

Stockbridge

Where Community Connects

STOCKBRIDGE PLANNING COMMISSION

BOARD MEMBERS

Jayden Williams, Chair

Trameka Walker, Vice-Chair

Stanley Dumas

David Planchon

Anthony Mitten

Harold Thibodeaux

ADMINISTRATION

Ryan Anderson

Community Development Director

Keedra Jackson

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Senior Planner

Valerie Ross, Attorney

Planning Commission Meeting Agenda March 20, 2025 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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**AGENDA
PLANNING COMMISSION MEETING
CITY OF STOCKBRIDGE**

THURSDAY, MARCH 20, 2025 6:30 PM

- I. Roll Call
- II. Call to Order
- III. Invocation
- IV. Pledge of Allegiance
- V. Adoption of the Agenda
- VI. Approval of Minutes
PC Summary Minutes for January 30, 2025

NEW BUSINESS

Item # 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.

Presented by:

STAFF COMMENTS

BOARD COMMENTS

ADJOURN

City of Stockbridge

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES **PLANNING COMMISSION (Special Called Meeting)** **THURSDAY, JANUARY 30, 2025 AT 6:30 p.m.**

BOARD MEMBERS:

Stanley Dumas, Chairman
Anthony Mitten, Vice Chairman
Harold Thibodeaux
David Planchon
Jayden Williams
Trameka Walker

ADMINISTRATION:

Ryan Anderson, Community Dev. Director
Valerie Ross, City Zoning Attorney
Vanessa Holiday, City Clerk
Keedra Jackson, Chief Planner / P & Z Manager
Linda Logan, Senior Planner / PC Secretary
Gordon Linton, Senior Planner

I. CALL TO ORDER -- By Stanley Dumas at 6:30 p.m.

II. INVOCATION – Given by Anthony Mitten.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL:

	Present:	Absent:
~ Stanley Dumas	_____ X _____	_____
~ Anthony Mitten	_____ X _____	_____
~ Harold Thibodeaux	_____ X _____	_____
~ David Planchon	_____	_____ X _____
~ Jayden Williams	_____ X _____	_____
~ Trameka Walker	_____ X _____	_____

A quorum of Board members was present.

V. ADOPTION OF THE AGENDA

Anthony Mitten made a motion to adopt the Agenda, and Harold Thibodeaux seconded the motion. A vote was taken, and the Agenda was unanimously approved.

VI. APPROVAL OF MINUTES – December 19, 2024 Summary Minutes.

Jayden Williams made a motion to approve the minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the Minutes were unanimously approved.

VII. ELECTION OF OFFICERS

Keedra Jackson conducted the Election of Officers. She asked for nominations for Chairman and Vice-Chairman. First, Anthony Mitten made a motion to nominate Jayden Williams as Chairman, and Trameka Walker seconded the motion. Mr. Williams accepted the nomination. A unanimous vote of approval was made, and Jayden Williams was elected as Chairman of the Planning Commission for 2025.

Second, Harold Thibodeaux made a motion to nominate Stanley Dumas for Vice-Chairman, and Mr. Williams seconded the motion. But Mr. Dumas declined the nomination, saying that he wanted to give someone else the opportunity to serve since he had already been the Chairman and the Vice-Chairman; thus, the motion and nomination died. Then, Jayden Williams made a motion to nominate Trameka Walker to be the Vice-Chairman, and Harold Thibodeaux seconded the motion. Ms. Walker accepted the nomination. A unanimous vote of approval was made, and Trameka Walker was elected to be the Planning Commission Vice-Chairman for 2025.

As a result of the Election of Officers, the new Chairman, Jayden Williams, conducted the remainder of the meeting.

VIII. ADOPTION OF THE OFFICIAL 2025 ZONING AND FUTURE LAND USE MAPS.

Consideration of the amendment and adoption of the Official City of Stockbridge 2025 Zoning and Future Land Use Maps, to be in compliance with the Stockbridge Unified Development Code (UDC), which serves as the City's Zoning Ordinance.

Staff Presentation -- Keedra Jackson gave a brief explanation of how the maps were prepared. They included changes that were made as a result of the approval of zoning cases over the period of June 2023 to December 2024. The Board members were given documents containing a list of those cases. The changes

were made by the GIS Analyst.

Public Hearing – Jocelyn Williams from 190 Banks Drive spoke in opposition because she said that when there was the meeting due to the storm, there was not a chance to observe and put anything into motion for her and her neighbors; she just needed a little bit more time to study the maps. She said that just heard about this meeting tonight, and she had not had an opportunity to view or discuss the maps, and that she was new to annexation. Ms. Williams wanted to make sure that the maps were in compliance with the UDC.

Board Action – Stanley Dumas made a motion to adopt the 2025 Zoning and Future Land Use Maps, and Harold Thibodeaux seconded the motion. A vote was taken, and the Board members unanimously approved the adoption of the maps.

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

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

To be presented by the Community Development Staff.

Staff Presentation – Made by Keedra Jackson.

Board Question and Staff Response—Harold Thibodeaux asked whether a traffic study had been done in this area, and whether the individual property owners had established any relationship with the community in that area. Keedra Jackson replied that to her knowledge, no traffic studies had been done, and that that question was better suited for the applicant to address referred this question to the applicant.

Applicant's Presentation—Kenneth Wood of PEC+ (located at 350 Research Court in Peachtree Corners, Georgia) explained that several studies had been done of the Campground Road area and the re-rerouting of Campground Road. Initially, he had considered building just a townhome development, but upon considering the needs of the area, he looked at the best types of uses and decided that a mixed-use development would be better suited for the area. He said that although Henry County shows the property as being designated as High-Density Residential, the proposed development would have a medium density; thus, he is seeking Medium-Density Mixed-Use. The proposed development would tie in with a nearby trail.

Public Hearing:

1. **Kareisha (Ky) Johnson of 149 Crown Walk** – Ms. Johnson said that she was not necessarily opposed to this development, but that she just wanted clarification of what was going on with her neighborhood, which is located a little north of this proposed project. She wondered whether one of eight lots on Crown Walk were being proposed to be annexed into the City. Jayden Williams replied that only the two highlighted parcels were being discussed. Ryan Anderson informed Ms. Johnson that her property would not be affected.

2. **Jocelyn Williams of 190 Banks Drive**—Ms. Williams said that she didn't get a chance to read about the project to take information to the neighbors, such as the number of units, the office/retail space, a traffic study, a drainage/sewerage study, specific requirements and ordinance for this property, and the annexation as it relates to the Comprehensive Plan. Ms. Williams wanted more information either so that the project could be postponed or so that she could get more information. She said that she didn't know the number homes until she came to the meeting this evening.

3. **Courtney Hunter of 164 Titan Road**—Ms. Hunter asked for this project to be postponed, or wants the Board to know that she has information about the builder, who has pending lawsuits from 2024 for hiring contractors who were not qualified, doing shoddy work, and having homeowners filing lawsuits due to cracks in their walls, water leaks, etc. She asks the builder to provide information to the Board on how they are handling these lawsuits and whether they have been resolved. Stockbridge wants quality homes, not a builder who is not coming up to par in terms of building quality homes.

4. **Letter from Mr. Turner (no address given)** – Keedra Jackson said that she was e-mailed a comment from a homeowner named Mr. Turner, then she read the comment into the record, which was addressed to the City Council. Ms. Jackson said that Mr. Turner stated that the intent in writing the letter was to ask that the City Council postpone the proposal by Meritage Homes to build residential and commercial development on the subject property. Mr. Turner stated that Meritage Homes had a Yelp (online) review of 1.3 by its customers regarding the quality of materials that it uses and the longevity of its materials. Meritage Homes had applied for a variance to use cheaper materials to build its homes on Campground Road, which Councilmember Elton Alexander (and City Council) approved. Meritage Homes hired an irresponsible and faulty company to run the HOA of the single-family homes, and after five years, the HOA is operating in the red. Highway 42 is expected to be widened in 2030, five years from now. Highway 155 is already congested with cars and an overwhelming amount of eighteen-wheelers and dump trucks. That's five years that the Board could ensure that traffic flow won't be impacted near this property if this proposal could be impacted until the completion

of the widening. During those five years, a new school could be erected, and it would give time to allow Costco, Sprouts, Kroger, and other new projects on Campground Road and Jodeco Road the ability to sustain. With the cost of goods and cost of living continuing to increase, and the newly-elected President trying to change the demographics of America, which reflects in our communities, as well, maybe the growth that the Board expects won't happen at the expected rate. Five years would give time to give a true assessment as to whether this development is even needed, and it would give Meritage Homes time to improve on its customer relationships and quality of builds. It would give the community time to accept and possibly understand why this development is needed. But as of today, this new construction is not a need of Stockbridge, take away more greenspace, and add more frustration of the daily commute of Henry County taxpayers. Ryan Anderson said that those were civil issues that were outside of the scope of the Planning Commission, so the Board should not take them into consideration.

Board Action – Harold Thibodeaux made a motion to approve AX-2024-02, and Anthony Mitten seconded the motion. A vote was taken, and AX-2024-02 was unanimously approved.

X. 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 of 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.

To be presented by the Community Development Staff.

Staff Presentation – Keedra Jackson said that there were no conditions placed by the Staff, and that the Staff recommended approval.

Board Question and Staff's Response – Trameka Walker asked why cheaper materials were being used by Meritage Homes. Ryan Anderson said that that item had already been voted on, and that she would need to ask that question in another case.

Applicant's Comments and Staff Response -- Kenneth Wood said that he was seeking Medium-Density Residential, and that they were definitely not trying to use low-quality materials. A representative from Meritage Homes stated that no vinyl would be used, and that hardiplank, brick, concrete, shake, and cementitious materials would be used. Ryan Anderson stated that the City does not have a

variance to allow a waiver on building materials.

Public Hearing – Jocelyn Williams from 190 Banks Drive was opposed. She said that she needed more time to evaluate the Highway 42 and Campground Road areas of the Comprehensive Plan.

Board Action – Anthony Mitten made a motion to approve CP-2024-09, and Harold Thibodeaux seconded the motion. A vote was taken, and CP-2024-09 was unanimously approved.

XI. 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 ‘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.

To be presented by the Community Development Staff.

Staff Presentation – Made by Keedra Jackson. She read into the record the list of Staff’s eight (8) recommended zoning conditions.

Board Question and Staff Response – Harold Thibodeaux asked whether there would be an HOA. Keedra Jackson responded that the applicant could better answer that question.

Applicant’s Presentation – Kenneth Wood of PEC+ said that his project would go along with all of the Staff’s recommended conditions. The single-family uses would not be a part of the annexation. The bungalows would be detached. He wanted more neighborhood-types of uses rather than the big-box uses that are being built nearby off Jodeco Road. He said that he would pass out cards to the citizens to try to give them more information.

Board Question and Applicant’s Response – Harold Thibodeaux asked whether the residential units would be fee simple or rental, and that he would not want the City to be caught with that situation. Mr. Wood stated that Meritage Homes is a fee simple company, and that there would be a full HOA with a rental restriction in case anyone needs to relocate and rent their home for a period of time. The intent is not to be a rental community, and if it’s in the zoning conditions, the HOA can’t change that.

Public Hearing:

1. **Kareish (Ky) Johnson from 149 Crown Walk –** Ms. Johnson asked how long that it would take for the homes to be built; how far out. Chairman Williams said that the applicant could respond to all of the questions from the public together.
2. **Rodney McKenzie of 843 Orwell Drive—** Mr. McKenzie stated that he was in favor of this development. He wondered whether Meritage Homes had previously built a community of this size, and with both residential and commercial uses. He wants to see more variety in the floor plans of Meritage Homes' developments.
3. **Jocelyn Williams from 190 Banks Drive –** Ms. Williams expressed concerns about the infrastructure on Highway 42 and Campground Road, and taking a three-to-seven timeline to make the improvements would make it very challenging for that area.
4. **Courtney Hunter of 164 Titan Road –** Ms. Hunter wondered whether the City's legal team could research the complaints that have been made about Meritage Homes before proceeding to make a decision on this development. Chairman Williams stated that that was beyond the power of the Planning Commission, and that he would allow the Staff to respond.

Applicant's Responses to Citizens' Questions – Kenneth Wood of PEC+ stated that he was not aware of any pending lawsuits against Meritage Homes, but that he would try to find out. Regarding the timeline of development, he said that it typically takes about two years from getting permits to actually "turning dirt" and starting construction before the first house is seen, then it takes several years for full buildout. The Willowcrest project has a mixture of uses. At one point, Publix was looking at this site. There is a need for neighborhood sizes and types of uses. The plan for the project has evolved after talking with Councilman Alexander. Townhomes with more width enable them to have more of a single-family home look. They had considered new types of home styles and floor plans, including bungalows and having greater widths; thus, a greater variety.

Board Questions and Responses from the Applicant and Staff – Jayden Williams asked about the number of parking spaces per unit. Kenneth Wood of PEC+ replied that every unit would have the ability to provide four parking spaces, and that there would be some parallel parking, parking at the amenities, and guest parking lots provided throughout the community. Mr. Williams then asked about the provision of an HOA. Mr. Wood replied that he would commit to the rental restriction and the HOA. Chairman Williams asked the Staff to add that to the conditions. He asked about how fast that the HOA would have the authority to manage, and what would be the percentage and capacity before they could manage. A representative from Meritage Homes stated that it would be about 90

percent of home construction before the HOA could take over the management of the community.

Board Action and Staff Question – Harold Thibodeaux made a motion to approve RZ-2024-10 (along with the Staff's recommended zoning conditions). Before Chairman Williams would accept a second to the motion, he allowed Keedra Jackson to speak. She wanted to be clear on whether the Board wanted to add another zoning condition to RZ-2024-10, to require a rental cap. Ryan Anderson said that the rental cap must be 10 percent, per the UDC, so this would be Condition #9.

Board Question and Applicant's Response – Trameka Walker asked about the range of home prices for the proposed development. A Meritage Homes representative stated that market conditions would state that after the homes were built, but that right now, the projected prices were the mid-\$300s to the high-\$400s.

Board Action -- Chairman Williams accepted a second to Mr. Thibodeaux's motion to approve RZ-2024-10 with conditions, and the second was made by Stanley Dumas. A vote was taken, and the Board unanimously recommended to approve RZ-2024-10 with Staff's nine (9) zoning conditions (eight from the staff report, which were previously read into the record by Ms. Jackson, plus the ninth one that was just added).

XII. PROJECT UPDATES

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

[None]

XIII. STAFF COMMENTS

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

Ryan Anderson said that he wanted to welcome Trameka Walker aboard, and he thanked her for volunteering to serve. He will schedule a training for her through ARC, and that he will send her an e-mail message about this in the coming weeks.

XIV. BOARD COMMENTS

1. **Anthony Mitten –** Mr. Mitten thanked Stanley Dumas for the last year's leadership as Chairman, saying that Mr. Dumas was very eloquent, had a calm demeanor, and was certainly an example of a well-run meeting. Mr. Dumas thanked Mr. Mitten for that compliment.

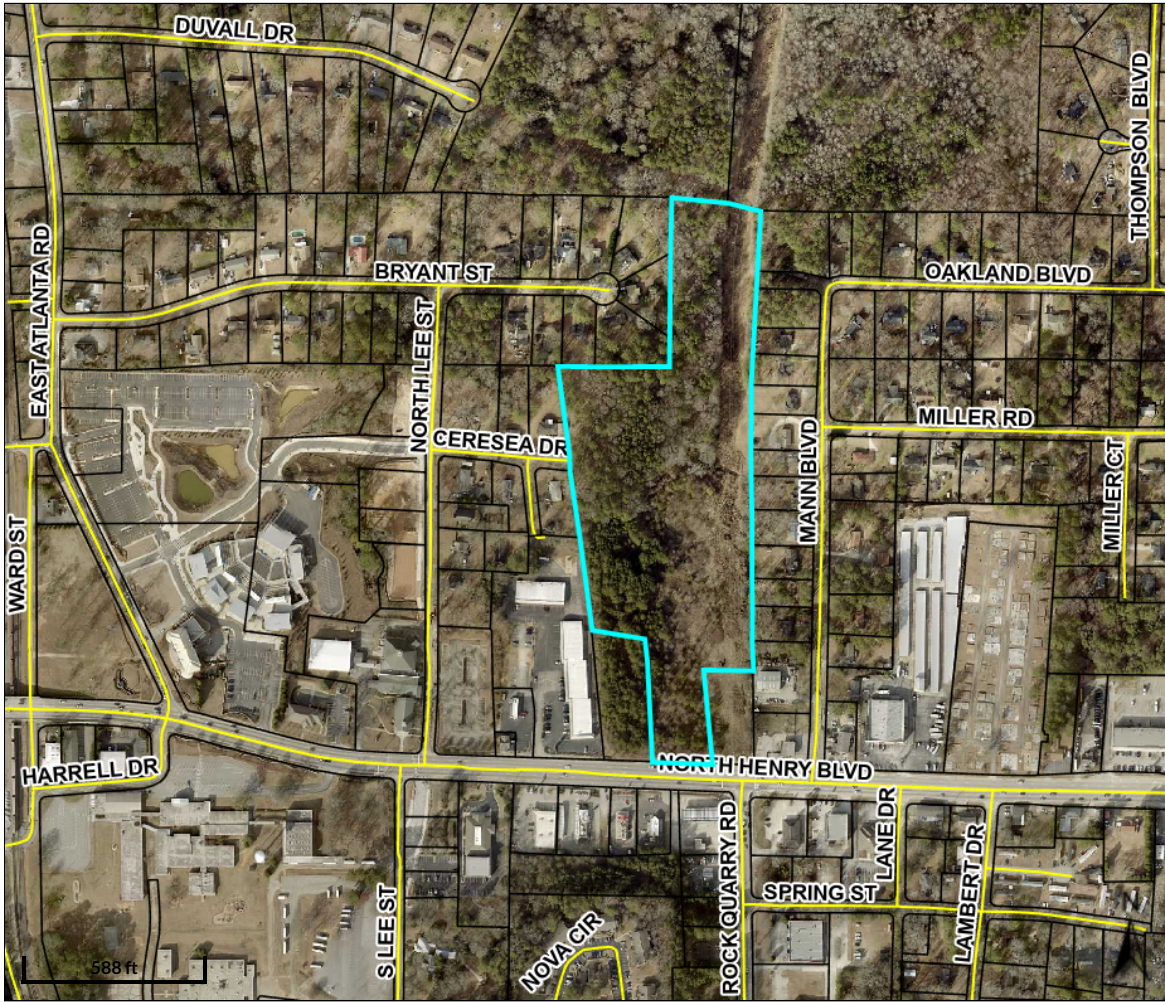
2. **Harold Thibodeaux** – Mr. Thibodeaux added that Mr. Dumas was very professional, very cordial, and just a “great guy.” Mr. Dumas thanked Mr. Thibodeaux for that compliment.
3. **Trameka Walker** – Ms. Walker said that she was thankful for being able to serve, and for the community. She said that she lives in District 5 and knows a lot about it, and she appreciated everyone speaking tonight.

XV. ADJOURNMENT

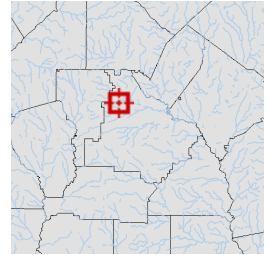
Stanley Dumas motioned to adjourn the meeting, and Harold Thibodeaux seconded the motion. A vote was taken, and the meeting was unanimously adjourned. The time was 7:47 p.m., said Chairman Williams.



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

Last Data Uploaded: 2/5/2025 1:12:15 AM

Developed by SCHNEIDER
GEO SPATIAL



TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director

DATE: **March 20, 2025 and April 14, 2025**

SUBJECT: **Staff Report for Rezoning Case #RZ-2025-02 for 4482 North Henry Boulevard (Property is in Council District 4)**

I. PURPOSE

The purpose of Rezoning Case #RZ-2025-02 is to consider rezoning the subject property at 4482 North Henry Boulevard from 'SR' (Suburban Residential) and 'DTV' (Downtown Village Overlay District) to 'PUD' (Planned Unit Development) Master Plan and 'DTV' (Downtown Village Overlay District) to allow for the construction of a mixed residential development. The property is owned by the City of Stockbridge, who is also the applicant. The rezoning would change only the base zoning district of the property, not its overlay district. No Comprehensive Plan Amendment application is needed because the proposed land uses (single-family detached homes and townhomes) would be compatible with the property's future land use designation of Downtown District.

An aerial photo of the subject property and several maps appear after the Case Facts Table below.

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed Residential development with 67 total units, including 25 single-family detached units and 42 townhome units.
Parcel Identification:	S26-01014000.
Parcel Acreage:	15.43 +/- acres.
Land District and Land Lot:	Land Lots 61 & 62 of District 12.
Applicant:	City of Stockbridge.
Owner:	City of Stockbridge.
Current City Zoning:	SR (Suburban Residential) and DTV (Downtown Village

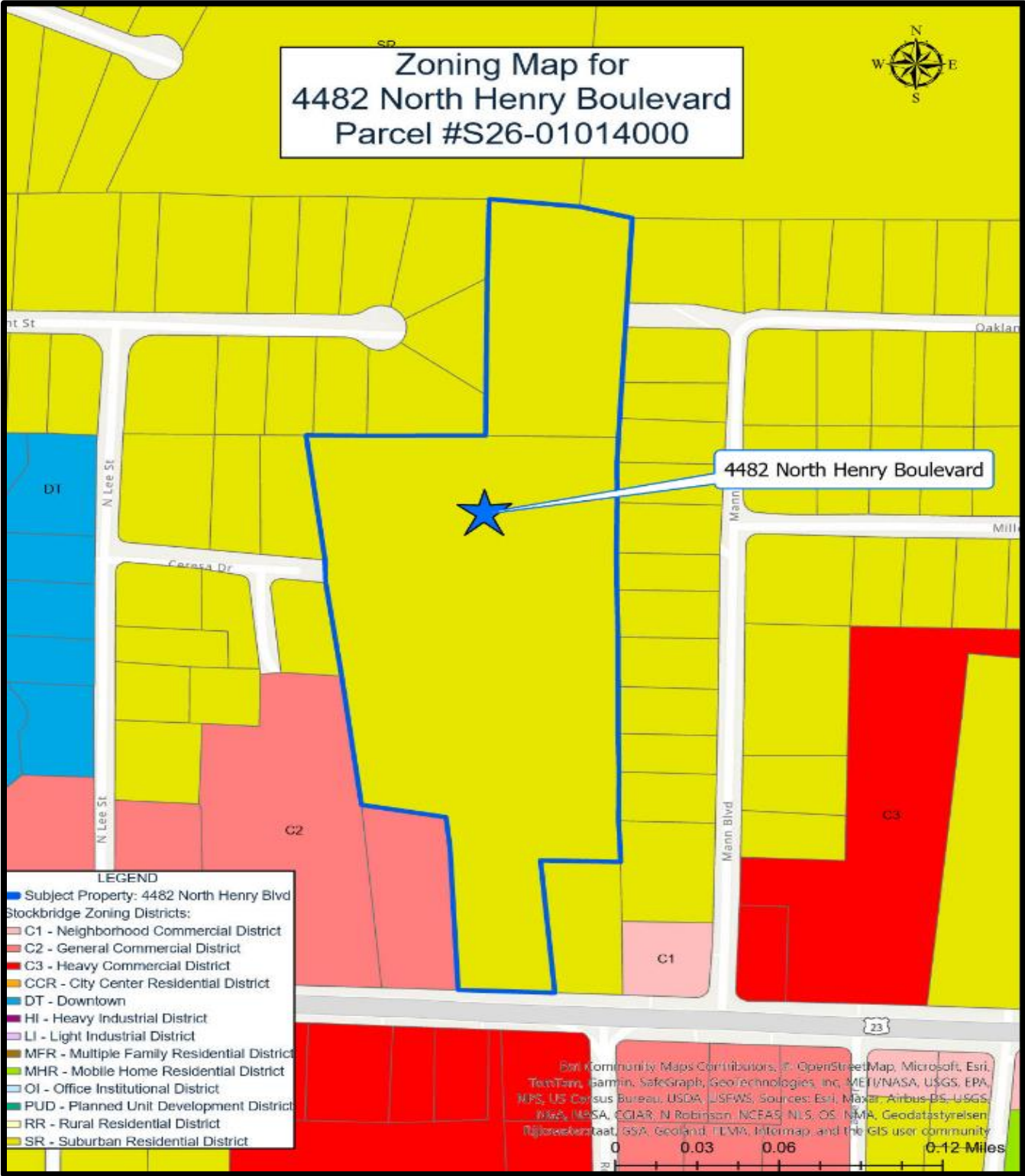
	Overlay District).
Surrounding Zoning:	<ul style="list-style-type: none"> • <u>North—SR (Suburban Residential).</u> • <u>East—SR (Suburban Residential).</u> • <u>South—C3 (Heavy Commercial).</u> • <u>West—C2 (General Commercial).</u>
Future Land Use Designation:	Downtown District.
Current Use:	Vacant land.
Surrounding Land Uses:	<ul style="list-style-type: none"> • <u>North—Spanish Village Subdivision.</u> • <u>East-Pinehurst Subdivision.</u> • South and Southeast—Various commercial uses. • <u>West—The Bridge Shopping Center.</u>
Property Location:	4482 North Henry Boulevard, at the end of Ceresea Drive to the west, near Mann Boulevard to the east, and across from the end of Rock Quarry Road to the south.
Property Conditions:	Fairly level and wooded. A Georgia Power Company easement apparently borders the property to the east.

AERIAL PHOTO OF THE SUBJECT PROPERTY



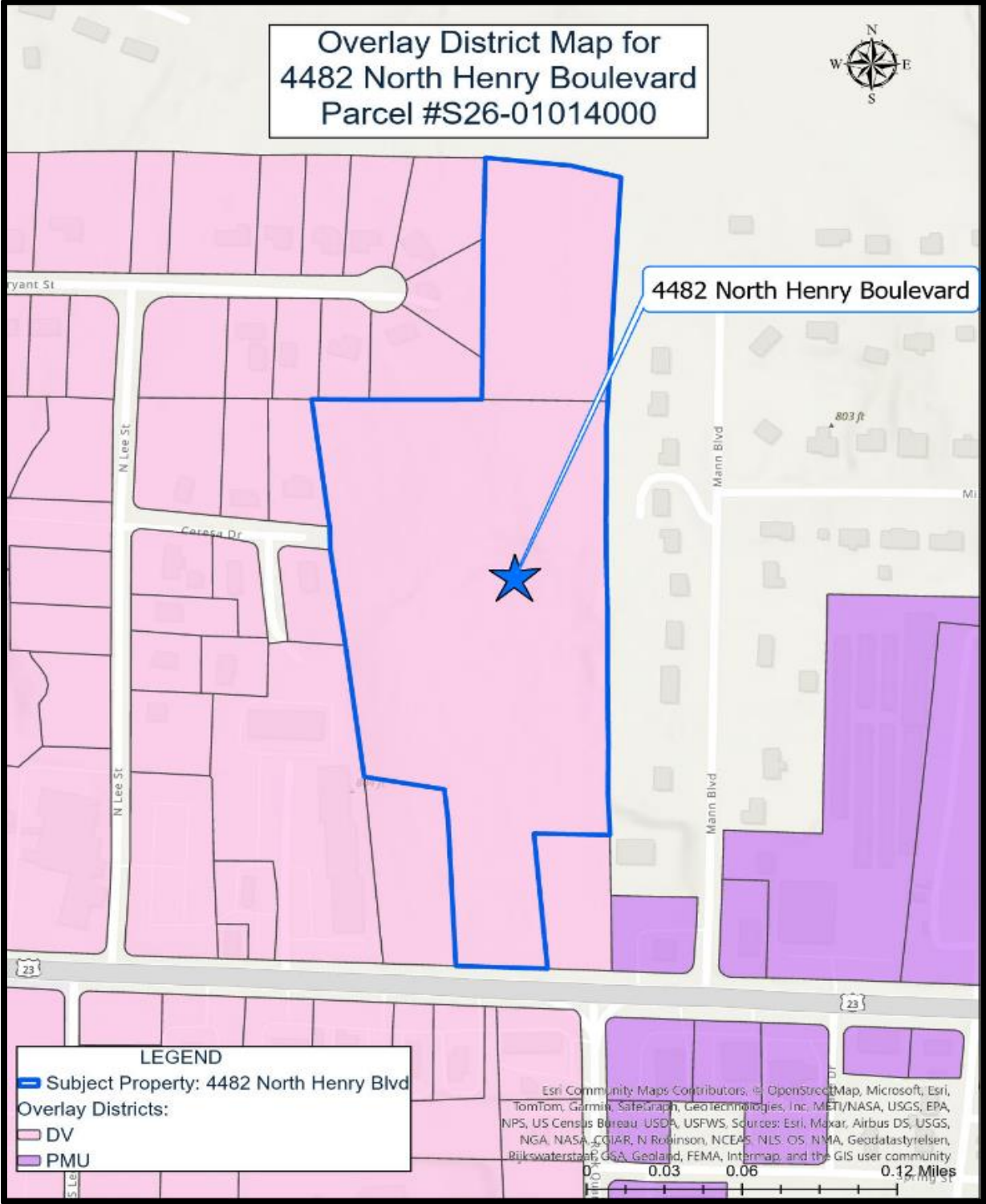
BASE ZONING MAP FOR 4482 NORTH HENRY BOULEVARD

The subject property has a base zoning of 'SR' (Suburban Residential).



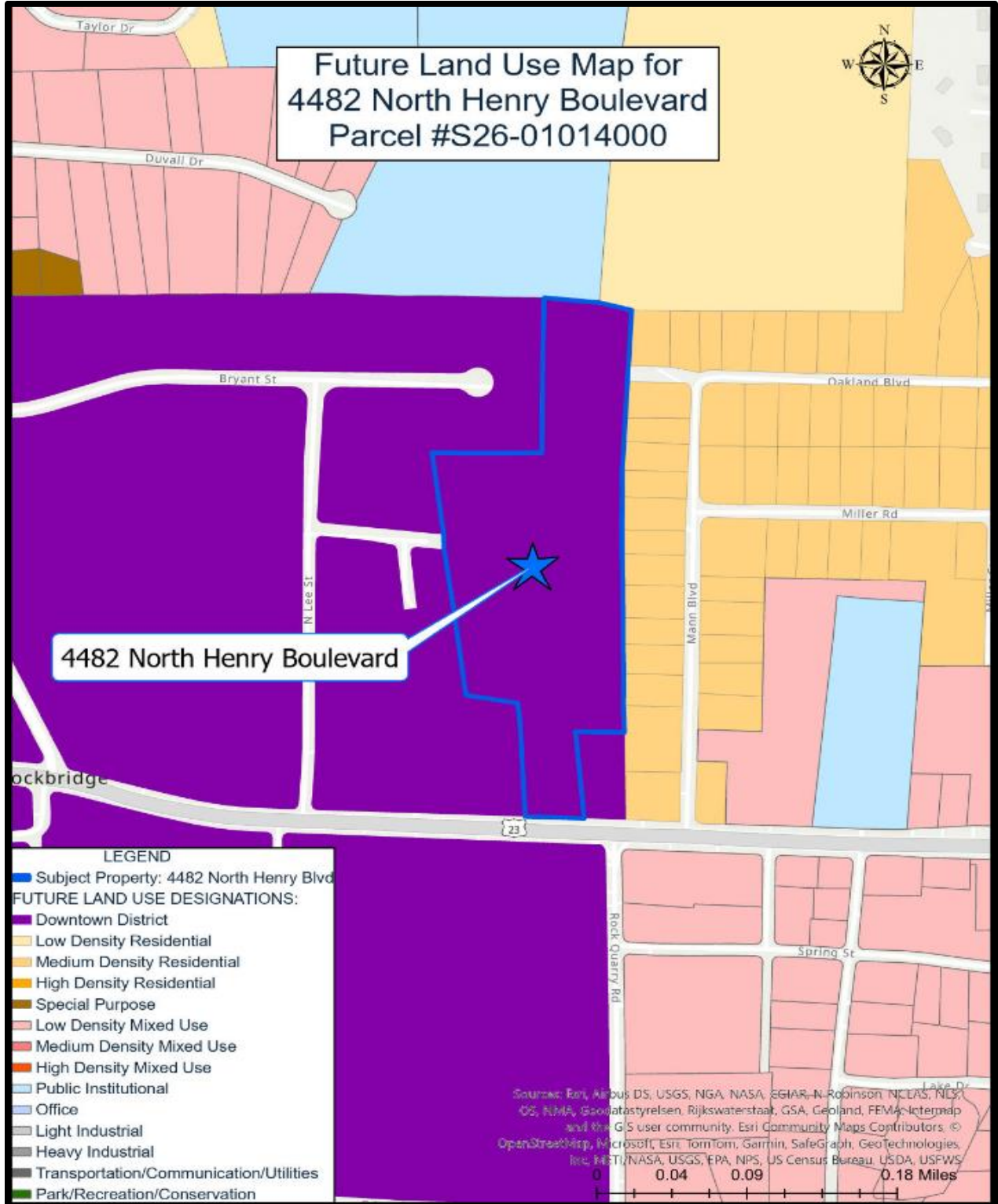
OVERLAY DISTRICT MAP FOR 4482 NORTH HENRY BOULEVARD

The subject property is located in the Downtown Village Overlay District, which is shown in the pink color.



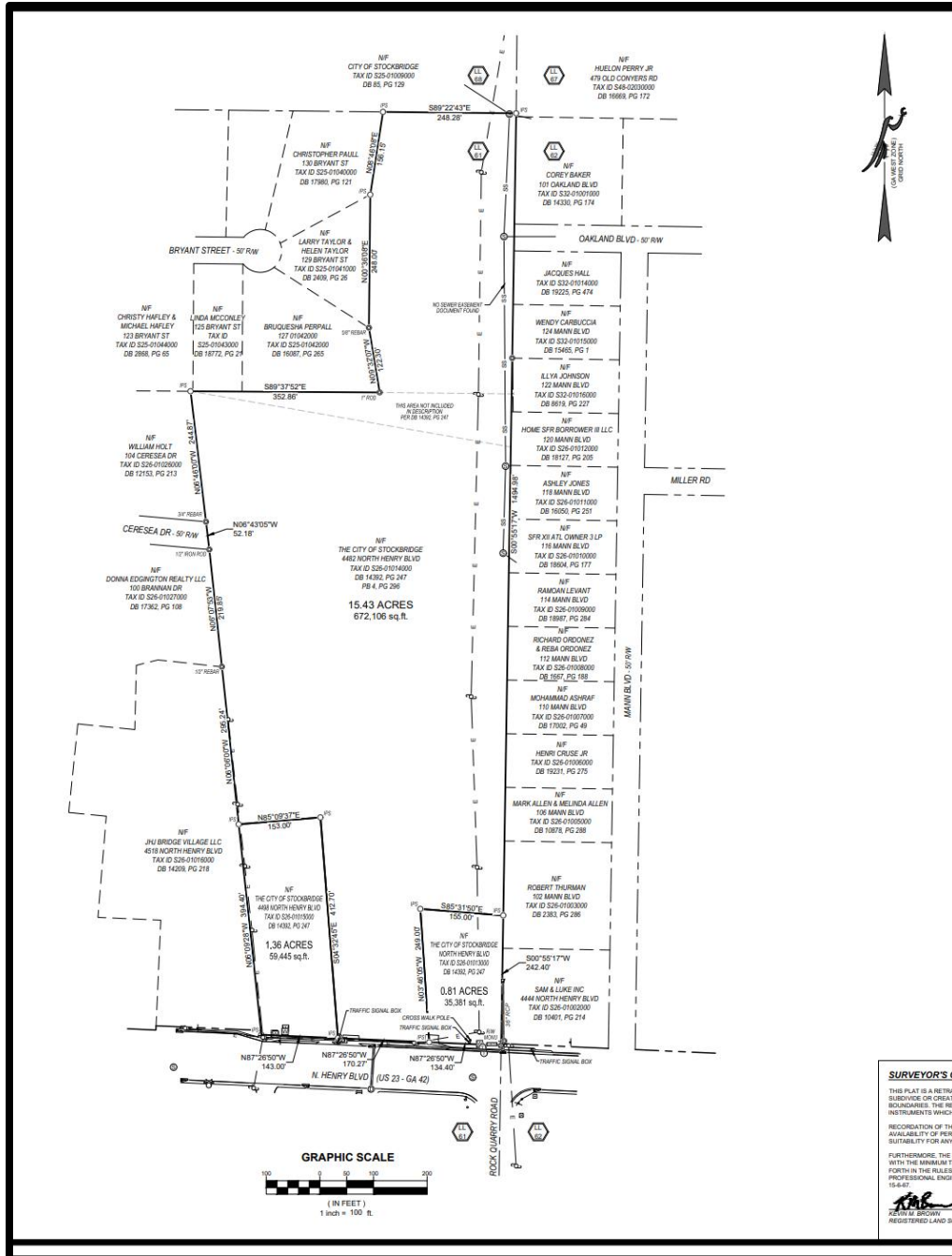
FUTURE LAND USE MAP FOR 4482 NORTH HENRY BOULEVARD

The subject property's "future land use designation" is Downtown District.



BOUNDARY SURVEY

The boundary survey, entitled "Boundary Survey: 4482-4498 North Henry Boulevard", was prepared by Falcon Design Consultants on 01-17-24.



PROPOSED DEVELOPMENT

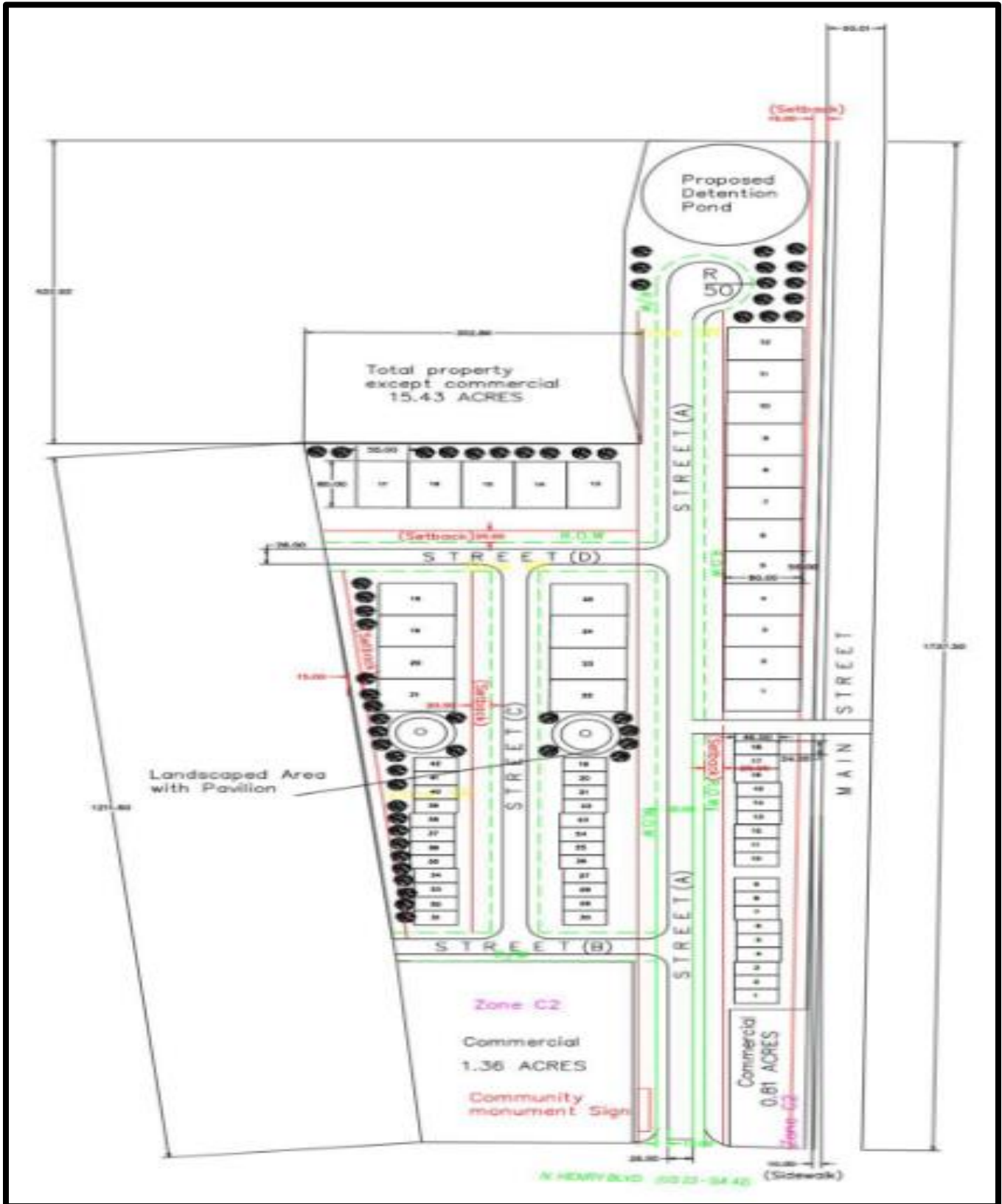
The City of Stockbridge owns the property at 4482 North Henry Boulevard, and it wishes to build a mixed residential development on the property. This would consist of 67 total units on 15.43 +/- acres, for a density of 4.34 units per acre. The submitted conceptual site plan shows that the main entrance would be off North Henry Boulevard, and the secondary access would be an extension of Ceresea Drive on the west side of the property.

Internally, a monument sign would be located at the main entrance. Four internal streets would be provided, including the Ceresea Drive extension and a cul-de-sac. The development would include 42 townhomes in front of the site and 25 single-family detached dwellings at the rear. The amenities would consist of two landscaped areas with pavilions. The single-family detached lots would be 55 feet wide by 80 feet deep, while the townhome lots would be 24 feet wide by 46 feet deep. The front yard setbacks would be 20 feet or more. A detention pond would be located at the rear of the property.

Once the City selects a developer for the property, more details about the proposed development would become known.

The City of Stockbridge also owns two small adjoining parcels. To the southwest is Parcel #S26-01015000 at 4498 North Henry Boulevard, which contains 1.36 +/- acres, while to the southeast is Parcel #S26-01013000 with 0.81 +/- acres. Both parcels are zoned 'C-2' (General Commercial), and the city may develop them for commercial uses.

CONCEPTUAL SITE PLAN (MASTER PLAN)



IV. REVIEW OF APPLICABLE ZONING REGULATIONS

The purposed of Rezoning Case #RZ-2025-02 is to rezone the subject property at 4482 North Henry Boulevard from 'SR' (Suburban Residential) and 'DV' (Downtown Village Overlay District) to 'PUD' (Planned Unit Development) and 'DV' (Downtown Village Overlay District). A review of the PUD and DV zoning district regulations is presented below.

A. Overview of PUD District Regulations. Sections 2.4.13 and 2.4.14 of the Stockbridge Unified Development Code (UDC) provide regulations for the PUD base zoning district and its required master development plan. One of the intents of the PUD district is to provide for balanced neighborhoods. The property must have at least three acres. Two or more different uses, or two or more types of varied housing options, are required. The requirements for the master development plan are listed.

B. Overview of DTV District Regulations. Section 2.5.3 of the Stockbridge Unified Development Code (UDC) provides the regulations for the DTV (Downtown Village) Overlay District. It states that the purpose and intent of the DTV is as follows:

- BB. Purpose. The purpose and intent of the Downtown Village Overlay District are:
1. To recognize and affirm the function of the existing traditional downtown as the central focus of commercial, artisan, and civic activities within the community.
 2. To allow the existing downtown to flourish, intensify, and expand wherever it may be appropriate, in a manner that is consistent with its traditional character.
 3. To provide a local retail, service, artisan and civic center for the community.

Section 2.5.3 states that the DTV regulations shall take precedence over the regulations of all other zoning districts, including the base zoning districts and any other overlay districts. All uses that are permitted in the Downtown District are also permitted in the DTV District. Single-family residences and multi-family residential buildings are identified as being "special uses." Subsection 2.5.3(H) provides extensive architectural design requirements which pertain to multifamily buildings but not to single-family residences. Among them are the following:

- Exterior facades shall be proportionate with the building and compatible with surrounding traditional buildings.
- The scale of new construction . . . shall be compatible with surrounding traditional buildings.
- Exterior surfaces, except for windows and doors, shall be faced on three (3) sides with one hundred percent (100%) brick, and the front side shall be faced with fifty percent (50%) brick, stone or stucco. . . "
- The colors . . . shall be harmonious with surrounding development . . .
- All trash handling . . shall be completely enclosed and screened . . .
- An eight-foot-wide sidewalk shall be located within the front yard that includes a six-foot-wide sodded landscape buffer between the street and the sidewalk . . .
- Historic style street lamps . . . shall be installed . . .
- Front Yard Setback. Minimum of fourteen (14) feet from the curb and may be increased to twenty (20) feet . . .
- Side Yard Setback (each side). Zero (0) feet if attached to or abuts an adjacent building. A

minimum of ten (10) feet if the side of building is not attached to or does not abut an adjacent building and a maximum of twenty (20) feet.

- Rear Yard Setback. Minimum of twenty-five (25) feet. . .
- Maximum building height: Four (4) stories or fifty-five (55) feet . . .
- Off-street parking facilities shall provide an eight-foot-wide buffer between the facility and streets, islands eight (8) feet in width separating isles of parking, and separations four (4) feet in width every twelve (12) spaces.
- Utilities shall be located underground.

V. ANALYSIS OF REQUEST

The applicant requests a rezoning under Section 9.2.1 of the City of Stockbridge's Unified Development Code (UDC). Under Section 9.2.1(C), the UDC states that the Planning Commission and the City Council shall consider nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. An analysis of the compliance of the proposed rezoning with those standards is made below.

STANDARD #1--Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the city, and the proposed mixed-residential development would help to meet that need. The Future Land Use Map shows a future land use designation for the subject property of 'DT' (Downtown District), whose intent is as follows:

The intent of the DT District is to maintain, enhance, and expand the development patterns and mixed use and open space character of Downtown Mainstreet. It is also to encourage compatible infill and redevelopment opportunities.

The proposed land uses would be compatible with the property's future land use designation of Downtown District; thus, no Comprehensive Plan Amendment is needed. In addition, the proximity of the subject property to the downtown Stockbridge area allows it to be developed as an extension of that area with compatible land uses, which is one of the intents of the DTV Overlay District. The property may also be an infill development site since the surrounding properties are mostly developed.

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 rezoning of the subject property to the requested 'PUD' (Planned Unit Development) District is necessary because the proposed townhomes are not a permissible use within the property's existing SR (Suburban Residential) zoning district. The proposed mixed residential development would serve to provide some transition of land uses between the existing single-family detached uses to the west and the commercial uses to the south and southwest, especially since the city is also considering the development of the adjacent small parcels, which it owns, for commercial uses. In addition, a carefully planned master plan design should enable the

proposed development to enhance the downtown area and meet the infill development objectives of the city.

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 subject property has remained vacant for a long time. Its development would represent the fulfillment of an infill development objective of the city, allow the extension of the character of the downtown area, and serve as a transition between purely single-family detached neighborhoods and the higher-intensity commercial uses.

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 appears to be relatively flat, and no floodplains are located on it. Care needs to be given to not encroaching upon or disturbing the adjacent Georgia Power Company easement which borders the property to the east.

STANDARD #5 --The impacts of the proposed development upon adjacent property owners, should the request be granted. The impacts of the proposed development upon adjacent property owners is not anticipated to be significant since 1) this would be a relatively small development; 2) since more than half of it would consist of single-family detached homes; and 3) since the project traffic would utilize either the main entrance at North Henry Road or the traffic light at North Lee Street to access the secondary entrance at the extension of Cereasa Drive.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure, including the water and sewage system.

The City of Stockbridge Public Works Department would provide water and sewer services to the proposed development on the subject property. An engineering review is being conducted to determine whether sufficient water and sewer capacity would exist to serve the proposed development.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The submitted master plan indicates that the proposed development would have its main access from North Henry Boulevard and a secondary access via an extension of Cereasa Drive. The City's Fire Marshal has determined that this would be sufficient. Left-turning vehicles from the proposed development would be able to utilize the existing traffic signal on North Henry Boulevard at North Lee Street via Cereasa Drive. And since this would be a small development, no traffic impact study is required.

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 relevant guidelines and policies for development have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned. Although the subject property could be developed exclusively for additional single-family detached homes under its existing SR (Suburban Residential) zoning district, due to the property's location adjacent to various commercial uses, this may not happen. Conversely, the proposed mixed residential development would still allow for the construction of new single-family detached housing, while allowing its townhome component to serve as a transition that use and the adjacent commercial uses.

VI. RECOMMENDATIONS

Based on the findings of the Analysis above, the Planning and Zoning Staff recommends that the request of the applicant (the City of Stockbridge) to rezone the subject property at 4482 North Henry Boulevard from 'SR' (Single-Family Residential) and DTV (Downtown Village Overlay District) to 'PUD' (Planned Unit Development) Master Plan and DTV (Downtown Village Overlay District) be approved, with the following suggested conditions:

1. **Conceptual Site Plan**—The conceptual site plan shall serve as the Master Plan for the proposed development (in terms of the numbers and types of residential units to be built, the site accesses, and the overall design of the project), thereby fulfilling the requirement for PUD zoning of the property.
2. **LDP Site Plan**—A more detailed site plan shall be developed once the City secures a developer for the project, and it shall be prepared in accordance with the requirements of the Downtown Village Overlay District to aid in stimulating and preserving Downtown Stockbridge, as follows:
 - a. **Project Size**—A maximum of 70 residential units shall be constructed, which would represent a density of 4.54 units per acre.
 - b. **Setbacks**—The building setbacks shall be a minimum of 14 feet from the curb for front yards; a minimum of 10 feet on the sides for single-family detached homes and end units of townhomes or other attached residences; and a minimum of 25 feet for the rears.
 - c. **Amenities**—The developer shall consider adding dog park, a walking trail, a playground, and/or a picnic/barbeque area.
 - d. **Trash Handling**—An enclosed dumpster shall be provided rather than individual trash cans.

- e. **Internal Sidewalks**—Internal sidewalks shall be located on both sides of streets, and they shall be at least eight feet wide in the front yards of residences, including a six-foot-wide sodded landscape buffer between the street and the sidewalk.
- f. **Parking Spaces**—A sufficient number of parking spaces shall be provided in relation to the number of bedrooms per residential unit, according to the UDC as well as for common-area guest parking.
- g. **Parking Lot Design**—Parking lots shall have eight-foot-wide buffers adjacent to streets, eight-foot-wide islands between parking aisles, and four-foot-wide separations for every twelve parking spaces.
- h. **Parcel Interconnectivity**—Provisions shall be made for pedestrian access to adjacent commercial parcels.

3. **Architectural Design:**

- a. **Scale**—The project scale shall be compatible with the scale of surrounding developments.
- b. **Maximum Height**—The buildings shall not exceed four stories or fifty-five feet.
- c. **Building Façade Styles and Colors**—The building facades shall be compatible in style and color with the facades of surrounding buildings.
- d. **Building Façade Materials**—The building facades shall be faced on three sides with one hundred percent (100%) brick, and the front side shall be faced with fifty percent (50) brick, stone, or stucco.
- e. **Garages**—All residential units which face or can be seen from North Henry Boulevard shall have two-car garages.
- f. **Lighting**—Historic-style street lamps shall be installed on the site.

4. **External Considerations:**

- a. **Utilities**—The developer shall comply with all requirements of the City of Stockbridge's Public Works Department in providing sufficient water and sewer facilities to serve the proposed development, and these facilities shall be located underground.
- b. **Site Security**—Whether or not the community is gated, flock cameras shall be provided at all site accesses.

- c. **Easements** – No encroachments or other actions shall disturb the Georgia Power Company easement to the east.
- d. **Property Maintenance** – An HOA or townhome association shall be established, or a property management company shall be secured, to maintain all common areas of the site.

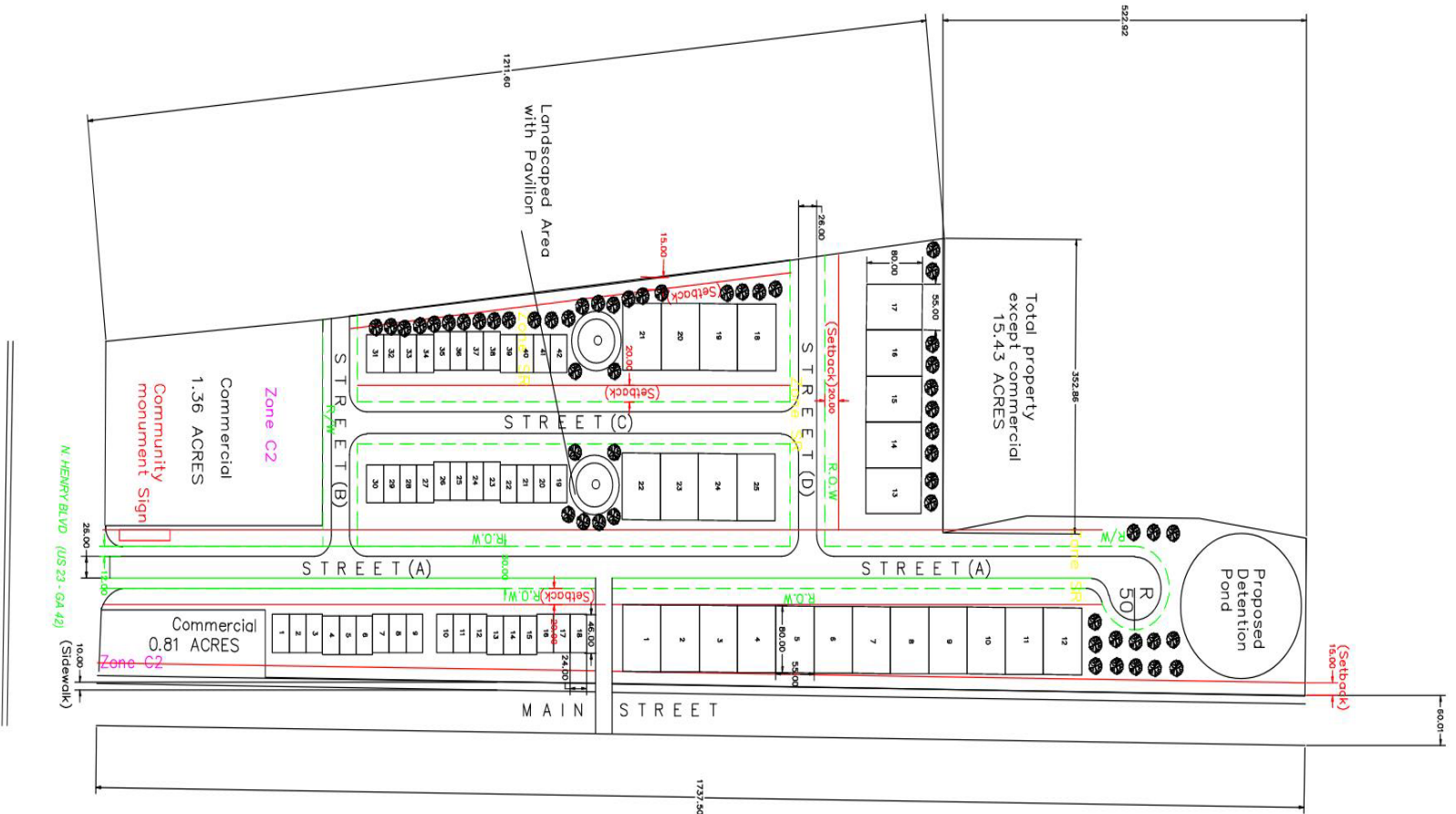


Exhibit "A"

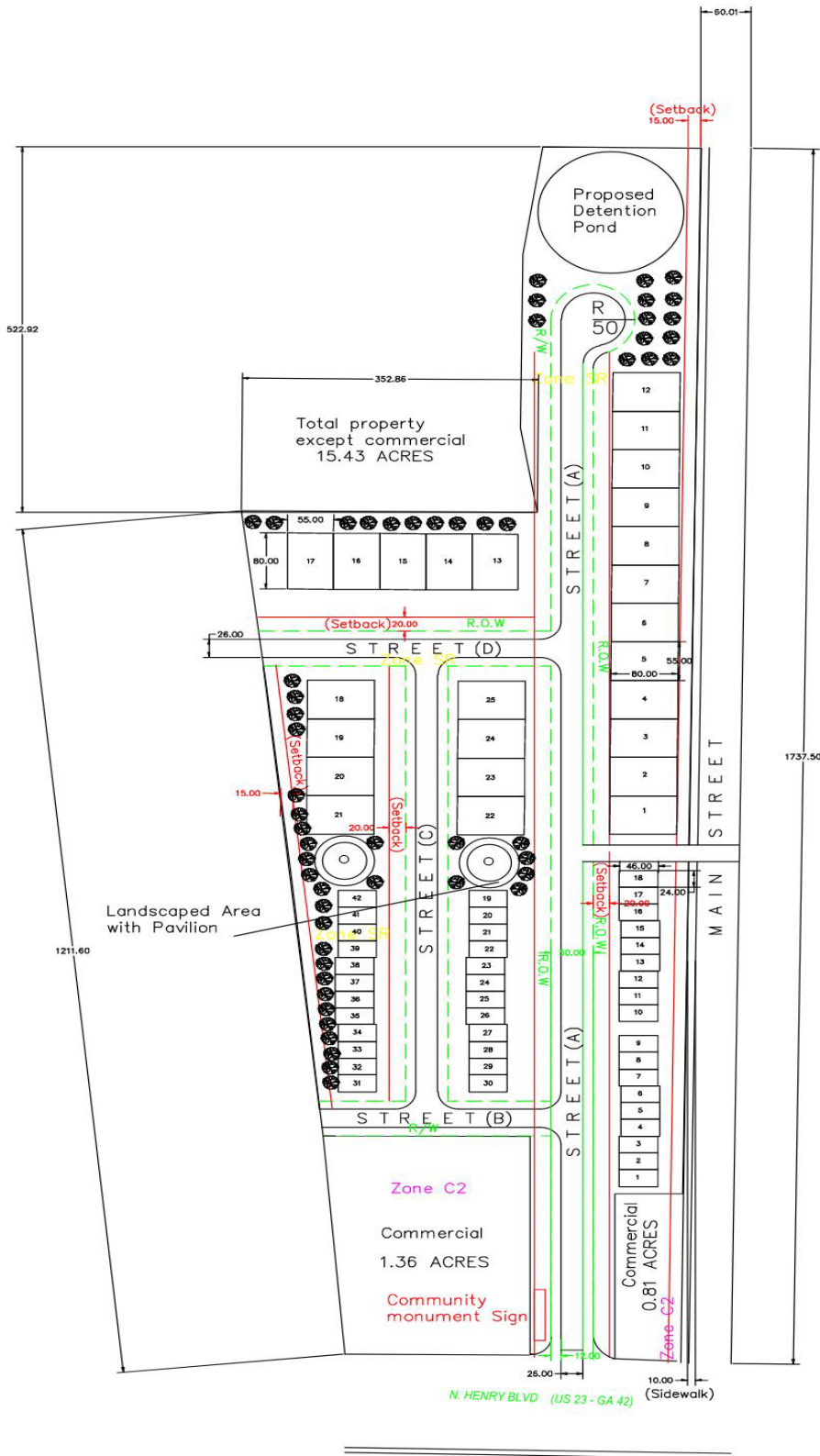


Exhibit "A"

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

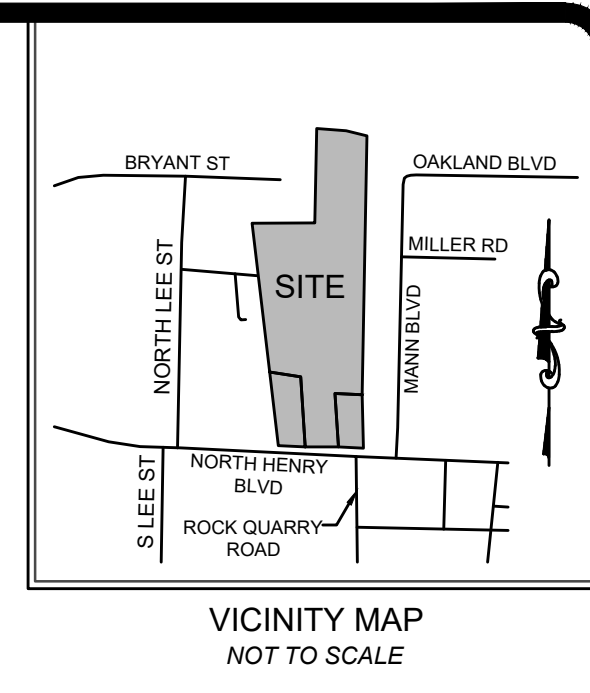
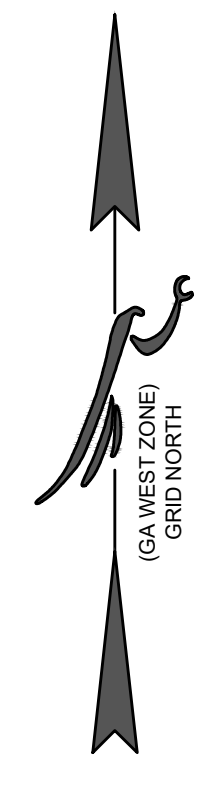
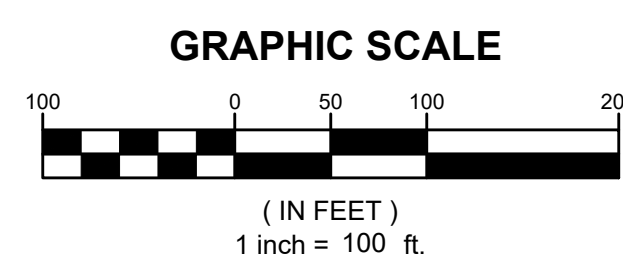
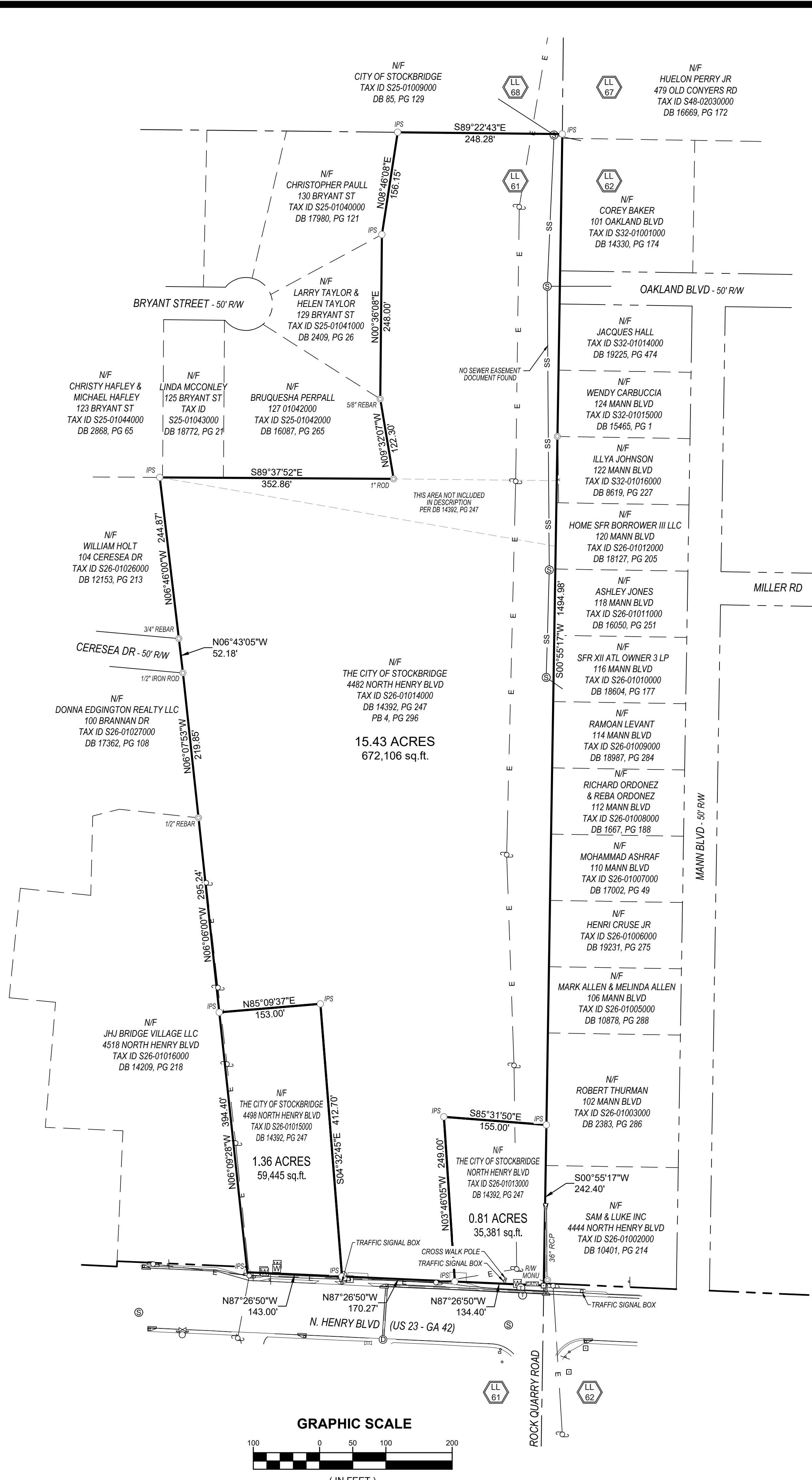
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- LL LAND LOT
- OTF OPEN TOP PIPE
- RB REBAR
- IPF IRON PIN FOUND
- 12" REBAR W/C FDC 000995
- CTP CRIMP TOP PIPE
- C&G CURB & GUTTER
- RW RIGHT OF WAY
- NF NOW OR FORMERLY
- E- OVERHEAD POWER LINE
- Sq ft SQUARE FOOT
- REF REFERENCE
- TBM TEMPORARY BENCHMARK
- 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
- FL 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

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JANUARY 17, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY B. BRAND USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. 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.
3. 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.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTICED.
5. 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.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
7. 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.
8. 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 SERVICES 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.



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

STOCKBRIDGE OFFICE
230 CHIEF CT. DR., STE. 200
STOCKBRIDGE, GEORGIA 30201
PH: 770.399.6666 - Fax: 770.399.8555

NEWNAN OFFICE
400 NEWNAN ST., STE. A
NEWNAN, GEORGIA 30565
PH: 770.704.9000

CLYDESBORO OFFICE
500 PERKINS HWY. RD., STE. 200
CLYDESBORO, GEORGIA 30009
PH: 678.857.0100

www.fdc-llc.com

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

REVISIONS	
1.	
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSONS, HEREIN, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, FIRM OR CORPORATION, AND IS VOID 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

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.

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
KEVIN M. BROWN
REGISTERED LAND SURVEYOR #2960

1/17/2024
DATE

SHEET NUMBER
1 of 1