

Stockbridge

Where Community Connects

STOCKBRIDGE CITY COUNCIL

Mayor Jayden L. Williams
At-Large

Councilmember LaKeisha Gantt
Council District 1

Councilmember Antwan Cloud
Council District 2

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Yolanda Barber
Council District 4

Councilmember Elton Alexander
Council District 5

CITY MANAGER

Shawn Edmondson

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Megan McCulloch

Council Meeting Agenda January 12, 2026 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

Translation and Interpretation Services are available with (7) days prior notice. Please contact the City's HR Manager at 770-389-7908 for assistance.



**AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE**

MONDAY, JANUARY 12, 2026 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Proclamation: Martin Luther King Jr. Day, Stockbridge Middle School Football Team, and Swearing in of Board Members

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.

ORGANIZATIONAL APPOINTMENTS

- 1 A. City Council Appointment of the Municipal Court Solicitor/ Mayor Williams Administer Oath
- B. City Council Appointment of the City Clerk
- C. City Council Appointment of the City Treasurer
- D. City Council Appointment of the Executive Assistant to Mayor & Council
- E. City Council Appointment of the City Auditor
- F. City Council Appointment of the City Attorney
- G. City Council Appointment of the Mayor Pro Tem

H. City Council Appointment of the Council Liaison to the Main Street Advisory Board

I. City Council Appointment of the Council Liaison to the Citywide Development Authority

J. Mayor's Committees

OLD BUSINESS

- 2 **To Approve a Resolution Authorizing A Settlement Agreement of the Matter: Girishkumar Patel and GRP LLC, A Georgia Limited Liability Company v. City of Stockbridge, Georgia - CAFN: SUCV2025000814.**
- Presented by: Quinton Washington

NEW BUSINESS

- 3 Council Consideration to re-appoint Shomari Furtch to the Main Street Advisory Board. Term expires 12/31/2027 - Presented by: City Attorney
- 4 Council Consideration to appoint member(s) to the Planning Commission to fill vacancies in District 1, District 2, District 3, District 4 and Mayor's Appointment At-Large. Terms to be assigned accordingly. - Presented by: City Attorney
- 5 Council Consideration to appoint member(s) to the Citywide Development Authority to fill an unexpired term - to be assigned accordingly. - Presented by: City Attorney
- 6 Council Consideration to appoint member to the Ethics Board to fill an unexpired term to be assigned accordingly. - Presented by: City Attorney
- 7 Council Consideration to appoint member(s) to the Public Facilities Authority - Terms to be assigned accordingly. - Presented by: City Attorney
- 8 Council Consideration to appoint member(s) to the Youth Council Advisory Committee for a two-year term through 12/31/2027. - Presented by: City Attorney
- 9 Council Consideration to appoint member Council on Aging - Term to expire 12/31/2027. - Presented by: City Attorney

MAYOR'S COMMENTS (Jayden L. Williams)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Please visit the city's website stockbridgega.org for meeting and events, or contact City Hall offices at 770-389-7900 for updates. Meeting dates and times are subject to change.

ADJOURNMENT

1 Section III. General Authority. From and after the execution and delivery of the document
2 hereinabove authorized, the Mayor of the City of Stockbridge, Georgia and the proper officers,
3 agents and employees of the City are hereby authorized, empowered and directed to do all such
4 acts and things and to execute all such documents as may be necessary to carry out and comply
5 with the provisions of the Settlement Agreement as executed.
6

7 Section IV. Actions Ratified, Approved and Confirmed. All acts and doings of the officers
8 of the City which are in conformity with the purposes and intents of the Resolution and in the
9 furtherance of the execution, delivery and performance of the Settlement Agreement shall be, and
10 the same hereby are, in all respects ratified, approved and confirmed.
11

12 Section V. Severability of Invalid Provisions. If any one or more of the agreements or
13 provisions herein contained shall be held contrary to any express provision of law or contrary to
14 the policy of express law, though not expressly prohibited, or against public policy, or shall for
15 any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null
16 and void and shall be deemed separable from the remaining agreements and provisions and shall
17 in no way affect the validity of any of the other agreements and provisions thereof.
18

19 Section VI. Repealing Clause. All resolutions or parts thereof of the City in conflict with
20 the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.
21

22 Section VII. Effective Date. This Resolution shall take effect immediately upon its
23 adoption.
24

25 CITY OF STOCKBRIDGE, GEORGIA
26

27 _____
28 Jayden L. Williams, Mayor
29

30
31 APPROVED AS TO FORM:
32

ATTEST:
33

34 _____
35 Quinton G. Washington, City Attorney
36

Vanessa Holiday, City Clerk

GENERAL MUTUAL RELEASE & SETTLEMENT AGREEMENT

This **GENERAL MUTUAL RELEASE & SETTLEMENT AGREEMENT** (“Agreement”) is effective on the last date set forth on the signature pages below (the “Effective Date”) and is by and between Girishkumar Patel and GRP LLC (collectively referred to herein as “Plaintiff”) and the City of Stockbridge, GA (referred to herein as “Defendant”). Plaintiff and Defendant are each referred to below as a “party” and collectively as “the parties.”

WHEREAS, a dispute arose between the parties that resulted in litigation in the case of *Girishkumar Patel and GRP LLC v. City of Stockbridge, GA*, Civil Action file No. SUCV2025000814, in the Superior Court of Henry County, Georgia (the “Litigation”);

WHEREAS, each party expressly denies its own liability and does not admit any liability by entering into this Agreement;

WHEREAS, the parties desire to terminate the Litigation through a settlement of the issues raised therein.

WHEREAS, the parties desire to settle all issues arising from their relationship and set forth each party’s rights and responsibilities; and

NOW, THEREFORE, in consideration of the covenants, conditions, and promises set forth herein, and for other good and valuable consideration, the receipt, sufficiency, and delivery of which is hereby acknowledged, the parties, intending to be legally bound, agree as follows:

- 1. ISSUANCE OF SPECIAL USE PERMIT TO PLAINTIFF:** Defendant shall take all actions necessary to approve the application filed by Plaintiff on or about August 2, 2024, requesting the issuance of a special use permit to operate a retail store selling alcoholic beverages by the package for off-premises consumption at 106 Rock Quarry Road, Stockbridge, GA 30281 (known as “SP-2024-02” and referred to herein as “SUP”) which was denied by Defendant on February 10, 2025. Such approval shall take place during the next City Council meeting of Defendant on January 12, 2026. Defendant will thereafter assign the date of January 12, 2026, as the issuance date of the SUP to Plaintiff and will send Plaintiff written notification of such approval by January 16, 2026, as required herein via email and postal service.

2. **ISSUANCE OF ALCOHOL LICENSES TO PLAINTIFF:** Defendant shall take all actions necessary to approve the application filed or to be filed by Plaintiff requesting the issuance of the requisite alcohol licenses necessary to sell distilled spirits, beer and wine in unbroken packages at retail for consumption off the premises at 106 Rock Quarry Road, Stockbridge, GA 30281, as long as Plaintiff is in compliance with the City of Stockbridge Alcoholic Beverage Code provisions for such licensure as of the date on which Plaintiff filed its SUP application, August 2, 2024. The location of the retail liquor store shall not be grounds for a denial of the requested alcohol licenses; nor shall distance requirements be used to deny said licenses. Defendant shall approve such application in a timely and reasonable manner. Any amendments to the City's Alcoholic Beverage Code enacted after August 2, 2024, which would preclude Plaintiff from being issued the requested alcohol licenses shall not impact the issuance of said licenses.
3. **STAY:** Within ten days after the Effective Date, the parties shall file a joint motion to stay the Litigation until the approval of the SUP and the Alcohol Licenses are issued. The joint motion shall request an order that provides for the Court to retain jurisdiction to enforce the terms of this Agreement and for a party to move to lift the stay in the event of a breach or default of this Agreement. Plaintiff's counsel will prepare the joint motion and shall add the signature of Defendant's counsel to it and file it after receiving written approval from Defendant's counsel.
4. **DISMISSAL:** Within ten days after the issuance of the Alcohol Licenses to Plaintiff, the parties shall file a joint motion to dismiss the Litigation and requesting the Court to retain jurisdiction to enforce the terms of this Agreement. Plaintiff's counsel will prepare the joint motion and shall add the signature of Defendant's counsel to it and file it after receiving written approval from Defendant's counsel.
5. **COVENANT NOT TO SUE:** Plaintiff covenants not to sue Defendant for any claim arising out of or related to the allegations and issues raised in the Litigation. This covenant not to sue shall become ineffective if Defendant defaults on any of its obligations set forth in this Agreement.
6. **PLAINTIFF'S GENERAL RELEASE:** Plaintiff fully releases and forever discharges Defendant and its officials, employees, agents, or other representatives ("Defendant Released Parties") from all claims, debts, actions, causes of action, and rights, known or unknown, anticipated and unanticipated, past, present, and future for any damages or claims of damages of any kind or description, including all consequential and derivative damages, that they have, had, or may have against Defendant Released Parties from the beginning of the world to the Effective Date. Notwithstanding the foregoing, this release

shall become effective only after the SUP and the requested Alcohol Licenses are issued to Plaintiff.

7. **DEFENDANT’S RELEASE:** Defendant fully releases and forever discharges Plaintiff and Plaintiff’s owners, employees, agents and other representatives (“Plaintiff Released Parties”) from all claims, debts, actions, causes of action, and rights, known or unknown, anticipated and unanticipated, past, present, and future for any damages or claims of damages of any kind or description, including all consequential and derivative damages, that they have, had, or may have against any Plaintiff Released Party from the beginning of the world to the Effective Date.
8. **WARRANTIES:** Each party warrants and represents that it has not transferred or assigned, nor agreed to transfer or assign, to any person or entity any claim or right released herein. Each party agrees to indemnify and hold harmless any other party against any claim based on or arising out any alleged assignment or transfer of such a claim or right by the party.
9. **VOLUNTARY AGREEMENT:** The parties acknowledge and agree that each has entered into this Agreement freely and voluntarily and that each party has had the opportunity to have counsel review this Agreement and advise them regarding it.
10. **EFFECT OF PRIOR AGREEMENTS:** This Agreement supersedes all prior agreements between or among the parties.
11. **ENTIRE AGREEMENT:** This Agreement contains the entire agreement between and among the parties hereto, and no promise, inducement, agreement, or other consideration not expressed in this Agreement has been made between the parties.
12. **NO ADMISSION:** The parties acknowledge that this Agreement is the compromise of disputed claims and that this Agreement is not to be construed as an admission of liability by any party. Rather, the parties expressly deny liability.
13. **CONSTRUCTION:** This Agreement shall be construed without regard to the party responsible for its preparation and shall be deemed to have been prepared jointly by the parties. Any ambiguity in this Agreement shall not be interpreted or construed against any party due to authorship.
14. **LIMITED EFFECT OF WAIVER:** If a party waives a breach of any provision of this agreement by another party, that waiver will not operate or be construed as a waiver of any succeeding breach by any party.

15. **SEVERABILITY:** If any one or more of the provisions of this Agreement or any word, phrase, clause, sentence, or other portion of this Agreement is deemed to be unenforceable, the parties expressly authorize any court of competent jurisdiction to modify any such provision or portion so that such provision or portion shall be enforced to the fullest extent permitted by applicable laws. If such a provision cannot be so modified, the remaining portions of this Agreement shall stand unaffected to the extent permitted by law.
16. **ASSUMPTION OF AGREEMENT BY HEIRS, SUCCESSORS, AND ASSIGNS:** The rights and obligations under this agreement will inure to the benefit and be binding upon the parties and their heirs, successors, and assignees.
17. **ORAL MODIFICATION NOT BINDING:** This Agreement is the entire agreement. Oral changes will have no effect. This Agreement may be altered only by a written agreement signed by all the parties.
18. **CHOICE OF LAW AND JURISDICTION:** This Agreement shall be governed by the laws of the State of Georgia without regard to any state's rules regarding conflicts of laws. The parties irrevocably consent and waive any objections to the courts of the State of Georgia as the exclusive jurisdiction for any action arising out of this Agreement. In any action or proceeding arising out of this Agreement (including a motion to enforce this Agreement), the prevailing party shall be entitled to its attorney's fees and costs in addition to any other damages or other relief that may be awarded.
19. **NOTICES:** All notices required or permitted under this Agreement shall be in writing and delivered to a party's counsel at their respective email or mailing addresses as set forth below or at such other addresses as may be subsequently specified by written notice.
- TO PLAINTIFF:** Lisa S. Morchower, Esq., Berman Fink Van Horn P.C., 3475 Piedmont Rd., N.E. Suite 1640, Atlanta, GA 30305, lmorchower@bfvlaw.com
- TO DEFENDANT:** Valerie A. Ross, Esq. Turner Ross Germain, LLC, 1501 Johnson Ferry Road, Suite 100, Marietta, GA 30062, vross@lawtrg.com
20. **DUPLICATE COPIES:** This Agreement may be signed in duplicate originals. A photocopy, fax, or scanned copy of a party's signature shall be valid, binding, and enforceable against that party.

IN WITNESS WHEREOF, the parties have executed this agreement to be effective on the last date set forth below.

GRP LLC

CITY OF STOCKBRIDGE, GA

By: _____

By: _____

Its: _____

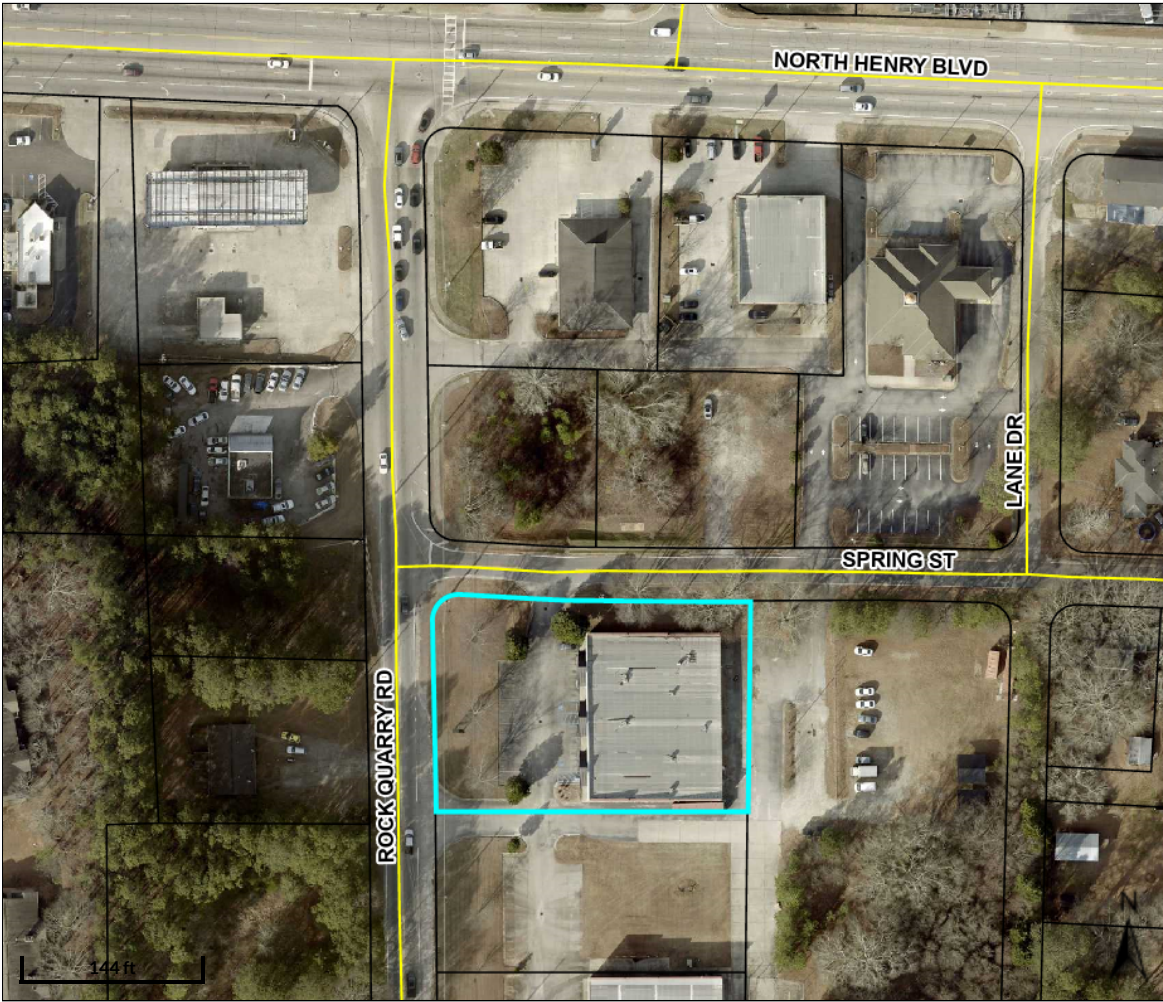
Its: _____

Date: _____

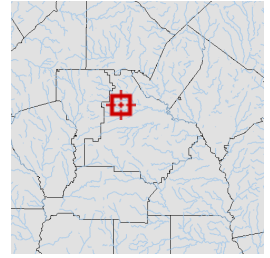
Date: _____



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			106 B ROCK		Building	\$483,600	Last 2 Sales			
District	City/Stockbridge			QUARRY RD		Value:		Date	Price	Reason	Qual
				STOCKBRIDGE GA		Misc	\$14,200	2/3/2006	\$0	CORPORATE	U
				30281		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



CITY OF STOCKBRIDGE

vs

GIRISHKUMAR-RAM PATEL

AFFIDAVIT OF DEFENDANT PRIOR TO ENTERING PLEA

M000000369 8.08.011

PERMITS

M000000370 8.20.040

APPLICATION/PERMIT PROCESS

M000000371 8.24.140

VIOLATIONS AND ENFORCEMENT

M000000372 13.10

TREE PROTECTION

The Defendant in this case, being duly sworn, states as follows:

I am not under the influence of alcohol or drugs nor am I suffering from any mental or physical disability.

I have been advised of the nature of the charges against me.

The maximum and minimum punishment provided by law. I understand that the maximum punishment under the law for each misdemeanor charge is twelve(12) months confinement and a fine of \$1000. I understand that the maximum punishment under the law for each ordinance violation is twelve(12) months confinement and a fine of \$1000. I understand that the maximum penalty under the law for a misdemeanor of a high and aggravated nature is twelve(12) months confinement and a fine of \$5000.

I understand that by entering a plea of guilty or nolo contendere (no contest) I waive:

- My right to a trial by jury;
- My right to testify and offer evidence;
- My right to be presumed innocent;
- My right to confront and cross-examine witnesses;
- My right to subpoena witnesses;
- My right to assistance of counsel during trial;
- My right not to incriminate myself;
- My right to be represented by a private attorney or by a public defender, if I am eligible.

I understand that a plea of guilty may have an impact on my immigration status if I am not a citizen of the United States. I understand that if I enter a plea of guilty or nolo contendere in this case, there will be no further trial or hearing and a fine or sentence or both may be imposed. I now desire to enter my plea. It is free and voluntary. I have not been told what sentence will be imposed. No promise or threats have been made to me by any prosecutor, lawyer, police officer, or other person to induce me to enter this plea.

X^{G.R.P} I hereby waive my right to a trial by jury and plead: Guilty / Nolo Contendere / Not Guilty

I hereby swear under penalty of perjury that these statements are true, this 20 day of December, 2024.

Attorney / Bar #

X G. R. Patel
Defendant

I have satisfied myself that this defendant's plea is free and voluntary and that he/she is in possession of his/her faculties and is able to understand the nature and consequences of this plea. The court is further satisfied that there is a sufficient factual basis for the acceptance of this plea and that the Defendant understands the consequences of his/her plea.

This 20 day of December, 2024.

[Signature]
Judge, Stockbridge Municipal Court

0369

COURT SUMMONS
STATE OF GEORGIA / COUNTY OF HENRY
CITY OF STOCKBRIDGE

Date _____ AM
Month November Day 6 Yr. 2024 at 4:00 PM

Violator

Last Name: Girishkumar - Rambhai

First Name: Patel MI: _____

Address: 136 Hudson Bridge CT

City: Stockbridge State: Ga Zip: 30281 D.O.B. 01-16-75

YOU ARE HEREBY COMMANDED, to be and appear at the
Municipal Court of Stockbridge at City Hall 4602 N. Henry Blvd.

Stockbridge, Georgia at 9:00 am on the 10th day of

January, 20 25 to answer the charge of _____
Permits

Vehicle Tag Number: _____ State: _____ Year: _____

Make: _____ Model: _____ Vin: _____

In violation of Stockbridge Ordinance/Code, 9.08.11

Reference _____

Penalty 1st offense

Violation Location address: 106 Rock Quarry Rd.

City: Stockbridge State: Ga Zip: 30281

Defendant _____ Officer Name / ID C. Carter

8180

DISPOSITION AND SENTENCE
MUNICIPAL COURT OF STOCKBRIDGE

Defendant Pleads: (3) Guilty Not Guilty (4) Nolo Cont'd
Trial: Jury Jury Adjudicated (1) Guilty Not Guilty
Other Action: Bond Forfeiture Nolle Prossed No Bill
 No Record

Sentence Amount Fine/Forfeiture \$ _____

Probation

_____ Days (Months) in jail _____ Traffic School _____ Days (Months)

Other Order: _____

Appeal Bond of \$ _____ filed (for _____)

Appeal to: _____ Court

DISPOSITION

DATE _____

Signature of Judge or Clerk

0370

COURT SUMMONS
STATE OF GEORGIA / COUNTY OF HENRY
CITY OF STOCKBRIDGE

Date _____ AM
Month November Day 6 Yr. 2024 at 4:00 PM

Violator

Last Name: Girishkumar

First Name: Patel MI: _____

Address: 138 Hudson Bridge CT

City: Stockbridge State: Ga Zip: 30281 D.O.B. 1-16-75

YOU ARE HEREBY COMMANDED, to be and appear at the
Municipal Court of Stockbridge at City Hall 4602 N. Henry Blvd.
Stockbridge, Georgia at 9:00 am on the 10th day of
January, 20 25 to answer the charge of _____
Application/permit process

Vehicle Tag Number: _____ State: _____ Year: _____

Make: _____ Model: _____ Vin: _____

In violation of Stockbridge Ordinance/Code, 8.20.040

Reference _____

Penalty 1st offense

Violation Location address: 106 Rock Quarry Rd.

City: Stockbridge State: Ga Zip: 30281

Defendant _____ Officer Name / ID Carter.

DISPOSITION AND SENTENCE
MUNICIPAL COURT OF STOCKBRIDGE

Defendant Pleads: (3) Guilty Not Guilty (4) Nolo Cont'd
Trial: Jury Jury Adjudicated (1) Guilty Not Guilty
Other Action: Bond Forfeiture Nolle Prossed No Bill
 No Record

Sentence Amount Fine/Forfeiture \$ _____

Probation

_____ Days (Months) in jail _____ Traffic School _____ Days (Months)

Other Order: _____

Appeal Bond of \$ _____ filed (for _____)

Appeal to: _____ Court

DISPOSITION

DATE _____

Signature of Judge or Clerk

0371

COURT SUMMONS
STATE OF GEORGIA / COUNTY OF HENRY
CITY OF STOCKBRIDGE

Date _____ AM
Month November Day 16 Yr. 2024 at 4:00 PM

Violator

Last Name: Girishkumar

First Name: Patel MI: _____

Address: 138 Hudson Bridge CT

City: Stockbridge State: Ga Zip: 30281 D.O.B. 1-16-75

YOU ARE HEREBY COMMANDED, to be and appear at the
Municipal Court of Stockbridge at City Hall 4602 N. Henry Blvd.
Stockbridge, Georgia at 9:00 am on the 10th day of

January, 2025 to answer the charge of _____

Violations and Enforcement
(Stormwater)

Vehicle Tag Number: _____ State: _____ Year: _____

Make: _____ Model: _____ Vin: _____

In violation of Stockbridge Ordinance/Code, 8.24.140

Reference _____

Penalty 1st offense

Violation Location address: 106 Rock Quarry Rd.

City: Stockbridge State: Ga Zip: 30281

Defendant Carter
Officer Name / ID

**DISPOSITION AND SENTENCE
MUNICIPAL COURT OF STOCKBRIDGE**

Defendant Pleads: (3) Guilty Not Guilty (4) Nolo Cont'd
Trial: Jury Jury Adjudicated (1) Guilty Not Guilty
Other Action: Bond Forfeiture Nolle Prossed No Bill
 No Record

Sentence Amount Fine/Forfeiture \$ _____

Probation

_____ Days (Months) in jail _____ Traffic School _____ Days (Months)

Other Order: _____

Appeal Bond of \$ _____ filed (for _____)

Appeal to: _____ Court

DISPOSITION

DATE _____

Signature of Judge or Clerk

0372

COURT SUMMONS
STATE OF GEORGIA / COUNTY OF HENRY
CITY OF STOCKBRIDGE

Date _____ AM
Month November Day 10 Yr. 2024 at 4:00 PM

Violator

Last Name: Girishkumar

First Name: Patel MI: _____

Address: 138 Hudson Bridge CT

City: Stockbridge State: Ga Zip: 30281 D.O.B. 1-16-75

YOU ARE HEREBY COMMANDED, to be and appear at the
Municipal Court of Stockbridge at City Hall 4602 N. Henry Blvd.

Stockbridge, Georgia at 9:00am on the 10th day of

January, 20 25 to answer the charge of _____

Enforcement/Tree protection

Vehicle Tag Number: _____ State: _____ Year: _____

Make: _____ Model: _____ Vin: _____

In violation of Stockbridge Ordinance/Code, 13.10

Reference _____

Penalty 1st offense

Violation Location address: 106 Rock Quarry Rd.

City: Stockbridge State: Ga Zip: 30281

Defendant _____ Officer Name / ID Carter

**DISPOSITION AND SENTENCE
MUNICIPAL COURT OF STOCKBRIDGE**

Defendant Pleads: (3) Guilty Not Guilty (4) Nolo Cont'd
Trial: Jury Jury Adjudicated (1) Guilty Not Guilty
Other Action: Bond Forfeiture Nolle Prossed No Bill
 No Record

Sentence Amount Fine/Forfeiture \$ _____

Probation

_____ Days (Months) in jail _____ Traffic School _____ Days (Months)

Other Order: _____

Appeal Bond of \$ _____ filed (for _____)

Appeal to: _____ Court

DISPOSITION

DATE _____

Signature of Judge or Clerk



Special Use Permit Application

GRP LLC – Liquor Store

Planning Commission Meeting - September 19, 2024

Presented by Lisa S. Morchower, Esq., Berman Fink Van Horn P.C.

Also Presented to Community on September 4, 2024

by William Piercy, Esq., Berman Fink Van Horn P.C.

Introduction

Company: GRP LLC, operating as Stockbridge Wine & Spirits

Applicant: Girishkumar Patel

Purpose: Seeking a Special Use Permit for the property at 106 Rock Quarry Road



Project Overview

Property Location:

106 Rock Quarry Road, Stockbridge, GA 30281

Building Size:

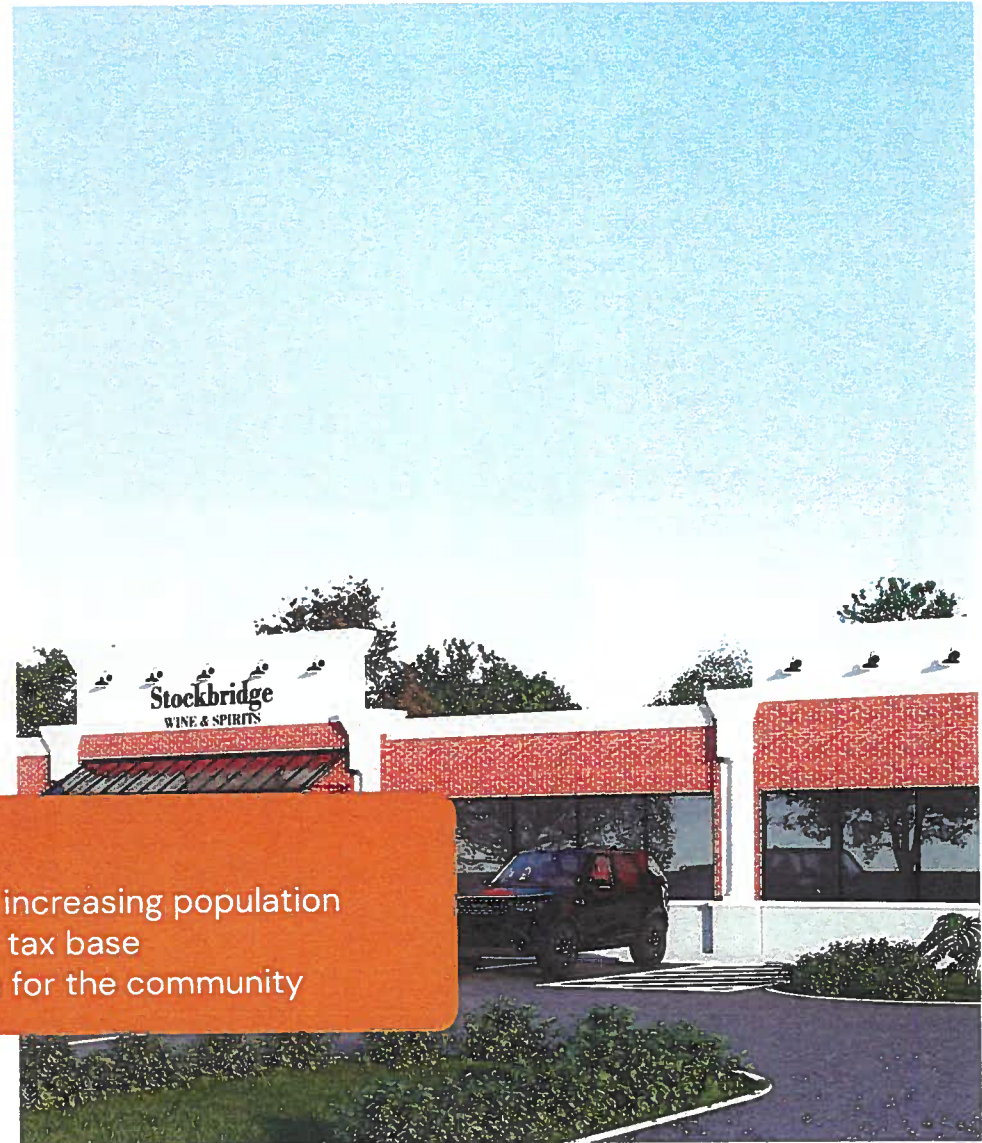
Approximately 12,500 square feet

Intended Use:

Full space will be utilized for a liquor store

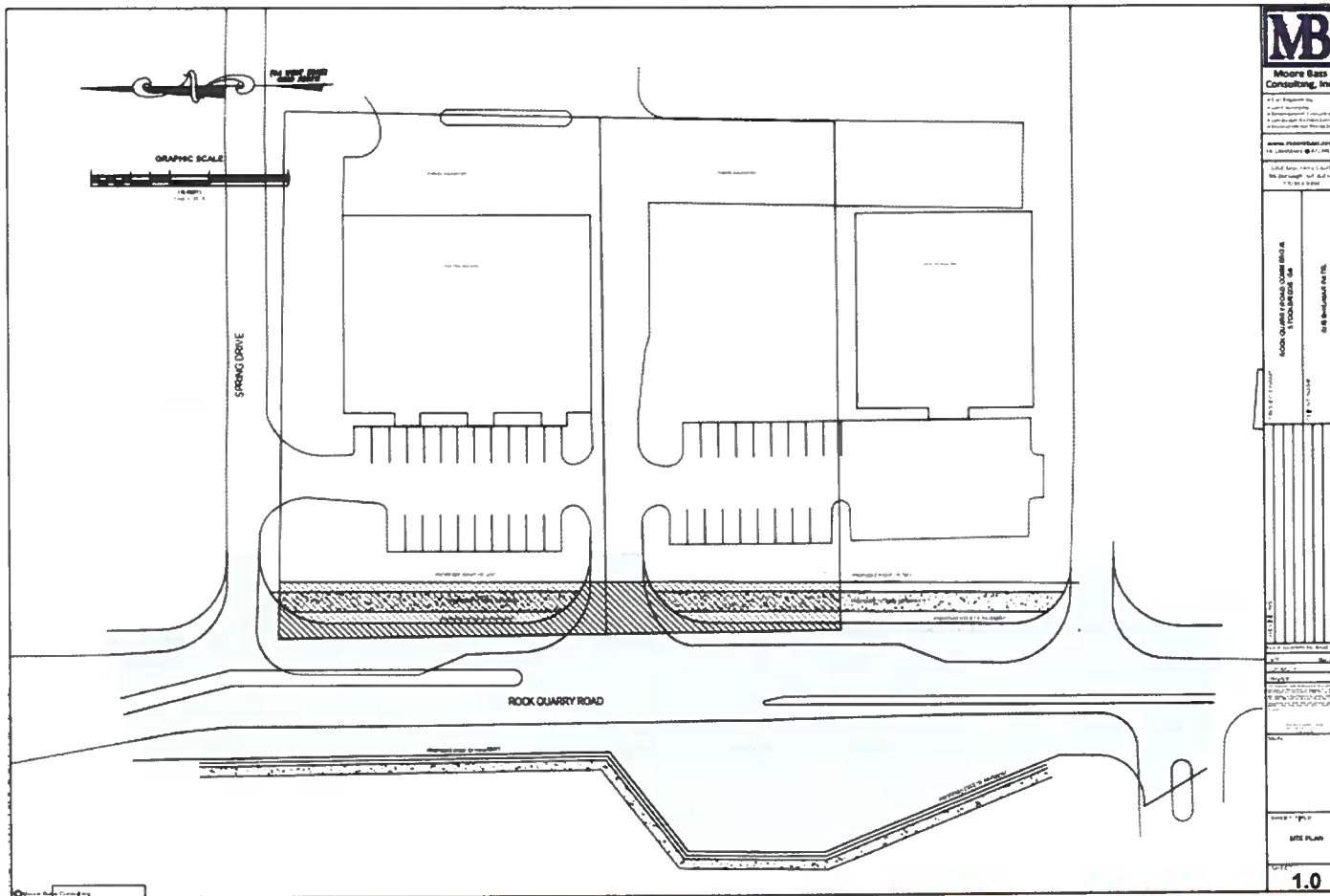
Impact on Community:

- **Population Growth:** Aligns with Stockbridge's increasing population
- **Increased Tax Revenue:** Contribution to local tax base
- **Job Creation:** New employment opportunities for the community





Site map



Right Of Way & Parking (40)



106 Rock Quarry Rd



Rendering of the renovation

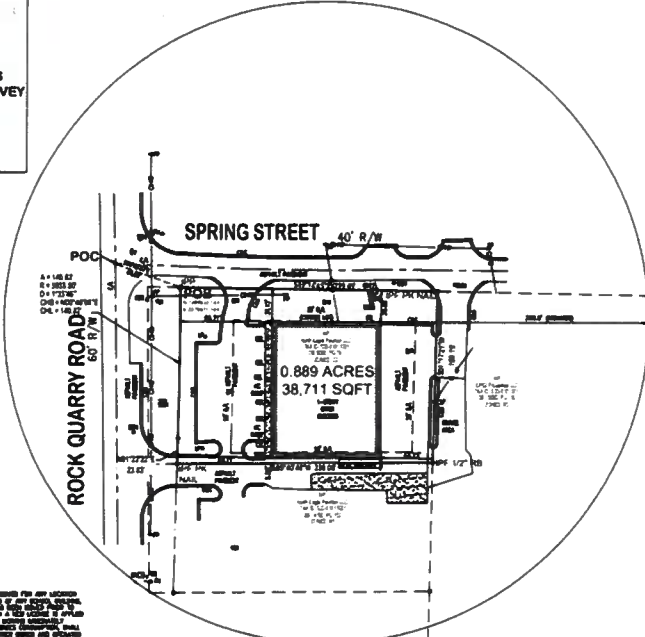


SYMBOL LEGEND

---	1/2" = 1' Scale
---	1/4" = 1' Scale
---	1/8" = 1' Scale
---	1/16" = 1' Scale
---	1/32" = 1' Scale
---	1/64" = 1' Scale
---	1/128" = 1' Scale
---	1/256" = 1' Scale
---	1/512" = 1' Scale
---	1/1024" = 1' Scale
---	1/2048" = 1' Scale
---	1/4096" = 1' Scale

LEGEND

---	1/2" = 1' Scale
---	1/4" = 1' Scale
---	1/8" = 1' Scale
---	1/16" = 1' Scale
---	1/32" = 1' Scale
---	1/64" = 1' Scale
---	1/128" = 1' Scale
---	1/256" = 1' Scale
---	1/512" = 1' Scale
---	1/1024" = 1' Scale
---	1/2048" = 1' Scale
---	1/4096" = 1' Scale



WE HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS CONDUCTED BY ME AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT OF 1977, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF GEORGIA. I HAVE BEEN DULY QUALIFIED AS A PROFESSIONAL SURVEYOR AND AM A MEMBER IN GOOD STANDING OF THE SURVEYING SOCIETY OF GEORGIA.

THIS SURVEY WAS CONDUCTED ON THE 15TH DAY OF APRIL, 2015, AT THE LOCATION OF THE PROJECT SITE, 108 ROCK QUARRY ROAD, STOCKBRIDGE, GEORGIA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT OF 1977, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF GEORGIA.

THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENTS AND METHODS:

- 1. TOTAL STATION
- 2. DISTANCE MEASUREMENT
- 3. ANGLE MEASUREMENT
- 4. MAGNETIC DECLINATION
- 5. GRAVITY CORRECTION
- 6. TEMPERATURE CORRECTION
- 7. PRESSURE CORRECTION
- 8. REFRACTION CORRECTION
- 9. CURVATURE CORRECTION
- 10. SLOPE CORRECTION
- 11. TYPICAL CORRECTIONS
- 12. UNUSUAL CORRECTIONS
- 13. OTHER CORRECTIONS

THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT OF 1977, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, STATE OF GEORGIA.

- NEAREST SCHOOL - FAITH ACADEMY**
4618 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
11 292 FEET FROM LOCATIONS
- NEAREST COLLEGE - ATLANTA BAPTIST COLLEGE**
1410 VALLEY HILL ROAD
STOCKBRIDGE, GA 30281
12 89 MILES FROM LOCATIONS
- NEAREST CHURCH - FIRST BAPTIST OF STOCKBRIDGE**
4968 NORTH HENRY BOULEVARD
STOCKBRIDGE, GA 30281
11 289 FEET FROM LOCATIONS
- NEAREST ALCOHOL TREATMENT FACILITY - NEAL INQUEST FRONTIERS OF STOCKBRIDGE**
1233 EARLES LANE (S) PARKWAY BLVD. S.E.
STOCKBRIDGE, GA 30281
12 36 MILES FROM LOCATION

PROJECT NO.	DATE	OWNER	DESIGNED BY	CHECKED BY	DATE	SCALE	PROJECT NAME	PROJECT ADDRESS	CITY	STATE	ZIP	SHEET NO.	TOTAL SHEETS
108	4/15/15	GRP LLC	G. W. PETRICK	G. W. PETRICK	4/15/15	1" = 100'	108 ROCK QUARRY ROAD	STOCKBRIDGE, GEORGIA	30281	GA	30281	1	1

ALCOHOL SURVEY
FOR GRP LLC, GURSHUMAR PATEL
BY ANJULI G. PATIL, P.E., SURVEYING & ENGINEERING, LLC

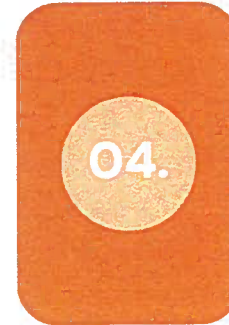
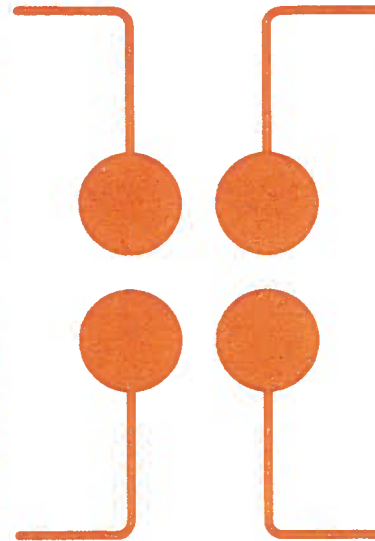
GEORGIA

1 of 1

Alcohol Survey

Scope Of Work

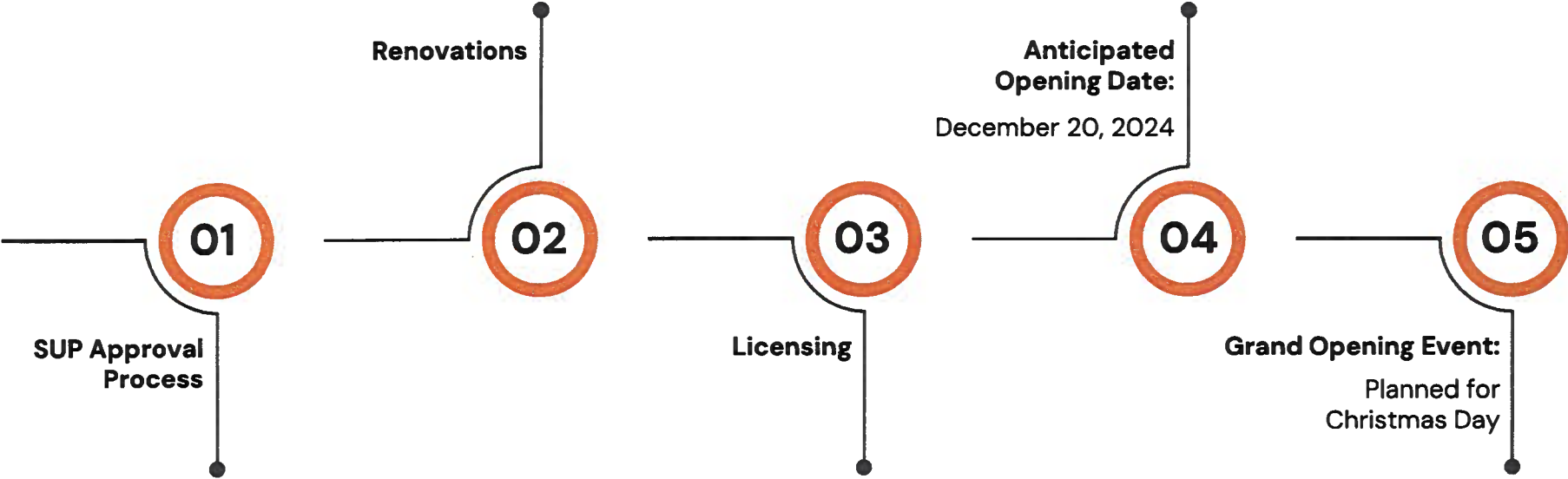
Facade Renovation:
Enhancing the building's
exterior appearance



Parking Lot Resurfacing:
Ensuring a smooth and
safe parking experience

Interior Fit-Out:
Installation of cooler
doors and walk-in cooler

Project Timeline



Security and Safety Measures



Security Cameras



Security Personnel



Customer Safety



ID Scanners



Staff Training



Pickup and Delivery Services

01.

Pickup and delivery options for customers

02.

Unique offering not available at other local liquor stores

03.

Increased convenience and service



Questions or Concerns?

Contact Email (Lawyer): lmorchower@bfvlaw.com

Contact Email (GRP LLC): GRP_LLCC@Outlook.com



STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO.

OR 25-588

SP-2024-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, REGARDING THE DENIAL OF A PROPOSED LIQUOR STORE LOCATED AT 106 ROCK QUARRY ROAD.

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

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

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

WHEREAS, the governing authority of the City of Stockbridge has reviewed the special use permit for the proposed liquor store located on 106 Rock Quarry Road and has determined that it is not in the best interest of the community; and

WHEREAS, the proposed liquor store is not consistent with the City's plans for responsible community growth and economic development; and

WHEREAS, the City Council has determined that the proposed liquor store would not contribute positively to the community's welfare and would be detrimental to the public interest as determined by the violations of law received before the building process was officially permitted.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. The application for the proposed liquor store located at 106 Rock Quarry Road is hereby denied.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice from the

date of publication of notice on August 21st, 2024, and which a public hearing was held on the 17th of October 2024, and 12th day of November 2024. The item was deferred to the 13th of January 2025 and the 10th of February 2025.

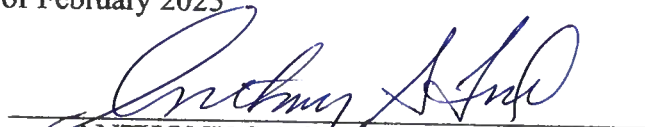
SECTION 4. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinances shall be repealed.

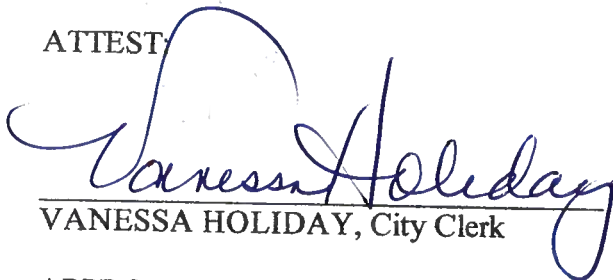
SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

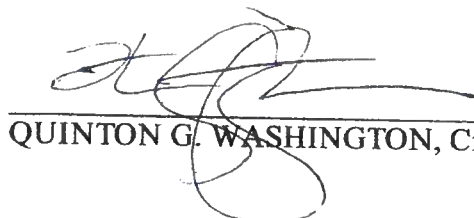
SO ORDAINED this 10th day of February 2025


ANTHONY S. FORD, Mayor

ATTEST

 (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:


QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

FEBRUARY 10, 2025

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

FUNDING SOURCE

- 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 recently awarded the applicant a lottery liquor license, which expires in late November.

BACKGROUND INFORMATION:

The City Council recently awarded the applicant the opportunity to apply for an alcoholic beverage license through the lottery process. 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. The Council deferred this case for 60 days at its November 12, 2024 meeting. SP-2024-02 was listed on the December 9, 2024 Council agenda, but it was deferred without being discussed.

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 _____

Turner | Ross | Germain
Attorneys At Law


WILLIAM R. TURNER
470.264.1582
RTURNER@LAWTRG.COM

VALERIE A. ROSS
470.264.1583
VROSS@LAWTRG.COM

MEREDITH W. GERMAIN
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MGERMAIN@LAWTRG.COM

BRIEFING MEMO

TO: Mayor and City Council
City of Stockbridge

FROM: Valerie A. Ross, Esq. 
Turner Ross Germain, LLC

DATE: November 8, 2024

RE: **PUBLIC HEARING FOR AGENDA ITEM SPECIAL USE PERMIT
#SP-2024-02 106 ROCK QUARRY ROAD**

THIS DOCUMENT IS PROTECTED BY THE ATTORNEY-CLIENT PRIVILEGE AND THE
ATTORNEY WORK PRODUCT RULE; IT IS NOT TO BE PUBLICLY DISCLOSED,
RELEASED IN RESPONSE TO AN OPEN RECORDS ACT REQUEST, RELEASED DURING
DISCOVERY OR PRESENTED DURING ANY JUDICIAL OR OTHER LEGAL PROCEEDING

I. BACKGROUND

GRP, LLC, (the "Applicant") has submitted an application for a special use permit in order to convert an existing 12,500 square foot building located at 106 Rock Quarry Road into a liquor store.¹ Currently, the property is zoned C-2 (General Commercial) and is approximately 0.89 acres of land. This agenda item is scheduled to be heard before Mayor and City Council at a public hearing at the regularly scheduled November 12, 2024, meeting.

II. LEGAL ANALYSIS

In Georgia, substantive zoning and planning functions are granted directly to counties and municipalities by the 1983 Georgia Constitution. *See*, Art. 9, Sec. 2, Par. 4. The General Assembly is permitted to regulate only the procedures utilized by cities and counties when exercising these constitutional powers. *Id.* Largely, because of this constitutional provision and its history, the Georgia Supreme Court-- rather than the General Assembly-- has been actively

¹ The Applicant was successful in meeting the lottery requirements for a liquor store, pursuant to the City's Code of Ordinances Title 9, Licensing and Regulations, Chapter 9.04 – Alcoholic Beverages. However, the Applicant must also obtain approval for a special use permit in order to operate the liquor store.

involved in shaping most of the substantive rules and guidelines governing zoning matters. For instance, requirements that all constitutional issues first be raised before the governing authority, that lawsuits be initiated within thirty (30) days of the governing body's decision, and the nature of the legal inquiry in Superior Court, are all governed by existing case law. See, e.g. respectively, McCamy v. DeKalb County, 246 Ga. 293, 271 S.E.2d 214 (1980); Village Centers, Inc. v. DeKalb County, 248 Ga. 177, 281 S.E.2d 522 (1981); and City of Atlanta v. Cates, 260 Ga. 772, 399 S.E.2d 474 (1991).

It is important to distinguish between the various types of zoning cases. Local governing authorities manifest their power to zone using many different vehicles, all of which might be considered sub-categories under the general heading of "zoning and planning." One such category of zoning cases deals with specialized permitting procedures, often called a **special use permit**. This zoning technique allows for flexibility in determining whether a particular change of use is appropriate. Such uses are generally allowed in any given zoning district not as of right, but as a "specially permitted" use acceptable only in those situations in which such a use will not adversely impact surrounding properties or otherwise be inconsistent with the existing uses in the area. See Dougherty County v. Webb, 256 Ga. 474, 478; 350 S.E.2d 457 (1986) fn. 3.

Further, the applicable standard of review for use permit decisions is the *sufficient evidence* standard. Specifically, the Georgia Supreme Court stated; "Where the decision to grant or deny an application for a special use permit lies within the discretion of the local governing body, a disappointed applicant who seeks mandamus relief from the superior court must show that the local governing body's denial of the special use permit constituted a gross abuse of discretion. In the appellate courts, the standard of review in either case is whether there is any evidence supporting the decision of the local governing body, not whether there is any evidence supporting the decision of the superior court." See Fulton County v. Congregation of Anshei Chesed, 275 Ga. 856, 859-860 (Ga. 2002).

Here, in determining whether to grant or deny the special use permit application, Mayor and City Council must apply the objective criteria, as outlined below, to the application to determine whether those criteria requirements have been satisfied. (Conversely, when reviewing a rezoning application/zoning modification, etc., Mayor and City Council have the much broader legislative discretion.) In City of Cumming v. Flowers, 300 Ga. 820, 824 (2017), the Georgia Supreme Court considered an appeal where the BZA, which was composed of the City's Mayor and City Council, considered a variance decision where the zoning ordinance set out specific standards that were applied to the property at issue. Specifically, the Court stated:

"[T]he BZA's discretion was tightly controlled by the ordinance and the BZA's decision was immediate in application, specific in application and involved an assessment of facts about the parties and their activities, businesses and properties...when administrative agencies are called upon to make factual determinations and thus adjudicate, they are considered to be acting in a quasi-judicial capacity."

In the present action, Mayor and City Council will determine the facts of the application and apply the objective criteria to those facts in making its decision. Therefore, any appeal of City Council's quasi-judicial decision from the grant or denial of the special use permit application will be made "on the record". Meaning, there is no new evidence that will be considered by a trial court, such as in rezoning cases. Rather, the only evidence considered will be from the record made at the relevant public hearing before Mayor and City Council. If there exists sufficient evidence to support Mayor and City Council's decision, the decision should be upheld.

III. USE PERMIT APPLICATION SP-2024-02 – 106 Rock Quarry Road

The City of Stockbridge's Unified Development Code ("UDC") outlines specific objective criteria, as shown below, that must be met prior to the approval of a use permit.

Section 9.2.5 Requirements for Conditional Use Permits

- a. The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.
- b. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.
- c. Adequate public facilities are available to serve the proposed use.
- d. 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.
- e. The conditional 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.

Section 9.2.6 Use Permit Considerations

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council;
2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed;
3. Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development;
4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;
5. The location and number of off-street parking spaces;
6. The amount and location of open space;
7. Protective screening;
8. Hours and manner of operation;

9. Outdoor lighting; and
10. Ingress and egress to the property.

In conclusion, Staff's analysis in the Staff Report for #SP-2024-02 indicates that the Applicant has met the standards as outlined in the above-referenced objective criteria. Based on these findings, Staff recommended approval. (See Staff Report pgs. 14-18). Accordingly, if Mayor and City Council determine that the Applicant has met the requirements of the UDC's objective criteria, the application should be approved.

Of course, please do not hesitate to contact me if you have any questions or comments.

cc: Quinton Washington, City Attorney
Frederick Gardiner, City Manager
Ryan Anderson, Community Development Director



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

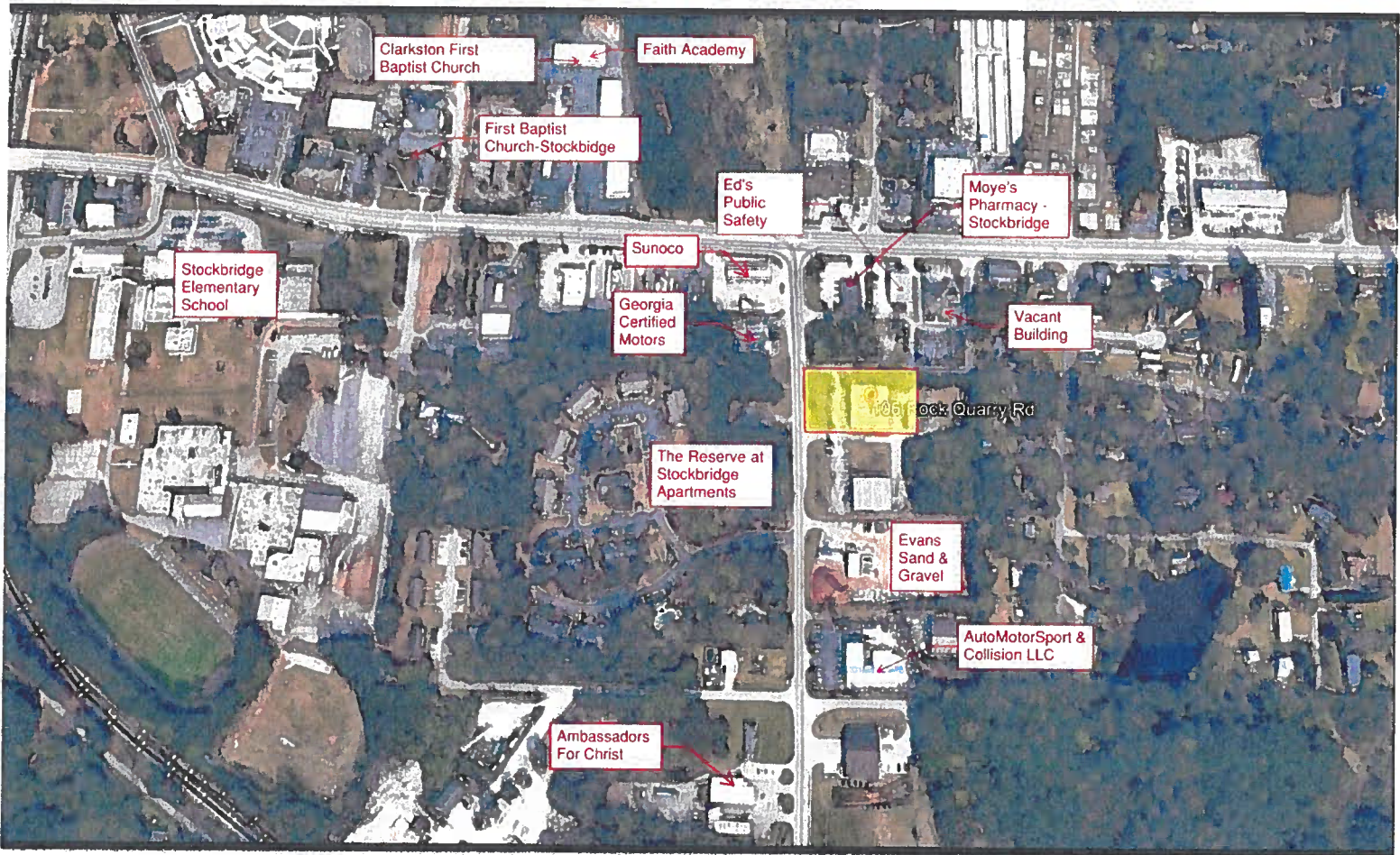
III. FINDING OF FACTS

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

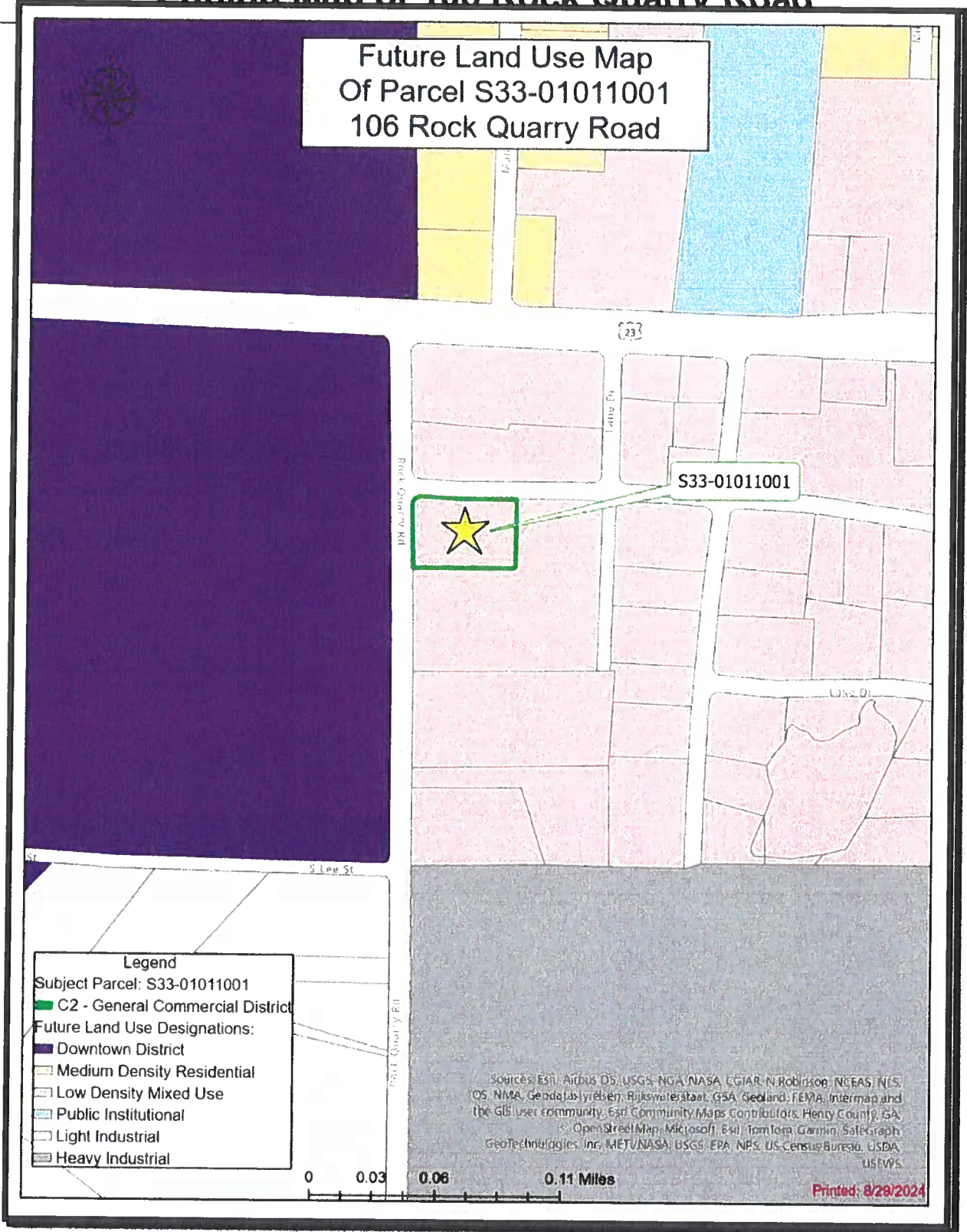


Aerial Photo with Site Plan of 106 Rock Quarry Road

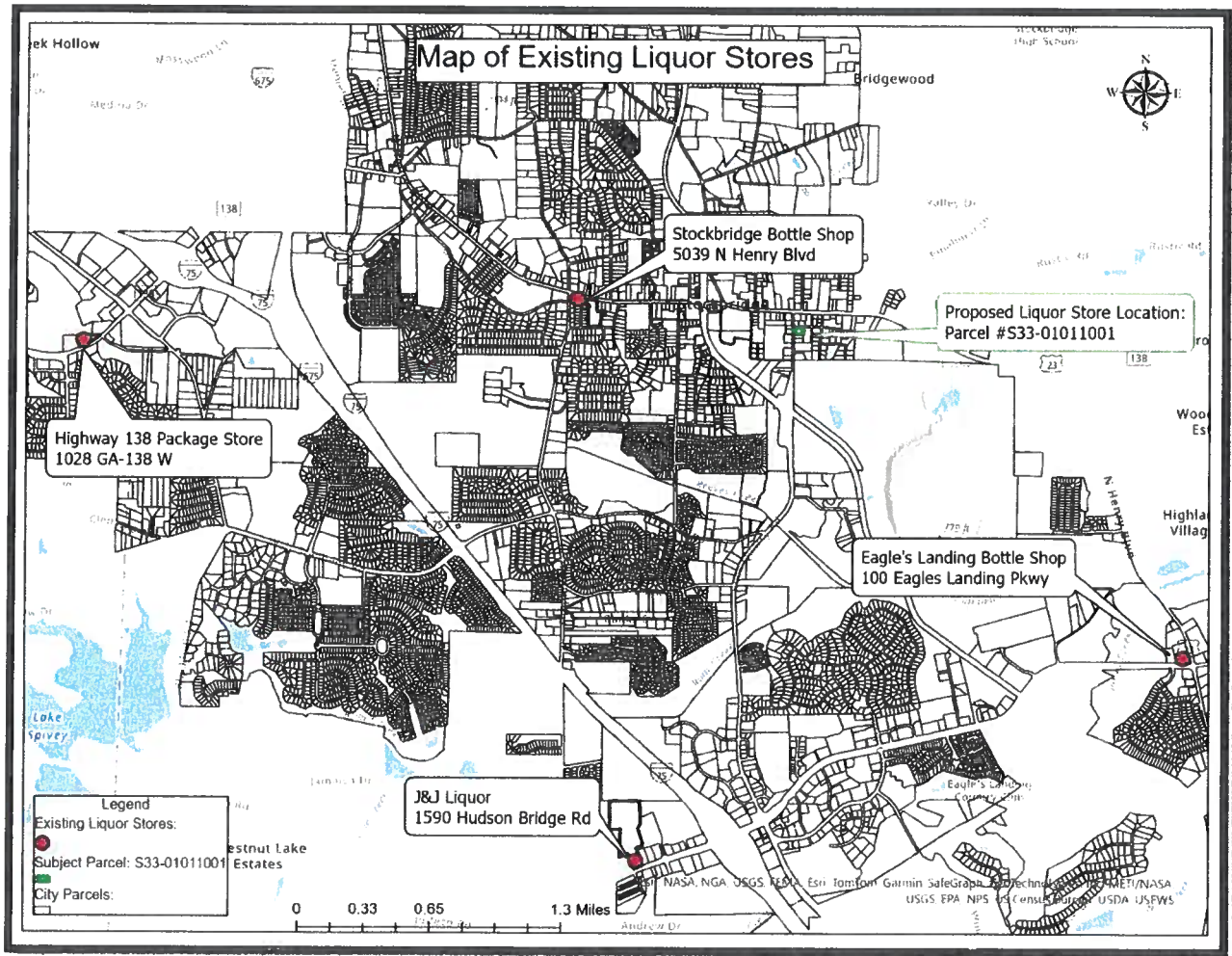


Future Land Use Map of 106 Rock Quarry Road

Zoning Map of 106 Rock Quarry Road

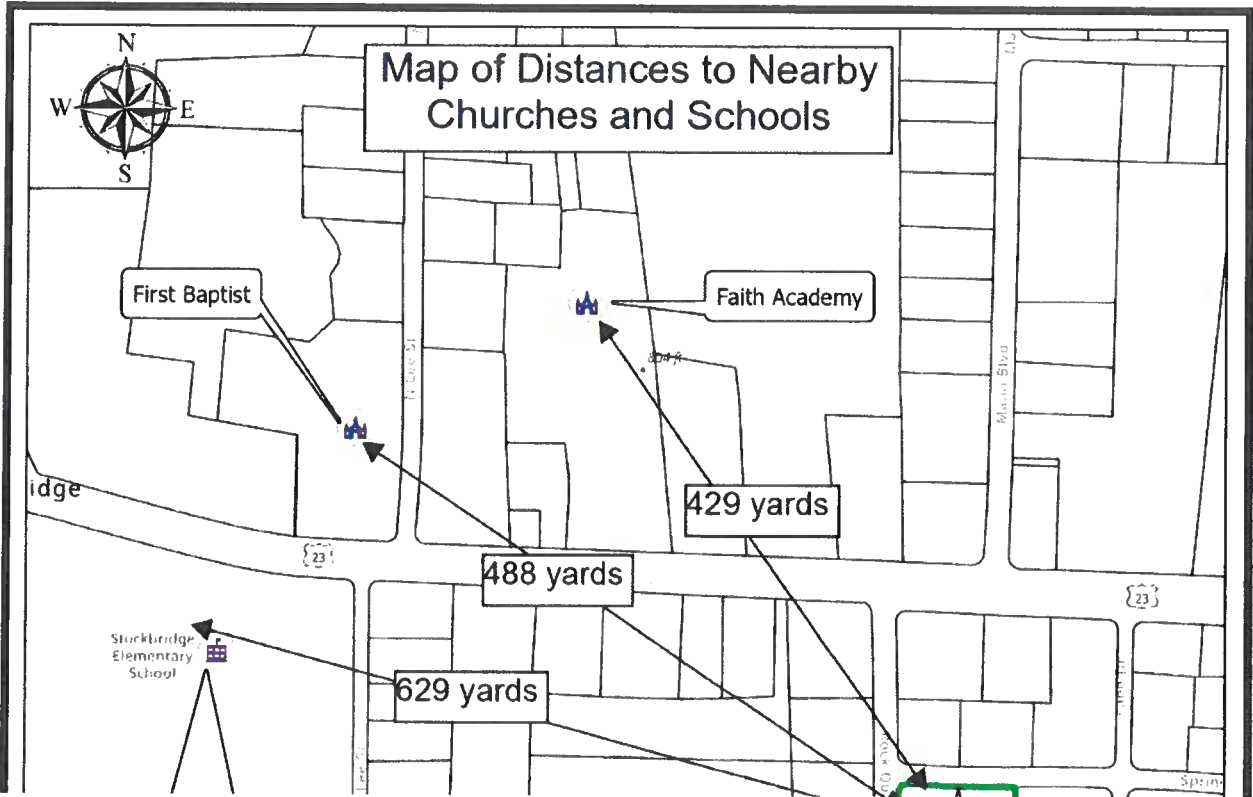


Map of Existing Liquor Stores

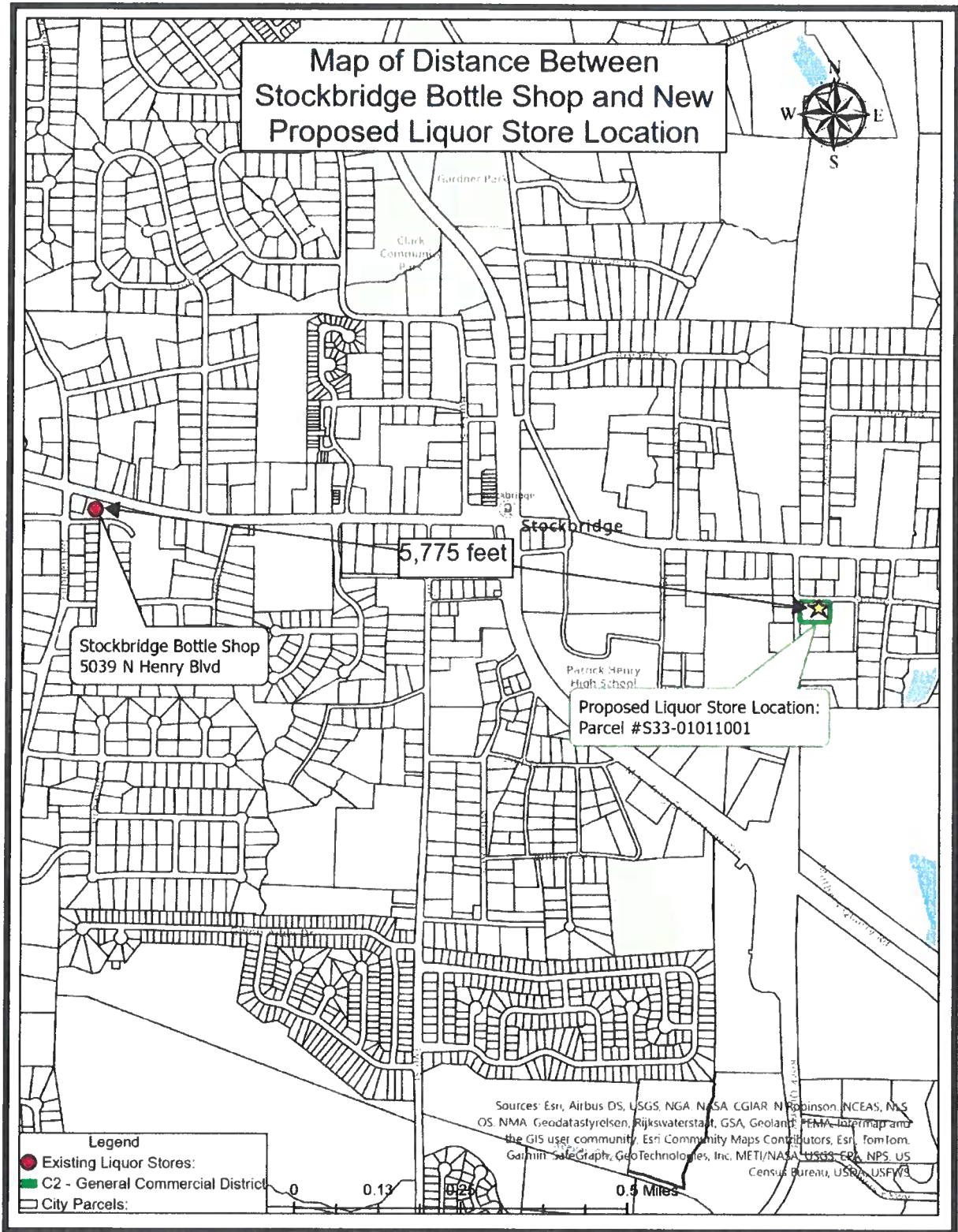


Name of Liquor Store	Stockbridge Bottle Shop	Eagle's Landing Bottle Shoppe	J&J Liquor	Highway 138 Package Store	Stockbridge Wine and Spirits
Address	5039 North Henry Boulevard (Suite C)	100 Eagles Landing Parkway	1590 Hudson Bridge Road	1028 Highway 138 West	106 Rock Quarry Road
Zoning of Property	C-2 (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

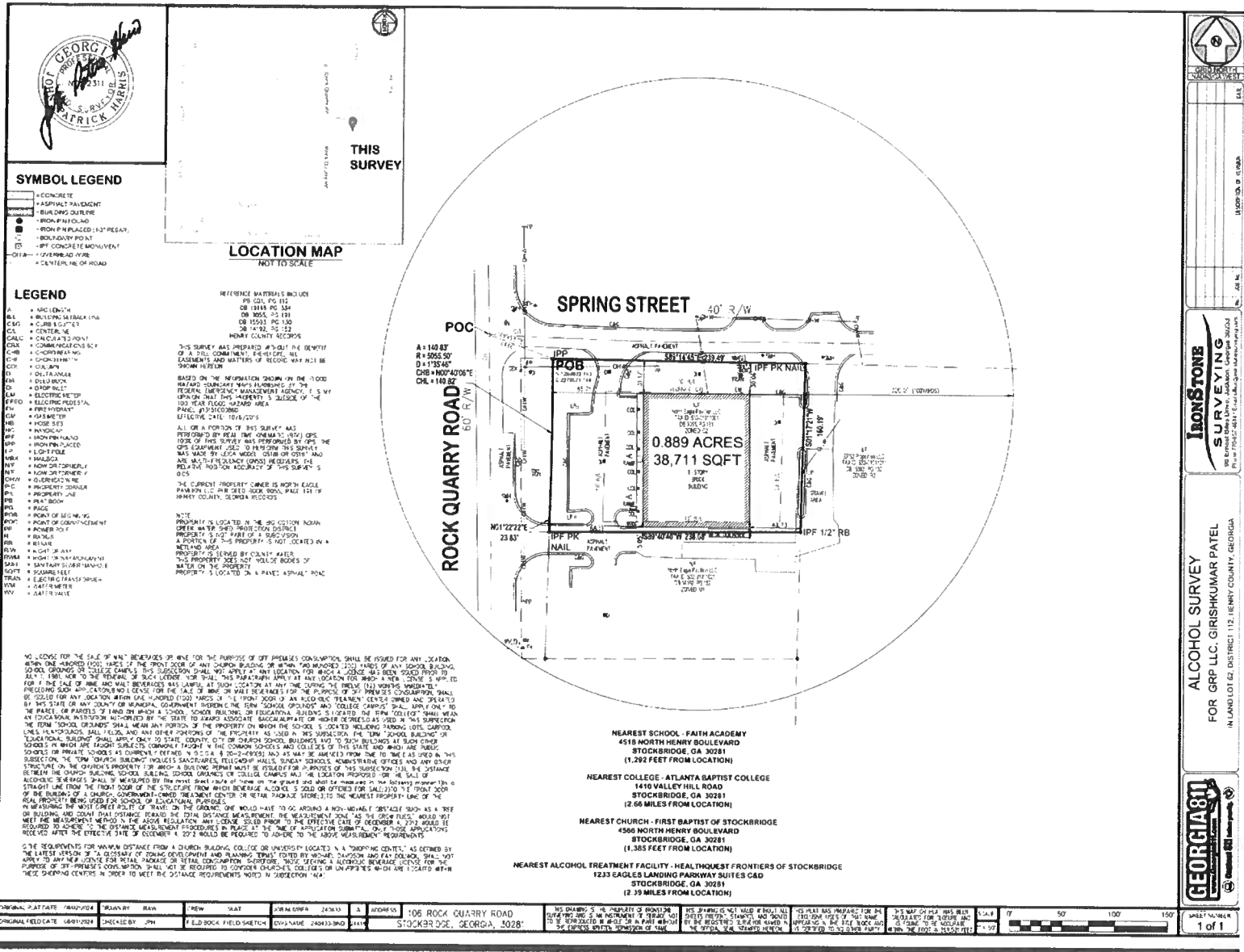
Distance from Proposed Liquor Store to Nearby Churches and Schools



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**.

**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
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Cell: (770) 826-4441

**SUP APPLICATION
FILED BY GRP LLC**

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

**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. The SUP Application process requires that an applicant seeking the issuance of an SUP 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 Bowdon Holdings' 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.

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 19th day of September, 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





#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

Stockbridge Elementary School

Georgia Certified Motors

Vacant Building

106 Rock Quarry Rd

The Reserve at Stockbridge Apartments

Evans Sand & Gravel

AutoMotorSport & Collision LLC

Ambassadors For Christ

VICINITY MAP

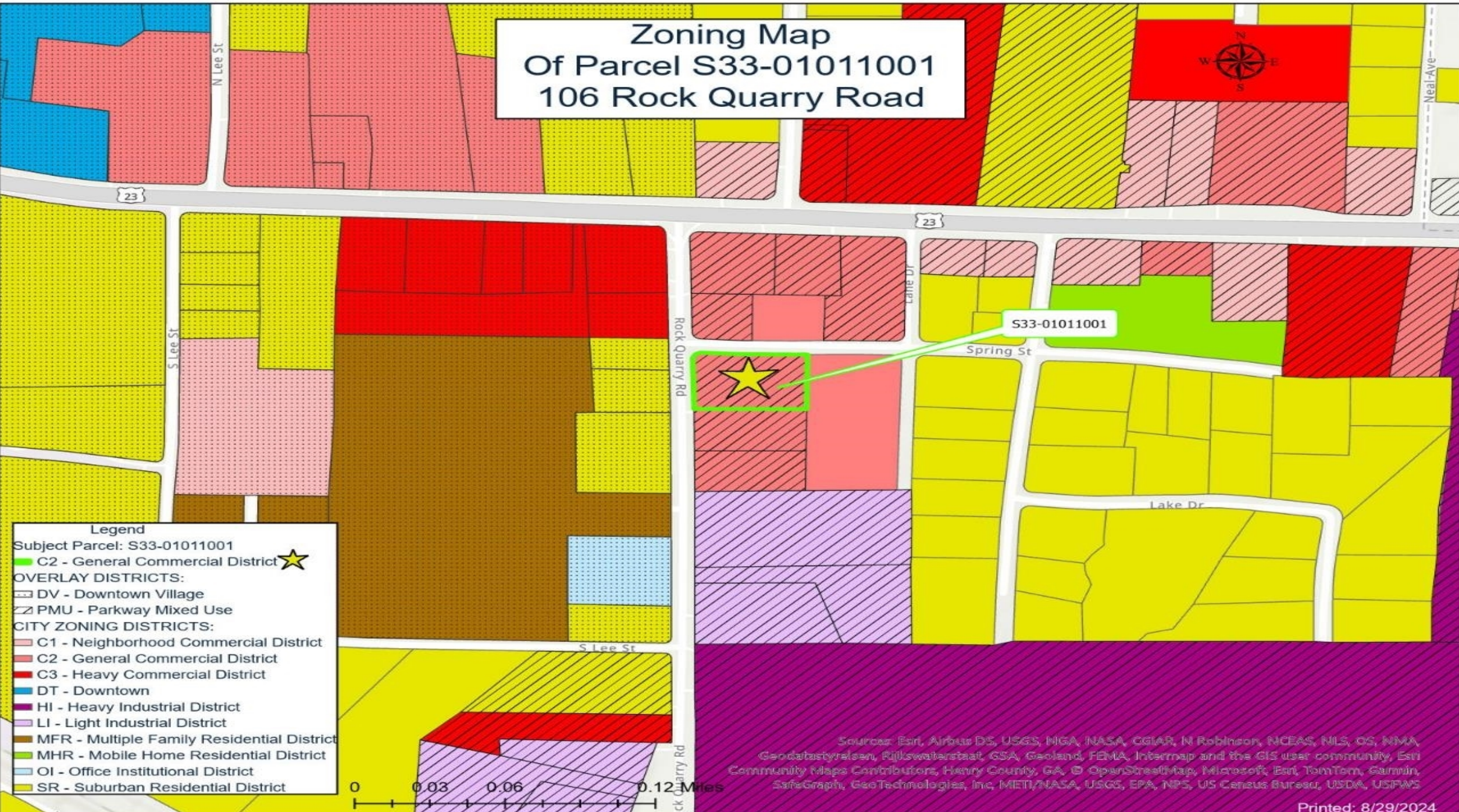


Aerial
Photo with
Site Plan

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

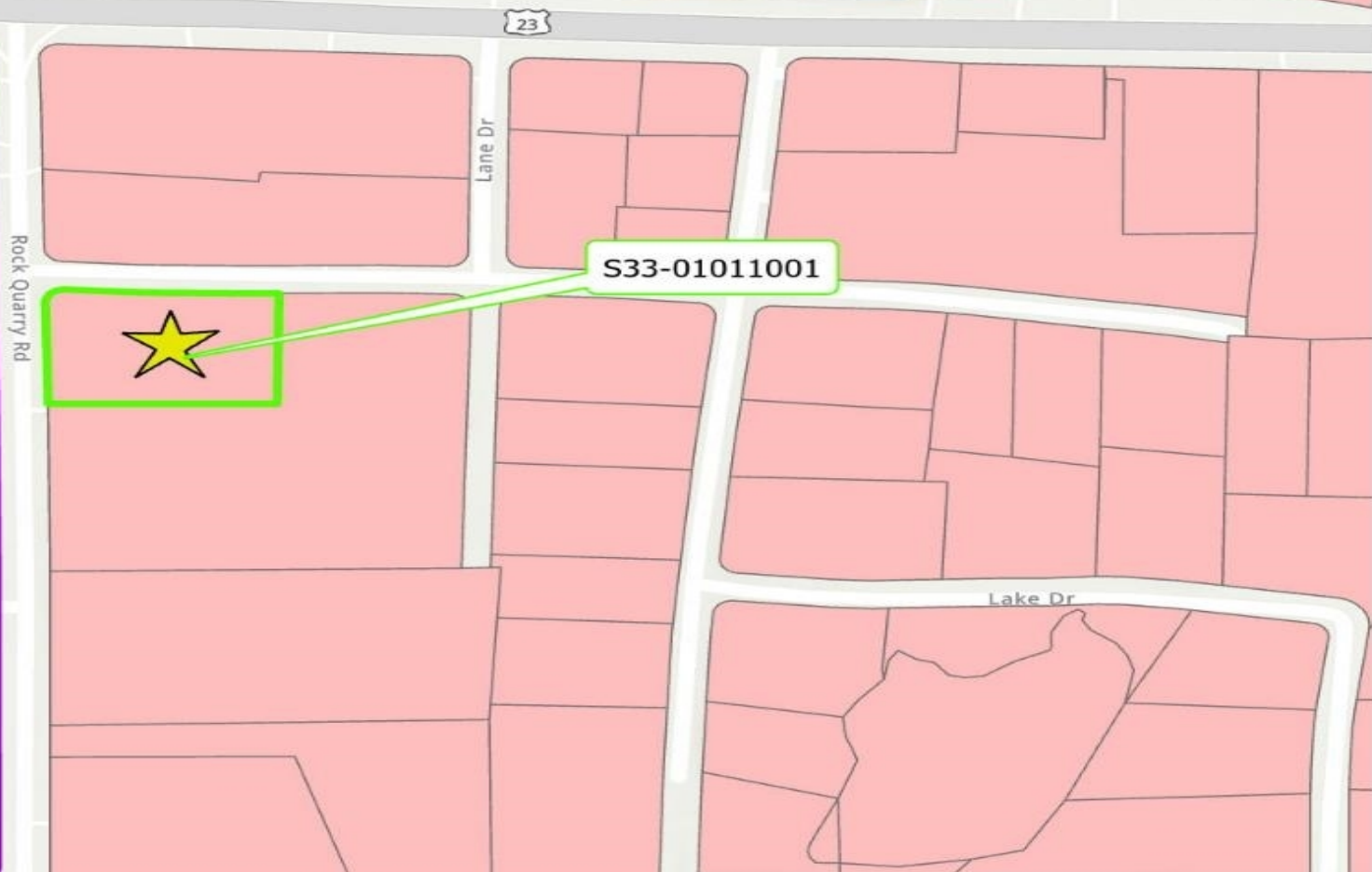
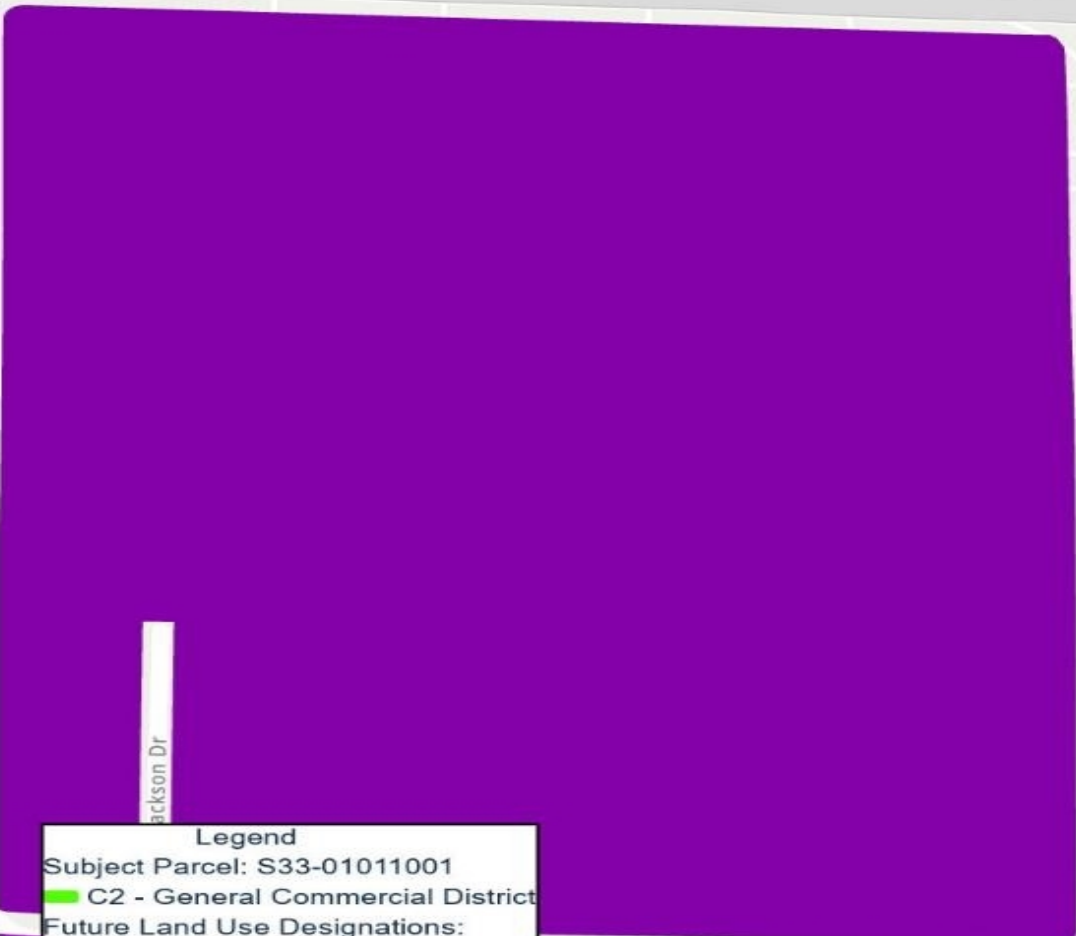
CITY ZONING DISTRICTS:

-  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, Geodatasyrselen, 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, USIPWS



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



S33-01011001

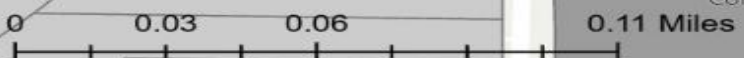
Legend

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



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

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, GeoTechnology, 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

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 .

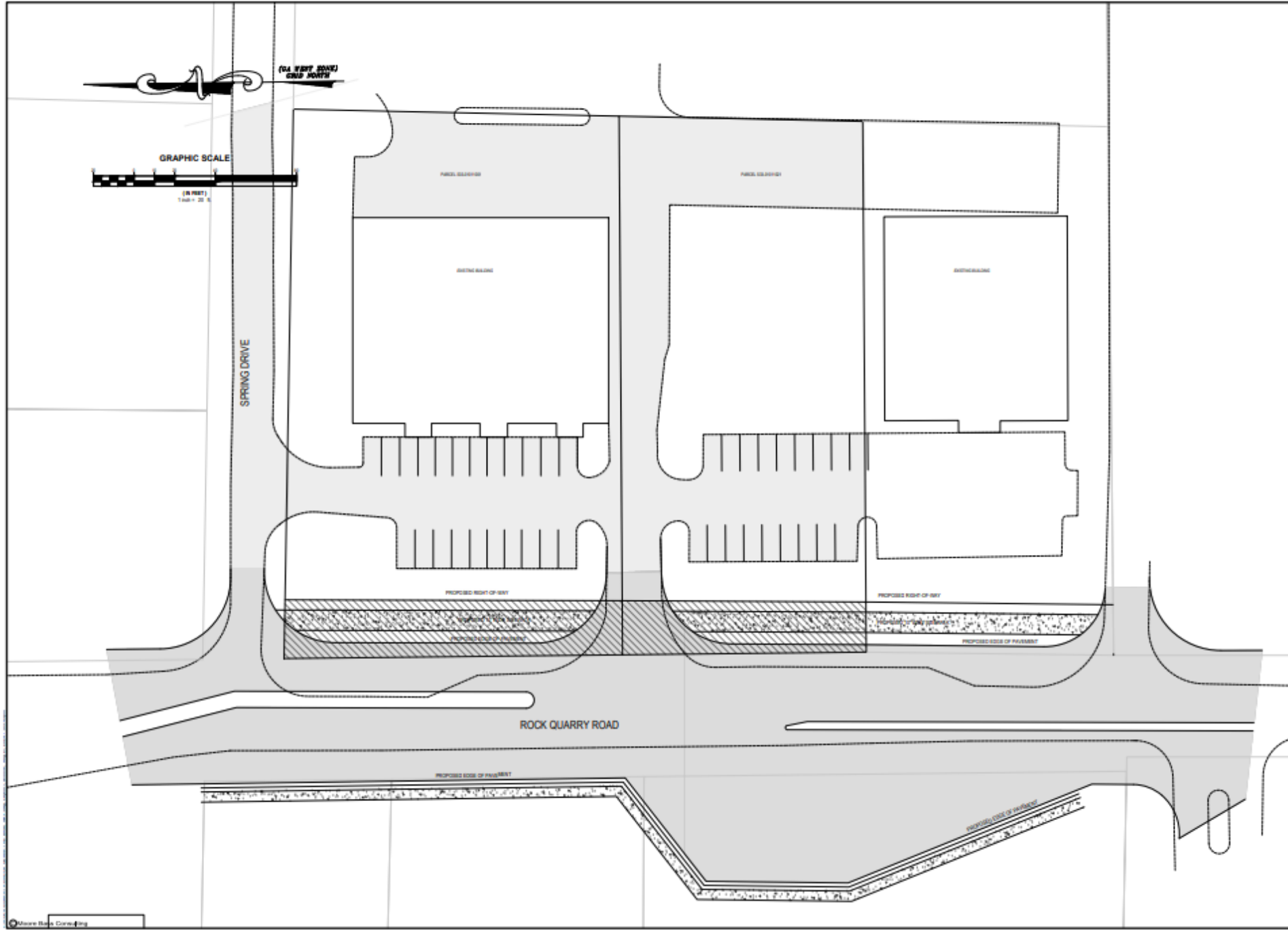
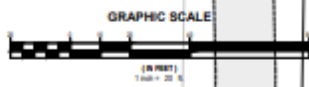
Zoning History of Property

- 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.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1302 Keys Ferry Court
McDonough, GA 30253
770.814.9994

PROJECT NAME
ROCK QUARRY ROAD COMMERCIAL
STOCKBRIDGE, GA

CLIENT NAME
GREENHURST PARTNERS

DATE

SCALE

DRAWN BY

CHECKED BY

APPROVED BY

DATE

SCALE

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?
<p>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.</p>	<p>Yes</p>
<p>Property must have a base zoning district which allows such uses.</p>	<p>Yes</p>
<p>All property design standards of the base zoning district must be met.</p>	<p>Yes</p>
<p>Existing non-conforming structures may not be enlarged.</p>	<p>Yes</p>
<p>Building facades for both primary and accessory structures must be constructed of brick on all sides.</p>	<p>Yes</p>
<p>Acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.</p>	<p>Yes</p>
<p>The required number of parking spaces must be provided.</p>	<p>Yes</p>
<p>Other special requirements, to be determined by the Community Development Director.</p>	<p>Yes</p>

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

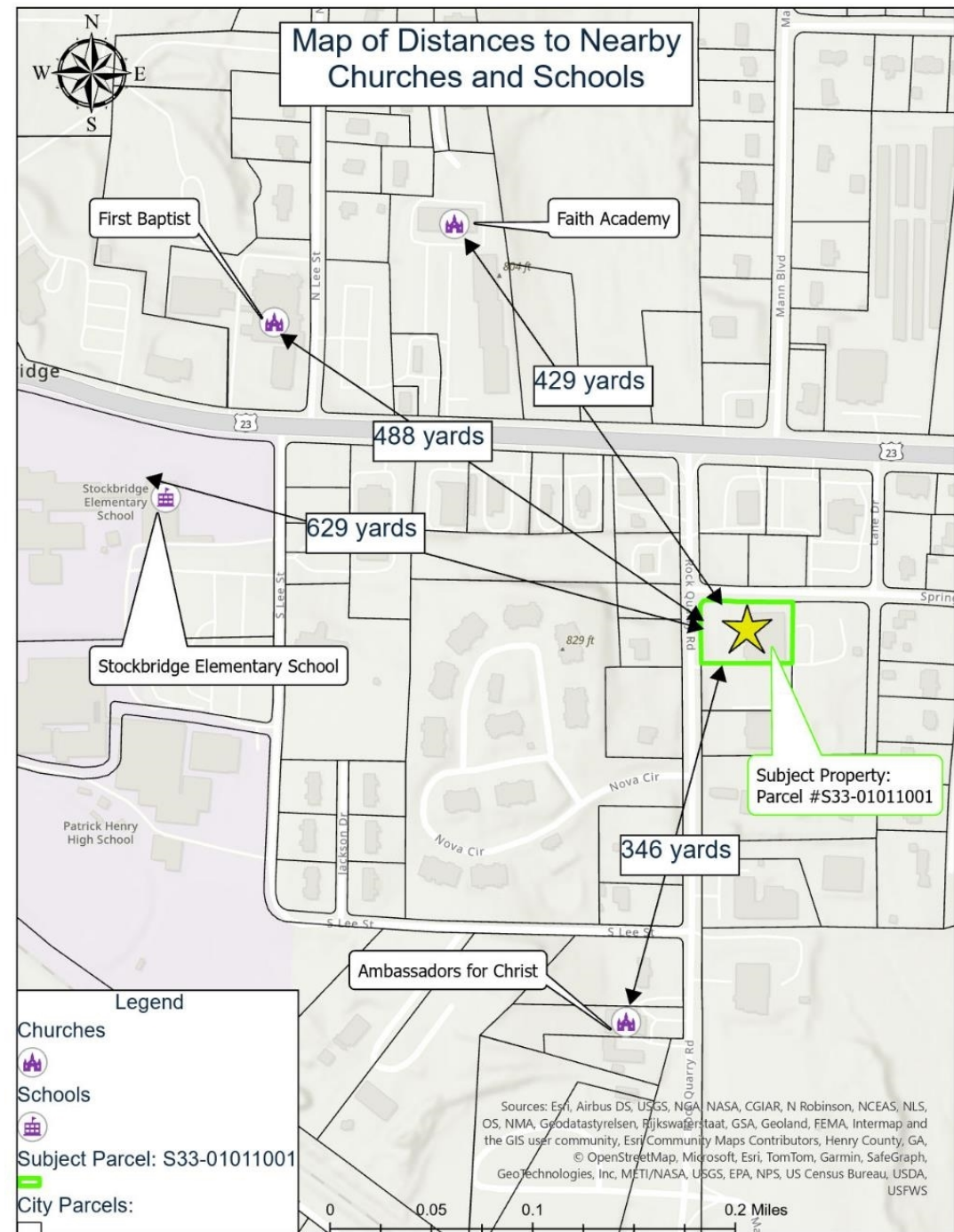
9.04.070 - License—Distance restrictions

- 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 2) is 5,775 feet away from the proposed liquor store, which meets this requirement.

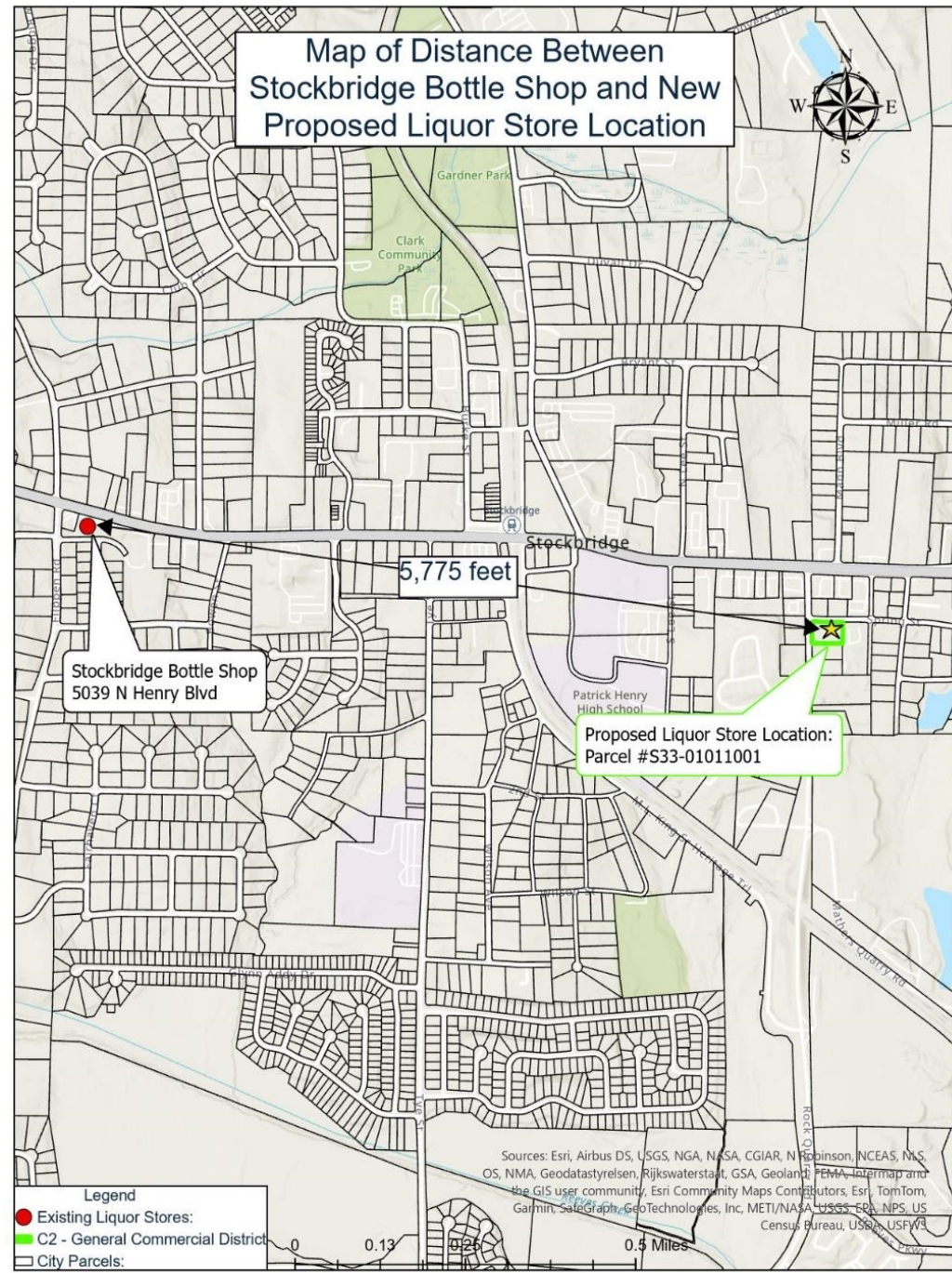
9.04.070 – License Distance restrictions

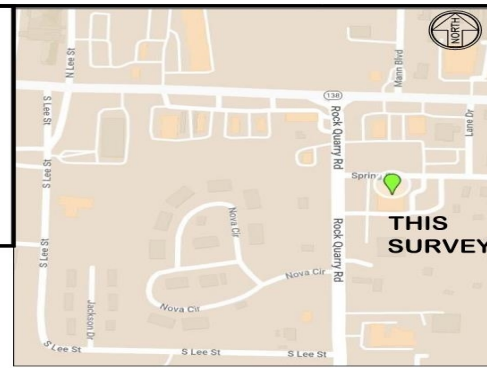
Name	Type	Address	Distance from Proposed Liquor Store
Faith Academy	School	4518 North Henry Boulevard	429 yards
Atlanta Baptist College	College	1410 Valley Hill Road	2.66 miles
First Baptist of Stockbridge	Church	4566 North Henry Boulevard	488 yards
Healthquest Frontiers of Stockbridge	Alcohol Treatment 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





LOCATION MAP
NOT TO SCALE

SYMBOL LEGEND

- = CONCRETE
- = ASPHALT PAVEMENT
- = BUILDING OUTLINE
- = IRON PIN FOUND
- = IRON PIN PLACED (1/2" REBAR)
- = BOUNDARY POINT
- = IPF CONCRETE MONUMENT
- = OVERHEAD WIRE
- = CENTERLINE OF ROAD

LEGEND

- A = ARC LENGTH
- B/L = BUILDING SETBACK LINE
- C&G = CURB & GUTTER
- CL = CENTERLINE
- CALC = CALCULATED POINT
- CBX = COMMUNICATIONS BOX
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- COL = COLUMN
- D = DELTA ANGLE
- DB = DEED BOOK
- DI = DROP INLET
- EM = ELECTRIC METER
- EPEL = ELECTRIC PEDESTAL
- FH = FIRE HYDRANT
- GM = GAS METER
- HB = HOSE BIBB
- HC = HANDICAP
- IPF = IRON PIN FOUND
- IPF PL = IRON PIN PLACED
- LP = LIGHT POLE
- MBX = MAILBOX
- N/F = NOW OR FORMERLY
- N/F = NOW OR FORMERLY
- OHV = OVERHEAD WIRE
- P/C = PROPERTY CORNER
- P/L = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R = RADIUS
- RB = REBAR
- R/W = RIGHT OF WAY
- R/W/M = RIGHT OF WAY MONUMENT
- SMH = SANITARY SEWER MANHOLE
- SGFT = SQUARE FEET
- TRAF = ELECTRIC TRANSFORMER
- WM = WATER METER
- WV = WATER VALVE

REFERENCE MATERIALS INCLUDE:

- PB CD1, PG 112
- DB 19148 PG 334
- DB 9055, PG 191
- DB 15593, PG 130
- DB 14192, PG 152
- HENRY COUNTY RECORDS

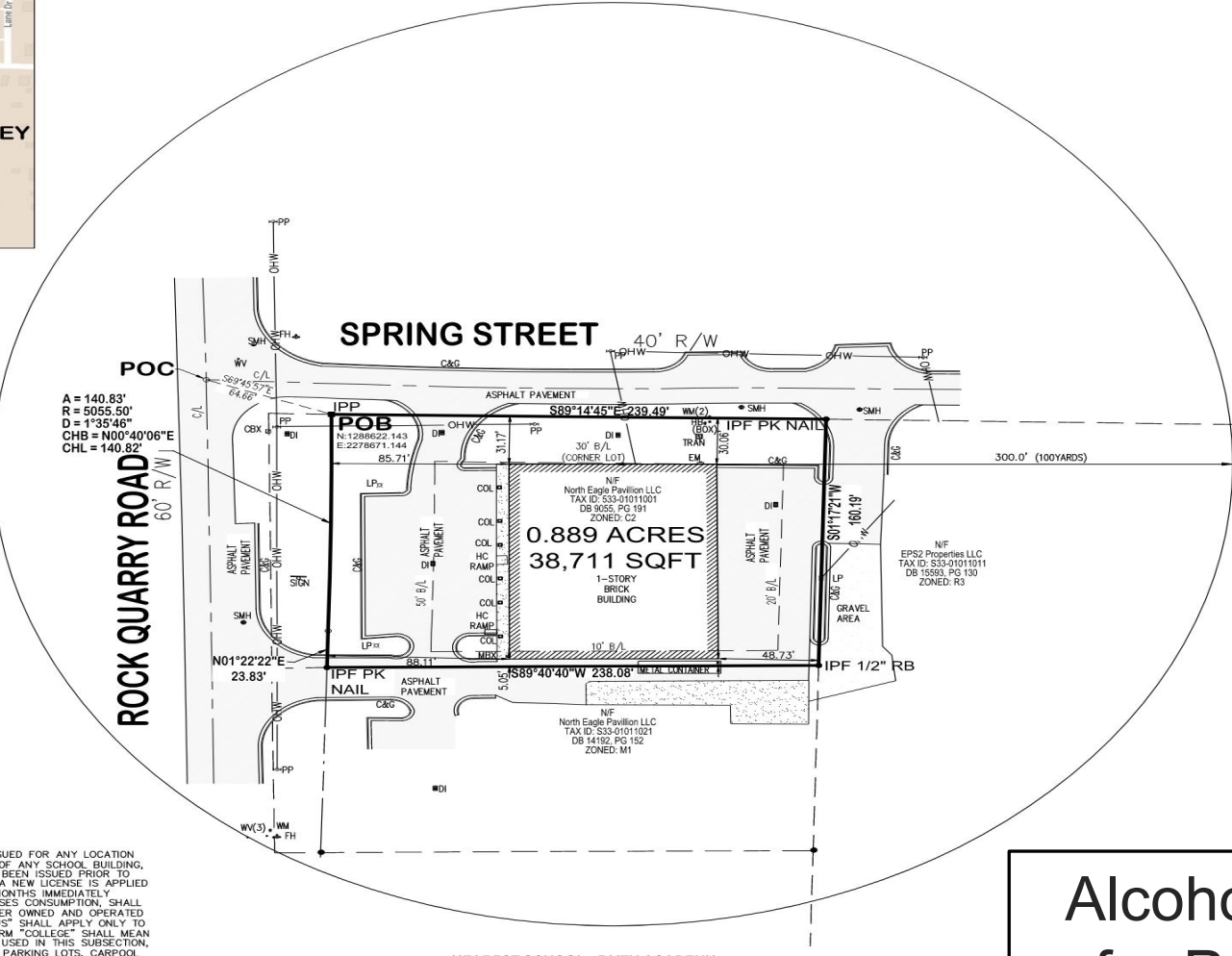
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL EASEMENTS AND MATTERS OF RECORD MAY NOT BE SHOWN HEREON.

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 GS18I 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 BOODIES OF WATER ON THE PROPERTY. PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.



A = 140.83'
R = 5055.50'
D = 1°35'46"
B = N00°40'06"E
CHL = 140.82'

Alcohol Survey
 for Proposed
Liquor Store on
106 Rock Quarry
Road

- 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)

NO LICENSE FOR THE SALE OF MALT BEVERAGES OR WINE FOR THE PURPOSE OF OFF PREMISES CONSUMPTION, SHALL BE ISSUED FOR ANY LOCATION WITHIN ONE HUNDRED (100) YARDS OF THE FRONT DOOR OF ANY CHURCH BUILDING OR WITHIN TWO HUNDRED (200) YARDS OF ANY SCHOOL BUILDING, SCHOOL GROUNDS OR COLLEGE CAMPUS. THIS SUBSECTION SHALL NOT APPLY AT ANY LOCATION FOR WHICH A LICENSE HAS BEEN ISSUED PRIOR TO JULY 1, 1991. NOW TO THE RENEWAL OF SUCH LICENSE, APPLICANT SHALL THIS PARAGRAPH APPLY AT ANY LOCATION FOR WHICH A NEW LICENSE IS APPLIED FOR IF THE SALE OF WINE AND MALT BEVERAGES WAS LAWFUL AT SUCH LOCATION AT ANY TIME DURING THE TWELVE (12) MONTHS IMMEDIATELY PRECEDING SUCH APPLICATION; NO LICENSE FOR THE SALE OF WINE OR MALT BEVERAGES FOR THE PURPOSE OF OFF PREMISES CONSUMPTION, SHALL BE ISSUED FOR ANY LOCATION WITHIN ONE HUNDRED (100) YARDS OF THE FRONT DOOR OF AN ALCOHOLIC TREATMENT CENTER OWNED AND OPERATED BY THIS STATE OR ANY COUNTY OR MUNICIPAL GOVERNMENT THEREIN. C. THE TERM "SCHOOL GROUNDS" AND "COLLEGE CAMPUS" SHALL APPLY ONLY TO THE PARCEL OR PARCELS OF LAND ON WHICH A SCHOOL, SCHOOL BUILDING, OR EDUCATIONAL BUILDING IS LOCATED. THE TERM "COLLEGE" SHALL MEAN AN EDUCATIONAL INSTITUTION AUTHORIZED BY THE STATE TO AWARD ASSOCIATE, BACCALAUREATE OR HIGHER DEGREES. D. AS USED IN THIS SUBSECTION, THE TERM "SCHOOL GROUNDS" SHALL MEAN ANY PORTION OF THE PROPERTY ON WHICH THE SCHOOL IS LOCATED INCLUDING PARKING LOTS, CARPOOL LINES, PLAYGROUNDS, BALL FIELDS, AND ANY OTHER PORTIONS OF THE PROPERTY, AS USED IN THIS SUBSECTION. THE TERM "SCHOOL BUILDING" OR "EDUCATIONAL BUILDING" SHALL APPLY ONLY TO STATE, COUNTY, CITY OR COUNTY SCHOOL BUILDINGS AND TO SUCH BUILDINGS AT SUCH OTHER SCHOOLS IN WHICH ARE TAUGHT SUBJECTS COMMONLY TAUGHT IN THE COMMON SCHOOLS AND COLLEGES OF THIS STATE AND WHICH ARE PUBLIC SCHOOLS OR PRIVATE SCHOOLS AS CURRENTLY DEFINED IN O.C.G.A. § 20-2--690(B) AND AS MAY BE AMENDED FROM TIME TO TIME. E. AS USED IN THIS SUBSECTION, THE TERM "CHURCH BUILDING" INCLUDES SANCTUARIES, FELLOWSHIP HALLS, SUNDAY SCHOOLS, ADMINISTRATIVE OFFICES, AND ANY OTHER STRUCTURE ON THE CHURCH'S PROPERTY FOR WHICH A BUILDING PERMIT MUST BE ISSUED. F. FOR PURPOSES OF THIS SUBSECTION (13), THE DISTANCE BETWEEN THE CHURCH BUILDING, SCHOOL BUILDING, SCHOOL GROUNDS OR COLLEGE CAMPUS AND THE LOCATION PROPOSED FOR THE SALE OF ALCOHOLIC BEVERAGES SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND AND SHALL BE MEASURED IN THE FOLLOWING MANNER: 1) IN A STRAIGHT LINE FROM THE FRONT DOOR OF THE STRUCTURE FROM WHICH BEVERAGE ALCOHOL IS SOLD OR OFFERED FOR SALE; 2) TO THE FRONT DOOR OF THE BUILDING OF A CHURCH, GOVERNMENT-OWNED TREATMENT CENTER OR RETAIL PACKAGE STORE; 3) TO THE NEAREST PROPERTY LINE OF THE REAL PROPERTY BEING USED FOR SCHOOL OR EDUCATIONAL PURPOSES. IN MEASURING THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND, ONE WOULD HAVE TO GO AROUND A NON-MOVABLE OBSTACLE SUCH AS A TREE OR BUILDING, AND COUNT THAT DISTANCE TOWARD THE TOTAL DISTANCE MEASUREMENT. THE MEASUREMENT DONE "AS THE CROW FLIES," WOULD NOT MEET THE MEASUREMENT METHOD IN THE ABOVE REGULATION. ANY LICENSE ISSUED PRIOR TO THE EFFECTIVE DATE OF DECEMBER 4, 2012, WOULD BE REQUIRED TO ADHERE TO THE DISTANCE MEASUREMENT PROCEDURES IN PLACE AT THE TIME OF APPLICATION SUBMITTAL. ONLY THOSE APPLICATIONS RECEIVED AFTER THE EFFECTIVE DATE OF DECEMBER 4, 2012 WOULD BE REQUIRED TO ADHERE TO THE ABOVE MEASUREMENT REQUIREMENTS. G. THE REQUIREMENTS FOR MINIMUM DISTANCE FROM A CHURCH BUILDING, COLLEGE OR UNIVERSITY LOCATED IN A "SHOPPING CENTER," AS DEFINED BY THE LATEST VERSION OF "A GLOSSARY OF ZONING DEVELOPMENT AND PLANNING TERMS" EDITED BY MICHAEL DAVIDSON AND FAY DOLNICK; SHALL NOT APPLY TO ANY NEW LICENSE FOR RETAIL PACKAGE OR RETAIL CONSUMPTION. THEREFORE, THOSE SEEKING A ALCOHOLIC BEVERAGE LICENSE FOR THE PURPOSE OF OFF-PREMISES CONSUMPTION SHALL NOT BE REQUIRED TO CONSIDER CHURCHES, COLLEGES OR UNIVERSITIES WHICH ARE LOCATED WITHIN THESE SHOPPING CENTERS IN ORDER TO MEET THE DISTANCE REQUIREMENTS NOTED IN SUBSECTION 14(A).

ORIGINAL PLAT DATE: 08/02/2024	DRAWN BY: RAW	CREW: WAT	JOB NUMBER: 240433	A	ADDRESS: 106 ROCK QUARRY ROAD	THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT, STAMPED, AND SIGNED BY THE REGISTERED SURVEYOR NAMED IN THE OFFICIAL SEAL STAMPED HEREON.	THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.	THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND WITHIN ONE FOOT IN 269,521 FEET.	SCALE: 1" = 50'	SHEET NUMBER: 1 of 1
ORIGINAL FIELD DATE: 08/01/2024	CHECKED BY: JPH	FIELD BOOK: FIELD SKETCH	DWG NAME: 240433-BND	24X18	STOCKBRIDGE, GEORGIA, 30281					

GRID NORTH
NAD83/GA WEST

IronStone
SURVEYING

98 Ernest Drees Drive, Jackson, Georgia 30233
Phone: 770-551-4614 | Email: office@ironstonesurveying.com

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

Georgia 811
www.Georgia811.com

NO.	DATE	DESCRIPTION OF REVISION	JOB NO.

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.**



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: *Niraj Patel*

Signature of Applicant: *G. R. Patel*

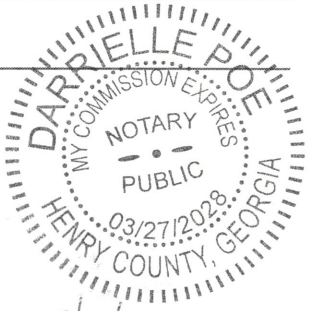
Printed Name of Witness: NIRAL PATEL Date: 08/02/2024

Printed Name of Applicant: GIRISHKUMAR PATEL Date: 08/02/2024

Notary Signature: *Amillie Be*

Signature or Agent: *G. R. Patel*

NOTARY STAMP:



8/2/24

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.

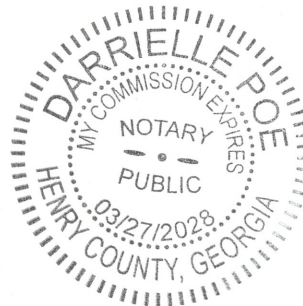
Thank you for your attention to this matter.

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: [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]

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

[Signature]

Signature of Notary Public

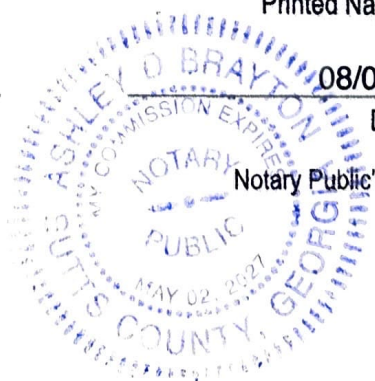
Owner's Authorization is true and correct to the best of his or her knowledge and belief.

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.)

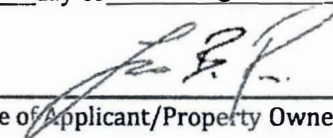
Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or 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 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





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

Danielle Poe

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

Signature of Notary Public

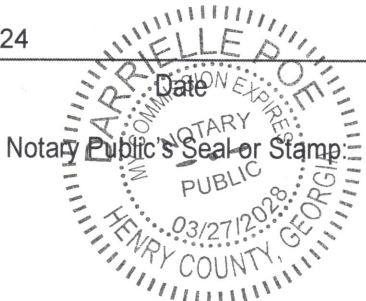
Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Danielle Poe

Printed Name of Notary Public

08/02/2024
Date

08/02/2024
Date



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

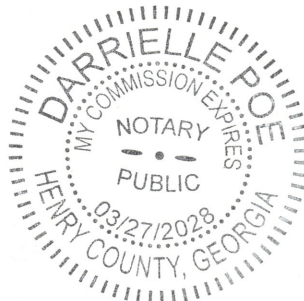
GIRISHKUMAR PATEL
Applicant's Name - Printed

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

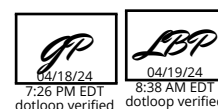
Darrielle Poole
Notary Public

* 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:

Use Address From:

Owner Property

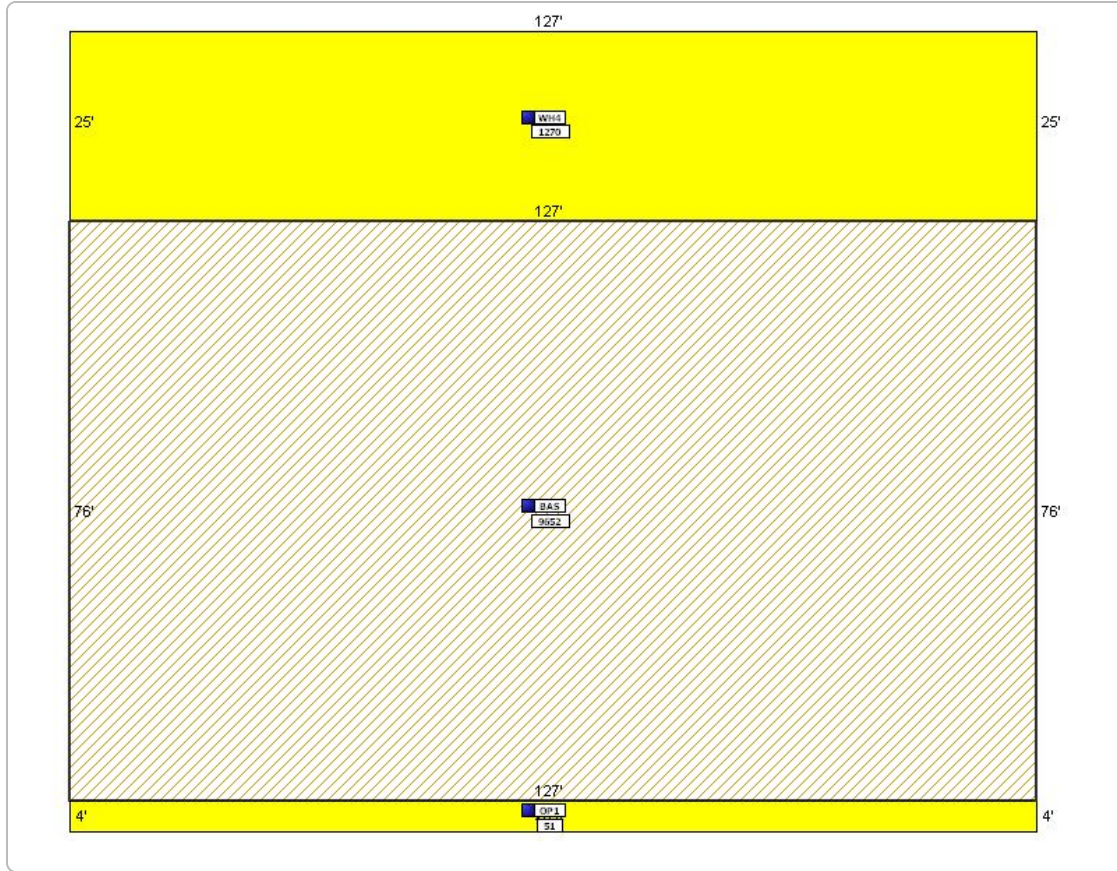
Select export file format:

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.

- Show All Owners
- Show Parcel ID on Label

Skip Labels

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





TO: Planning Commission; Mayor and Council
FROM: Gordon Linton, Planner I
CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner
DATE: January 13, 2025
Subject: #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.

- 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

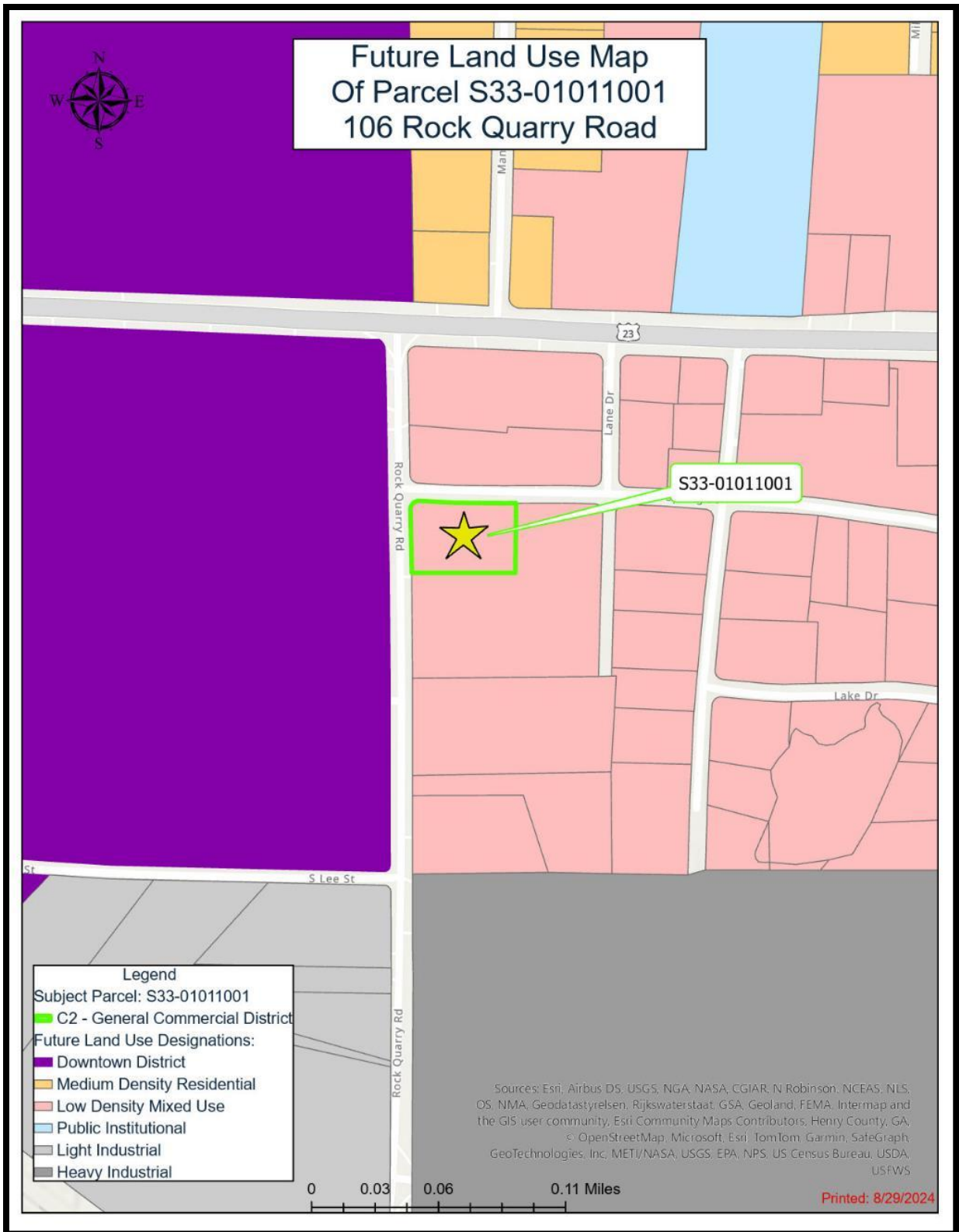
Vicinity Map of 106 Rock Quarry Road



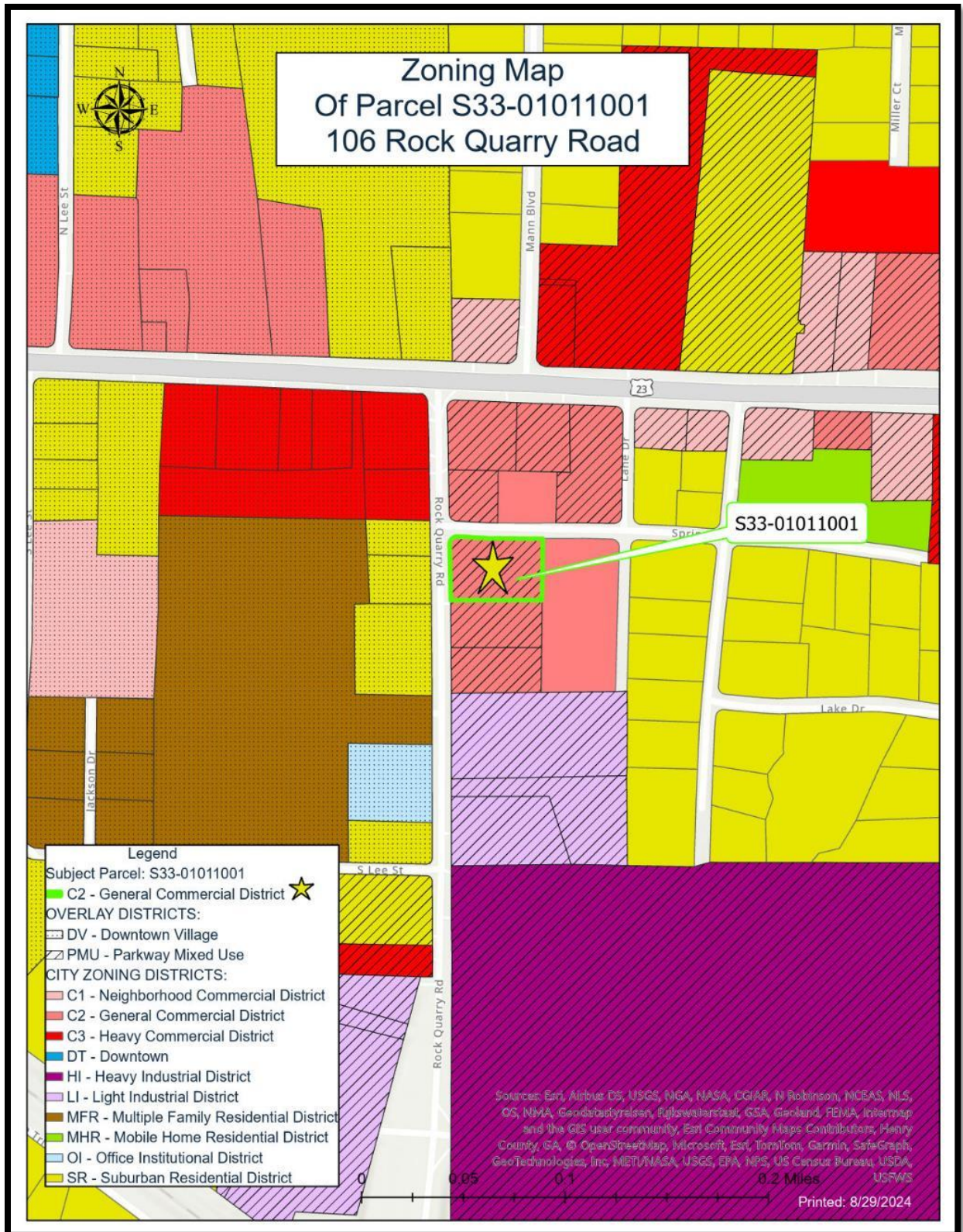
Aerial Photo with Site Plan of 106 Rock Quarry Road



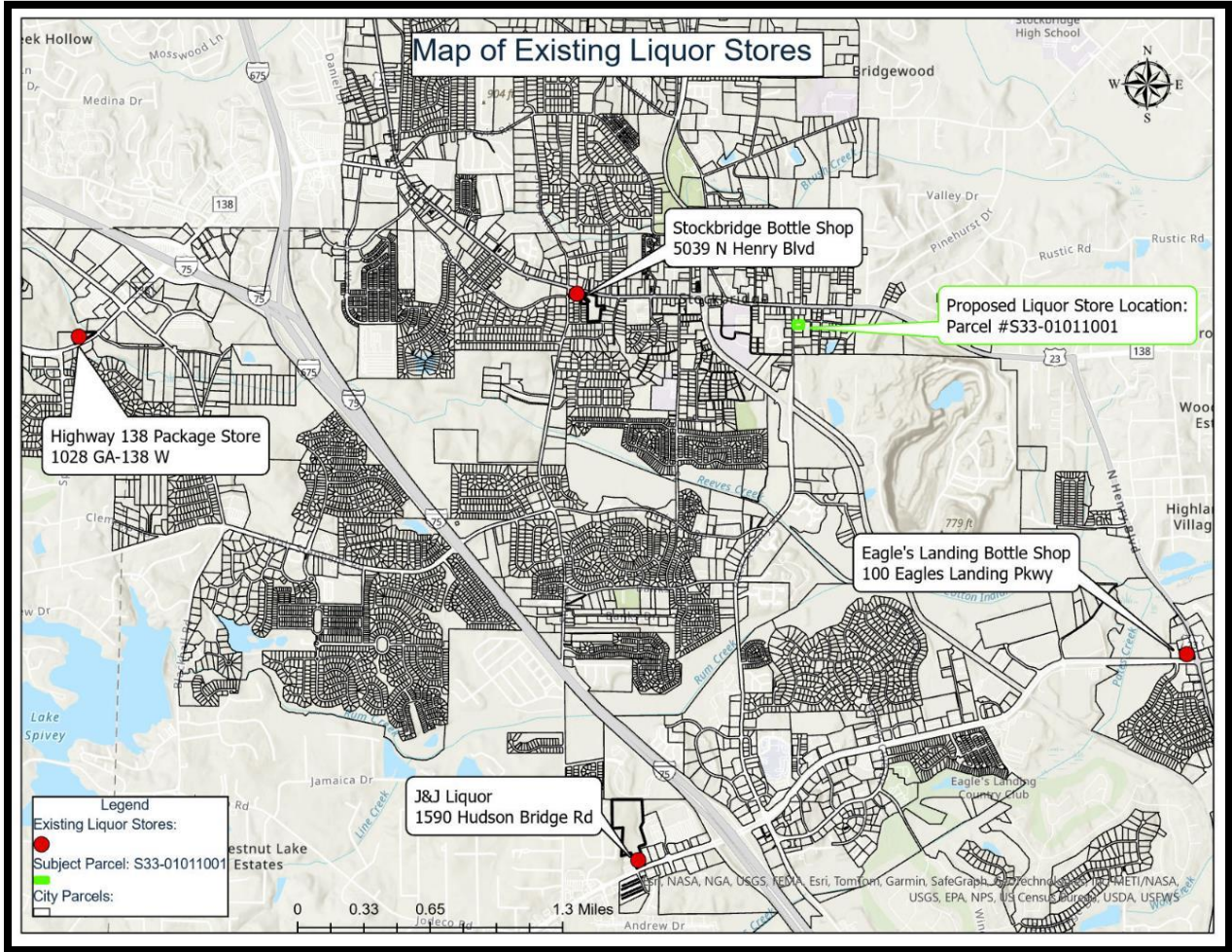
Future Land Use Map of 106 Rock Quarry Road



Zoning Map of 106 Rock Quarry Road

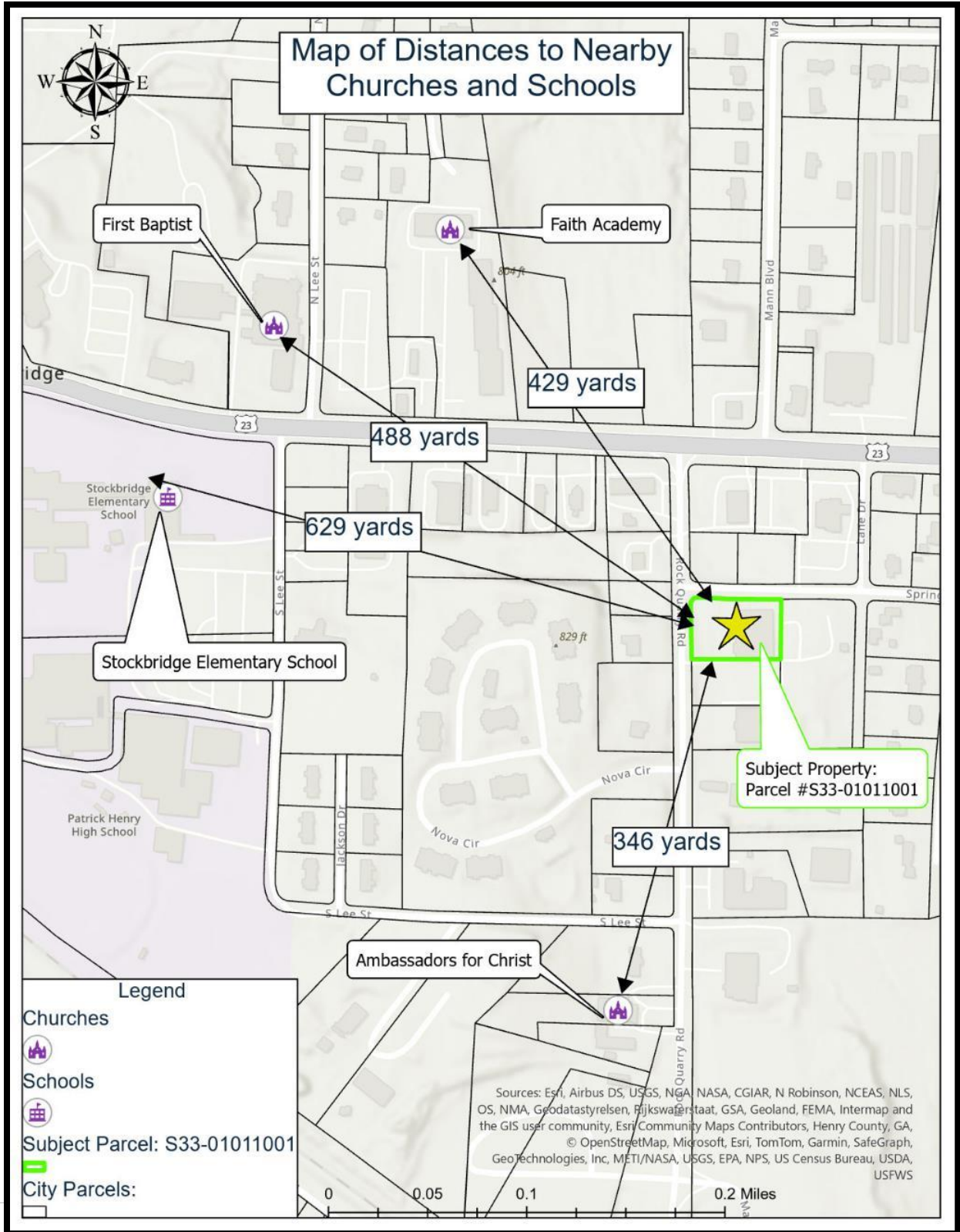


Map of Existing Liquor Stores

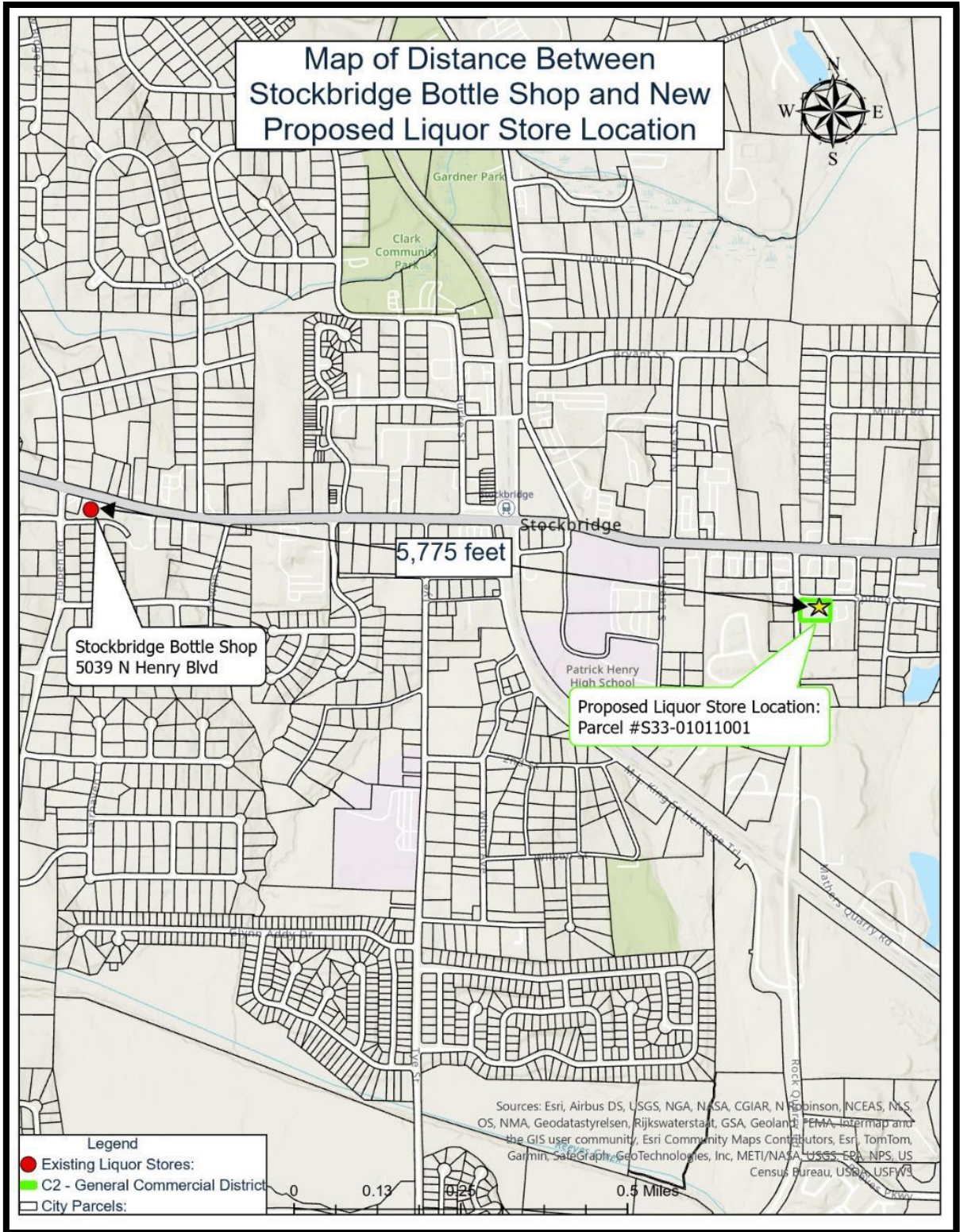


Name of Liquor Store	Stockbridge Bottle Shop	Eagle's Landing Bottle Shoppe	J&J Liquor	Highway 138 Package Store	Stockbridge Wine and Spirits
Address	5039 North Henry Boulevard (Suite C)	100 Eagles Landing Parkway	1590 Hudson Bridge Road	1028 Highway 138 West	106 Rock Quarry Road
Zoning of Property	C-2 (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
# of Parking Spaces	18 parking spaces (estimate)	76 parking spaces	47 parking spaces	47 parking spaces	40 parking spaces

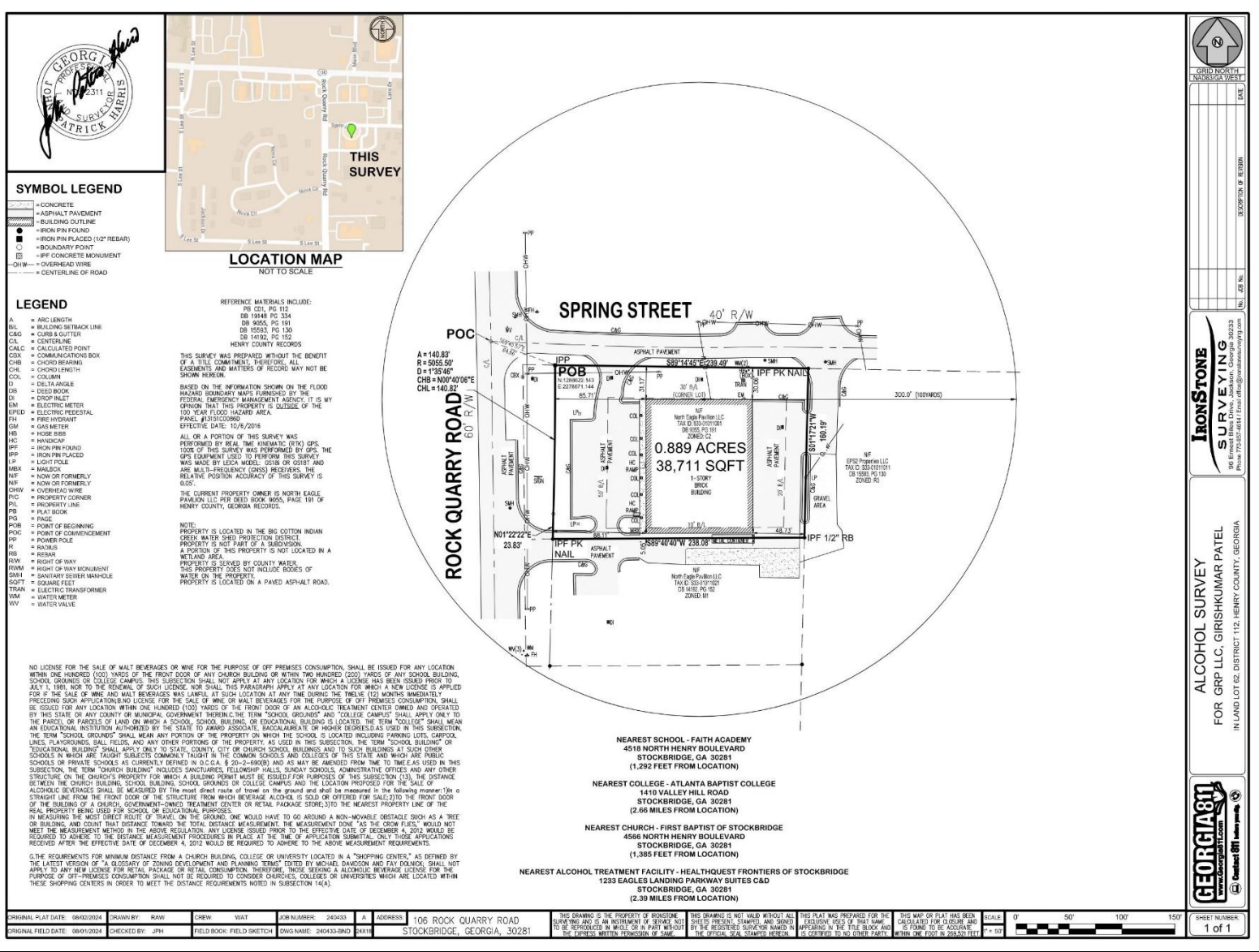
Distance from Proposed Liquor Store to Nearby Churches and Schools



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**.

**TIMELINE OF EVENTS TABLE
FOR SPECIAL USE PERMIT CASE #SP-2024-02
AT 106 ROCK QUARRY ROAD**

Applicant: GRP, LLC (owned by the Agent)

Agent: Girishkumar Patel

ADDRESS: 559 Mariposa Lane, McDonough, Georgia 30253

Contact Information : rago2llc@yahoo.com (615) 579-2596

EVENT	DATE
Applicant submitted a special use permit application to the Planning & Zoning Staff.	August 2, 2024
Applicant submitted a PowerPoint presentation to the Planning & Zoning Staff.	September 4, 2024
Applicant submitted Constitutional objections for the record.	September 19, 2024
The Planning Commission approved SP-2024-02.	October 17, 2024
Applicant was issued four citations (8.08.011) and received a Court Summons to appear in Municipal Court on January 25, 2025.	November 6, 2024
Applicant submitted amended Constitutional objections for the record.	November 12, 2024
Applicant signed an affidavit to the Stockbridge Municipal Court, pleading nolo contendere, and paid all of the court fines, thus closing his court cases.	December 20, 2024
Planning & Zoning Staff completed its staff report for SP-2024-02, recommending a straight approval.	January 13, 2025
City Council held a public hearing for SP-2024-02, then voted to deny the case via Ordinance #OR25-588.	February 10, 2025
SP-2024-02 is scheduled to be reconsidered by City Council.	January 12, 2026