVERHEAD POWER LINE
sq ft SQUARE FOOT
REF REFERENCE
TBM TEMPORARY BENCHMARK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
CMP CORRUGATED METAL PIPE
PROPERTY LINE
CENTERLINE
IDENTIFICATION
B.S.L. BUILDING SETBACK LINE
BOC BACK OF CURB
C CURVE LABEL
CI CURB INLET
DE DRAINAGE EASEMENT
EOP EDGE OF PAVEMENT
FH FIRE HYDRANT
L LINE LABEL
PKS PK NAIL SET
SSE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT
SWMF STORMWATER MANAGEMENT FACILITY
CO SEWER CLEAN OUT
- IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
POWER POLE
FIRE HYDRANT
WATER VALVE
WATER METER
JUNCTION BOX
SANITARY SEWER MANHOLE
DROP INLET
R/W MONUMENT
SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN
CURB INLET
HEADWALL
FLARED END SECTION
GAS METER
GAS VALVE
ELECTRIC TRANSFORMER
TELEPHONE PEDESTAL
LIGHT POST
- ASPHALT
CONCRETE

SURVEY NOTES

- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JANUARY 17, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY B. BRAND USING A SPECTRA PRECISION FOCUS 3S ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 220,188 FEET, AND AN ANGULAR ERROR OF 0.1" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 287,452 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
- FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HXGN SMARTNET.
- UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

FLOOD NOTE

PER FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0086D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.



SURVEYOR'S CERTIFICATION

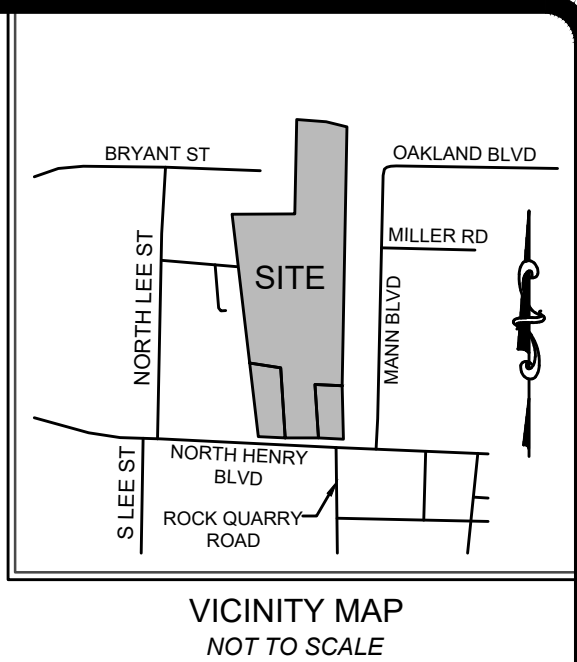
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

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.

KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

1/17/2024
DATE



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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2301 CHRP CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30201
PH: (770) 335-0666 - Fax: (770) 335-0655

NEWNAN OFFICE
40 GORDONWAY C.TE. A
NEWNAN, GEORGIA 30565
PH: (770) 701-0068

CUMMING OFFICE
500 PIERCE STREET, SUITE 200
CUMMING, GEORGIA 30048
PH: (678) 807-0390

www.fdc-llc.com

BOUNDARY SURVEY
4482-4498 NORTH HENRY BLVD
LAND LOT 61, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

REVISIONS

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, AND IT IS VOID IN WHOLE BY THE SURVEYOR NAMING SAID PERSON.

DATE: 1-17-2024
SCALE: 1" = 100'
FILE NUMBER: 013.059
DRAWN BY: C. GOES
REVIEWED BY: K. BROWN

GEORGIA
REGISTERED
PROFESSIONAL
LAND SURVEYOR
KEVIN M. BROWN
1/17/24
COA# LSF 000995
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 of 1