

**STOCKBRIDGE
COMMUNITY ZONING
INFORMATION MEETING**

ADMINISTRATION

Ryan Anderson
Community Development Director

Veronica Green
Chief Planner

Linda Logan
Senior Planner
Secretary

Gordon Linton
Senior Planner

**Community Zoning
Information Meeting
Agenda
March 11, 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



AGENDA COMMUNITY ZONING INFORMATION MEETING CITY OF STOCKBRIDGE

WEDNESDAY, MARCH 11, 2026 6:00 PM

- I. WELCOME**
- II. OVERVIEW OF THE ZONING PROCESS**
Overview of the Zoning Process--Presentation
- III. ZONING CASE DISCUSSIONS**
Variance Case #VR-2026-02 for Parcel #S20-03003000 on Wilson Avenue
- IV. OTHER BUSINESS**
- V. UPCOMING MEETINGS**
- VI. ADJOURN**

OVERVIEW OF THE ZONING PROCESS

CITY OF STOCKBRIDGE

Community Development Department

OVERVIEW OF THE ZONING PROCESS—SLIDE #1

I. INITIAL ACTIONS BY THE PROPERTY OWNER OR DEVELOPER:

- A. Purchases a property or enters into a contract with the owner to purchase the property, pending zoning approval by the City of Stockbridge.
- B. Prepares a site plan for the proposed development project.
- C. Contacts the Planning & Zoning Staff to request a pre-application meeting, which is required before submitting zoning applications. The developer's proposal is discussed.
- D. Submits zoning applications to the City (after a pre-application meeting is held) to request various zoning actions to allow the proposed development.
 - ~ Applications include the application request, the survey of the property, the proposed site plan, various legal documents, a letter of intent, and a water/sewer availability letter.
 - ~ The applicant is usually the property owner or the developer.
 - ~ The applicant often hires an agent to handle the application process.
 - ~ An attorney often acts as the applicant or agent to represent the owner or developer.

OVERVIEW OF THE ZONING PROCESS—SLIDE #2

TYPES OF ZONING APPLICATIONS / CASES:

ANNEXATION – Allows a property in unincorporated Henry County to be brought into the Stockbridge City Limits.

COMPREHENSIVE PLAN AMENDMENT – Changes the “future land use designation” of the property from what the Future Land Use Map shows within the City’s Comprehensive Plan, to another future land use designation which 1) allows for the proposed types of use; 2) allows the requested zoning; and 3) allows the proposed residential density.

REZONING – Changes the base zoning of the property to allow for the proposed types of uses, and to disallow the uses under the existing zoning. Any overlay zoning district would not change.

VARIANCE – Allows the applicant to deviate from a required site design standard, such as a building setback requirement, or to be exempt from meeting a certain requirement.

SPECIAL USE PERMIT – Is required for special types of uses that are identified as being possibly allowed in a zoning district. Examples: churches, liquor stores, personal care homes, and gas stations.

ZONING MODIFICATION – Is required when a developer wants to deviate from what City Council approved for a rezoning case. Examples: building according to a completely different site plan (major modification) or seeking relief from a required zoning condition (minor zoning modification).

OVERVIEW OF THE ZONING PROCESS—SLIDE #3

II. ACTIONS BY THE CITY OF STOCKBRIDGE'S COMMUNITY DEVELOPMENT DEPARTMENT:

A. Conducts a pre-application meeting with the owner/applicant.

- ~ Includes the Planning & Zoning Staff, City Engineer, City Fire Marshall, and the City Building Official.
- ~ Purpose of meeting is to assess the merits of the proposed development and its compliance with applicable zoning and other regulations.

B. Processes incoming zoning applications by assessing their completeness and assigning case numbers.

C. Takes various actions to meet the legal advertising requirements.

- ~ Sends legal ads to the newspaper.
- ~ Lists zoning cases on agendas for upcoming public meetings.
- ~ Prepares a draft letter for applicants to mail to owners of neighboring properties within 500 feet.
- ~ For annexation cases, sends copies of all of the applications to Henry County officials for review.
- ~ Posts zoning signs on the property.

OVERVIEW OF THE ZONING PROCESS—SLIDE #4

D. Prepares a Staff Report:

- ~ Assesses the merits of each zoning case.
- ~ Assesses the compliance with the Comprehensive Development Plan and Unified Development Code (UDC).
- ~ Makes recommendations, including zoning conditions of approval.

E. Prepares a PowerPoint presentation for use in presenting each zoning case at public meetings.

F. Prepares a Decision Letter to document the City Council's action, and sends it to the applicant.

G. Sends the Final Ordinances, which have been prepared by the City Clerk, to the applicant.

OVERVIEW OF THE ZONING PROCESS—SLIDE #5

III. PUBLIC MEETINGS (All held in the Council Chamber at City Hall):

A. C.Z.I.M. Meeting (Community Zoning and Information Meeting)—This is an informal meeting to allow the public a chance to hear an overview of proposed zoning cases and to ask questions of the applicant/developer. No actions are taken at this meeting.

B. Planning Commission Meeting:

- ~ This is a public hearing that is conducted by the Stockbridge Planning Commission Board members.
- ~ Board members hear the staff's presentation of cases, allow the applicant to speak, hold a public hearing for citizens to speak, ask questions of the staff and developer, have a discussion, and vote to approve, approve with conditions, deny, or defer each case to another meeting.
- ~ Board members' votes become recommendations to City Council.

C. City Council Meeting:

- ~ Follows a similar format as Planning Commission meetings.
- ~ Council members' votes become final, and they become law.

OVERVIEW OF THE ZONING PROCESS—SLIDE #6

IV. PERMITTING REVIEWS:

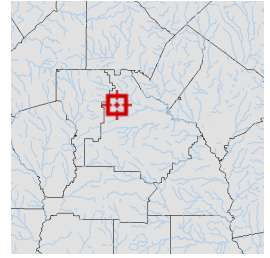
- A. Developer submits land disturbance and building permit applications to the Permitting Staff.
- B. Permit applications are reviewed by the Planning & Zoning Staff (and others) to ensure that all zoning requirements and all zoning conditions (if any) from approved zoning cases are met.
- C. When all requirements are met, permits are issued:
 - ~ Land Disturbance Permit—Allows the developer to clear the land, install streets and sidewalks, install utilities, and build amenities.
 - ~ Building Permit—Allows the developer to build each residential unit and each other type of building on the property.



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S20-03003000	Class	Residential	Owner	BERNAL GOPAR	Land	\$18,000
Property		Acreage	0.61	Address	LAURA &	Value:	
Address					GOPAR-CARMONA	Building	\$0
District	City/Stockbridge				LUIS A	Value:	Last 2 Sales
					103 ROSENWALD	Misc	\$0
					CIR	Value:	Date
					STOCKBRIDGE, GA	Total	1/1/1945
					30281	Value:	\$0
							Reason
							Qual

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

Date created: 2/12/2026

Last Data Uploaded: 2/12/2026 1:13:26 AM

Developed by  SCHNEIDER
GEOSPATIAL

LETTER OF INTENT

BAC Construction Inc

110 Walter Way Unit 1963

6785209509

bac@bac-constructioninc.com

February 26, 2026

Stockbridge, Georgia Planning & Zoning Commission

4602 N Henry Blvd

Stockbridge Ga 30281

RE: Letter of Intent & Variance Request for Property at 0 Wilson Ave, Parcel ID S20-03003000

Dear Members of the Planning & Zoning Commission,

I am writing to formally submit a Letter of Intent and request a variance from the regulations of the Unified Development Code (UDC) for the property located at **0 Wilson Ave**, legally known as **Parcel ID S20-03003000**.

The purpose of this variance is to allow for **reduction in existing lot setbacks**:

- "A reduction in the required front-yard setback from 50 feet to 25 feet for the proposed construction of a new single-family residence."
- "A reduction in the required rear-yard setback from 40 feet to 20 feet for the proposed construction of a new single-family residence."
- Side-yard setback no change.

Property and Project Description:

The subject property is a residential lot, S20-.3003000 parcel within the Unified Development Code (UDC), specifically section 4.3.2. I am proposing to construct a new single-family residence.

Justification for Variance:

I believe this request meets the standard for a variance based on the following practical difficulties or unique circumstances associated with this specific property, as outlined in the City/Town zoning ordinance:

1. **Unique Physical Circumstances:** The property possesses unique conditions not generally found in the surrounding area, such as, an irregular lot shape, significant topographic constraints (steep slope, rock outcropping), an existing

non-conforming structure, or unusual dimensions]. These conditions create a practical difficulty in complying with the strict application of the UDC standards for my intended use.

2. **No Material Detriment:** The requested variance will not alter the essential character of the neighborhood. The proposed project, "will be consistent in scale, materials, and design with adjacent properties" or "will be screened from view and will not create noise, traffic, or privacy impacts". It will not be materially detrimental to nearby properties or to the public welfare.
3. **Preservation of Property Rights:** The strict application of the UDC regulations would result in an unnecessary hardship, depriving me of reasonable use of my property. The variance sought is the minimum necessary to achieve a reasonable use.
4. **Consistency with UDC Intent:** The variance, if granted, will allow a project that remains consistent with the broader purposes and intent of the Unified Development Code, which is to, "promote thoughtful development, enhance the streetscape, or support viable business operations".

I have attached preliminary site plans, drawings, and photographs to illustrate the existing conditions and the proposed work. I am committed to working with your staff to ensure the project meets all other applicable codes and standards.

I respectfully request that the Planning & Zoning Commission consider this variance request at your next available public hearing. I am available to answer any questions and to provide additional information as needed.

Thank you for your time and consideration.

Sincerely,

Jerry Robinson

BAC Construction Inc. Owner

Attachments:

- Site Plan
- Building Elevations/Renderings (if applicable)
- Photographs of Property
- Any other supporting documents

LEGEND
I.P.F.=IRON PIN FOUND
I.P.S.=IRON PIN SET
R.B.F.=REBAR FOUND
O.T.P.=OPEN TOP PIPE
C.T.=CRIMPED TOP
R/W=RIGHT-OF-WAY
P.L.=PROPER LINE
C.L.=CENTER LINE
B.L.=BUILDING LINE
L.L.=LAND LOT LINE
W.=WATER LINE
SS=SEWER LINE
V.=FENCE LINE
P.L.=POWER LINE
O.V.L.=OVERHEAD LINES
P.P.=POWER POLE
C.A.=CUT ANCHOR
B.W.F.=BARBED WIRE FENCE
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
S.G.P.=SIGNAL POLE
E.P.=EDGE OF PAVEMENT
D.W.C.B.=SINGLE WING CATCH BASIN
D.W.C.B.=DOUBLE WING CATCH BASIN
J.B.=JUNCTION BOX
D.I.=DROP INLET
C.I.=CURB INLET
Y.I.=YARD INLET
C.M.P.=CORRUGATED METAL PIPE
R.C.P.=REINFORCED CONCRETE PIPE
D.I.P.=DUTILE IRON PIPE
D.E.=DRAINAGE EASEMENT
S.S.H.=SANITARY SEWER MANHOLE
S.S.E.=SANITARY SEWER EASEMENT
H.H.=HYDRANT
W.V.=WATER VALVE
W.M.=WATER METER
G.V.=GAS VALVE
G.M.=GAS METER
N.V.=NOW OR FORMERLY
D.B.=DEED BOOK
P.L.B.=PLAT BOOK
P.C.=PAGE
C.M.F.=CONCRETE MONUMENT FOUND
C.P.=CALCULATED POINT
C.L.F.=CHAIN LINK FENCE
LOC=LIMIT OF CLEARING

FLOOD NOTE:
NO PORTION OF THE PROPERTY SHOWN HEREON IS
INSIDE THE FLOOD HAZARD AREA

SEE F.I.R.M. PANEL
NO. 13151C0115D
DATED 10/06/2016

NOTES:
SUBJECT TRACT #S20-03003000
PRESENT ZONING SR
MINIMUM LOT SIZE= 12,000 SF
TOTAL AREA 26,702 SF/ 0.613 ACRES
SETBACKS: FRONT= 50 FEET
SIDE = 10 FEET
REAR = 40 FEET
MIN. LOT WIDTH= 75 FEET
MAX. LOT COVERAGE= 30%
MIN. LIVING AREA= 1,500 SF

OWNER
LAURA COPAR
103 ROSENWALD CIR
STOCKBRIDGE, GA 30281
PH. ---

DEVELOPER/24HR. CONTACT
BAC CONSTRUCTION
JERRY ROBINSON
110 WALTER WAY
STOCKBRIDGE, GA 30281
PH. 404-924-9160

Ds1	MULCHING APPLICATION REQUIREMENTS		
	MATERIAL	RATE	DEPTH
	STRAW OR HAY	2\ TON PER ACRE	6"-10"
	WOOD WASTE, CHIPS, SANDWICH DIRT	6-9 TON PER ACRE	2'-3"

PLANTING OF DISTURBED AREAS (HYDROSEEDING)

ALL LAWN AREAS SHALL BE SEEDDED WITH KENTUCKY 31 FESCUE (TEMPORARY) OR MULLED BEREMUDA (PERMANENT). APPLY FESCUE AT THE RATE OF FIVE (5) POUNDS PER ONE THOUSAND (1000) SQUARE FEET OR APPLY BEREMUDA AT THE RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. ALL DESIGNATED AREAS SHALL BE PLANTED WITH A HYDRO-SEEDER AFTER AREAS HAVE BEEN PREPARED FOR SEEDING UNLESS PLANS SHOW OTHERWISE. HYDROMULCH 1000, AS MANUFACTURED BY PROFILE PRODUCTS CO., SHALL BE APPLIED AT THE RATE OF ONE THOUSAND FIVE HUNDRED (1,500) POUNDS PER ACRE ON FLAT SURFACES, TWO THOUSAND (2000) POUNDS PER ACRE ON SLOPES UP TO 3% TO 1% AND TWO THOUSAND FIVE HUNDRED (2,500) POUNDS PER ACRE ON SLOPES GREATER THAN 3% TO 1%. APPLY SEED FERTILIZER, LIME, AND FIBER IN ONE OPERATION. EXISTING TREES AND SHRUBS IN HYDRO-SEEDING AREA SHALL BE PROTECTED DURING HYDRO-SEEDING.

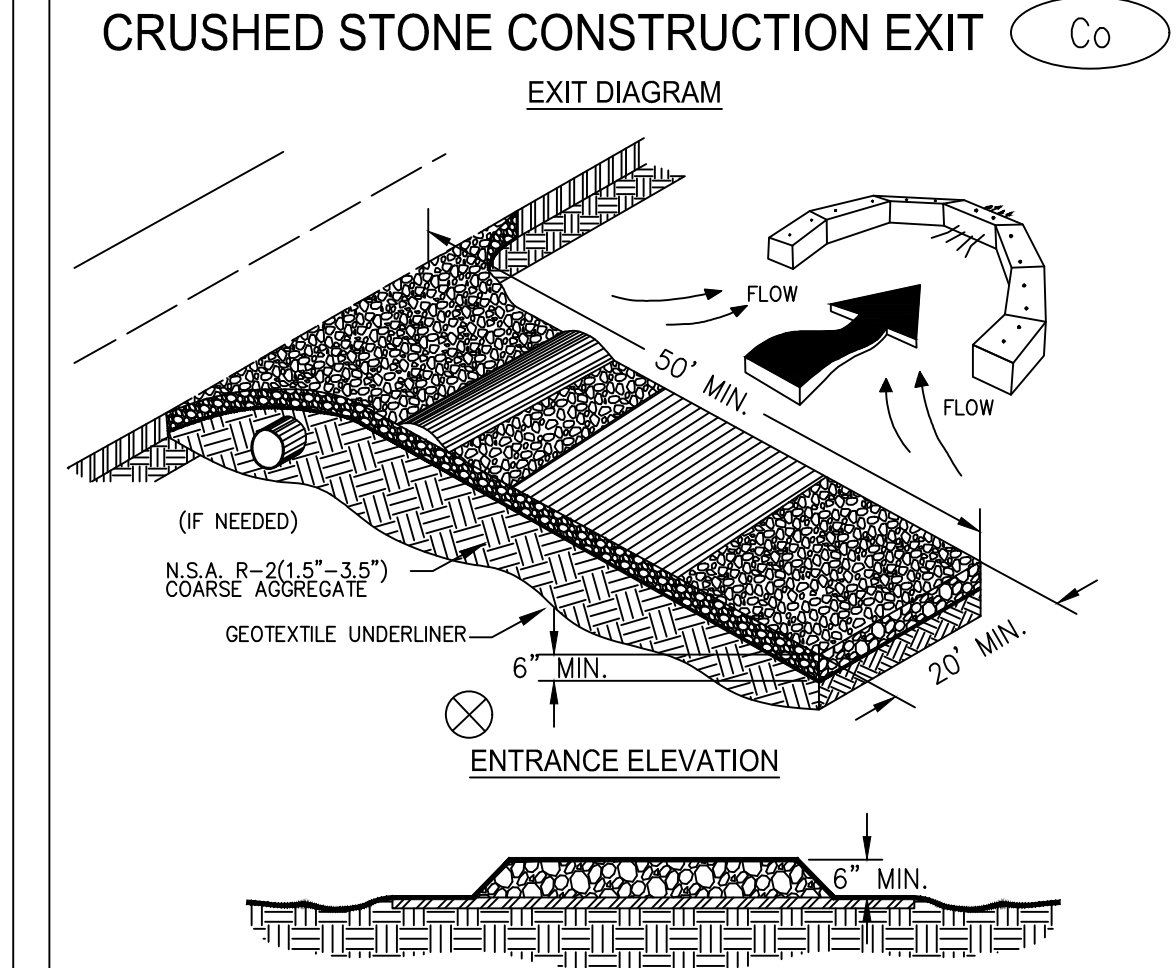
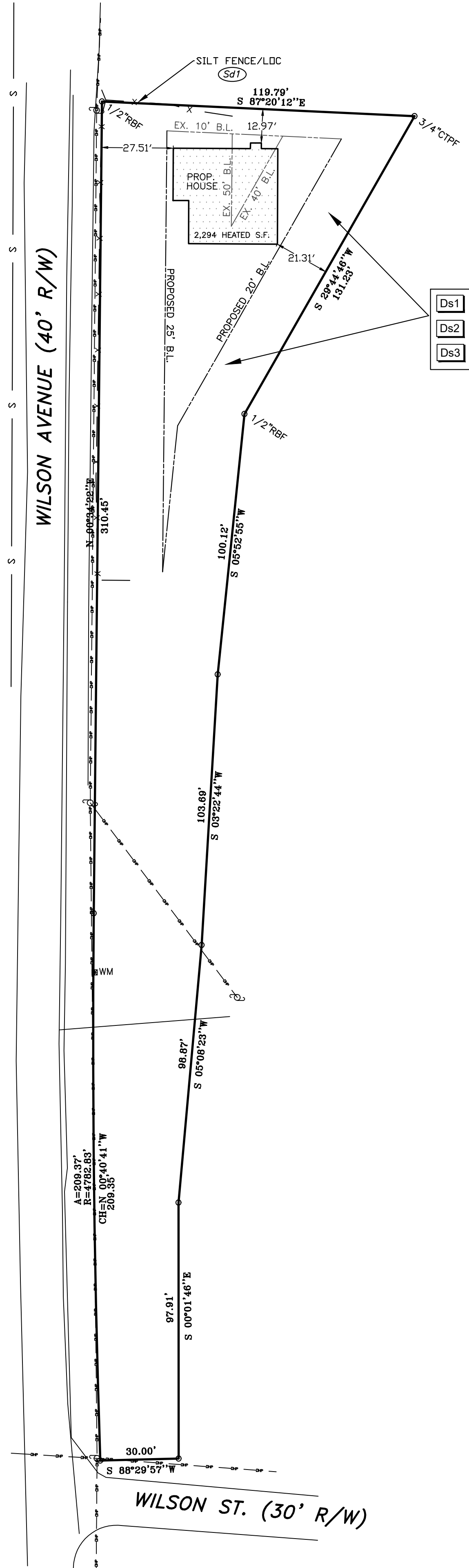
Ds2	Ds3	SEEDING AND FERTILIZING CHART					
		RATE	SEASON	YEAR TO APPLY FERTILIZER	FERTILIZING RATE		
SPECIES		1000 S.F. ACRE			LIME	6/12/12	AMMONIA NITRATE
HILLED SIERRA BEREMUDA GRASS (PERMANENT)	0.2 LBS.	10 LBS.	3/1 - 8/1	1ST YEAR	60 LBS./ 1000 S.F.	40 LBS./ 1000 S.F.	300 LBS./ ACRE
			4/1- 6/1	2ND YEAR (BY OWNER)	36 LBS./ 1000 S.F.	24 LBS./ 1000 S.F.	0
UNHILLED SIERRA BEREMUDA GRASS (PERMANENT)	0.2 LBS.	10 LBS.	10/1 - 3/1	1ST YEAR	60 LBS./ 1000 S.F.	40 LBS./ 1000 S.F.	300 LBS./ ACRE
				2ND YEAR (BY OWNER)	36 LBS./ 1000 S.F.	24 LBS./ 1000 S.F.	0
TALL FESCUE (TEMPORARY)	1.1 LBS.	50 LBS.	8/15 - 11/1	1ST YEAR	60 LBS./ 1000 S.F.	40 LBS./ 1000 S.F.	300 LBS./ ACRE
			9/1-10/15	2ND YEAR (BY OWNER)	36 LBS./ 1000 S.F.	24 LBS./ 1000 S.F.	0
**ANNUAL RYEGRASS (TEMPORARY)	0.9 LBS.	40 LBS.	8/1 - 4/15	1ST YEAR	60 LBS./ 1000 S.F.	40 LBS./ 1000 S.F.	300 LBS./ ACRE
			9/1-12/10	2ND YEAR (BY OWNER)	60 LBS./ 1000 S.F.	24 LBS./ 1000 S.F.	0

*INDICATES OPTIMUM PLANTING DATES.
**ANNUAL RYEGRASS SHALL NOT BE USED IN MIXES.

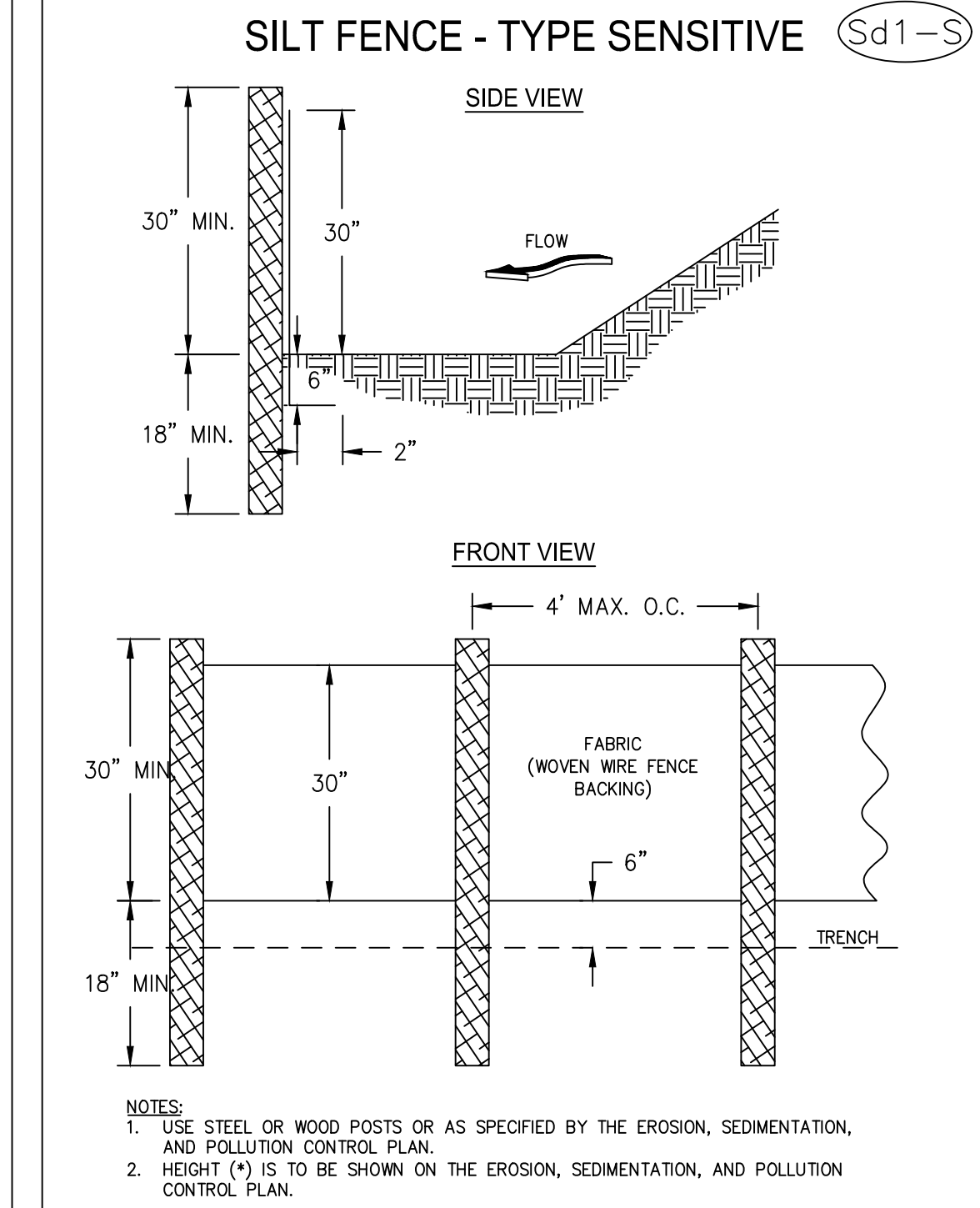


255 RACETRACK ROAD, SUITE 33
MCDONOUGH, GA 30252
PH (770) 483-8471
GRANT@BRCLANDSERVICES.COM

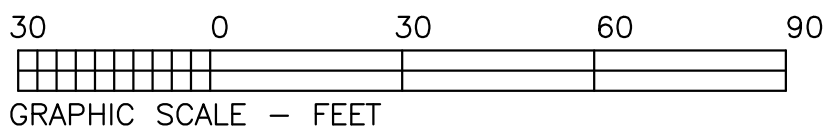
GRID NORTH
GEORGIA WEST ZONE
DATUM--NAVD 88



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE F NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (H) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.



0 WILSON AVENUE
TOTAL AREA = 0.613 ACRE
(26,702 SQ.FT.)

SITE PLAN FOR:

BAC CONSTRUCTION

LAND LOT 36	12TH DISTRICT
COUNTY HENRY	STOCKBRIDGE, GEORGIA
SCALE 1" = 30'	DATE 01/28/2026
REVISIONS: ADD EXISTING SETBACKS- 02/24/2026	

JOB NO.: 025-0024

LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NO.: 000103622

THE INTENT OF THIS SITE PLAN IS
TO SHOW THE PROPOSED LOCATION
OF A NEW SINGLE FAMILY HOME
ALONG WITH THE PROPOSED FRONT
AND REAR BUILDING SETBACK
LINES.