

Stockbridge

Where Community Connects

**STOCKBRIDGE
PLANNING COMMISSION
BOARD MEMBERS**

Trameka Walker, Chair

Vacant, Vice-Chair

Meeka Douglas

Sharonda Gardner

Lisa Glenn

Darryl Thompson

ADMINISTRATION

Ryan Anderson
Community Development Director

Veronica Green
Chief Planner

Linda Logan
Senior Planner, Secretary

Gordon Linton,
Senior Planner

Brennen Reilly,
GIS Analyst / Planner II

Valerie Ross, Attorney

**Planning Commission
Meeting
Agenda
March 19, 2026 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

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**AGENDA
PLANNING COMMISSION MEETING
CITY OF STOCKBRIDGE**

THURSDAY, MARCH 19, 2026 6:30 PM

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. WELCOME TO NEW BOARD MEMBERS AND STAFF INTRODUCTIONS**
- VI. ADOPTION OF THE AGENDA**
- VII. APPROVAL OF MINUTES**

1 December 2, 2025 Summary Minutes

- VIII. ELECTION OF OFFICERS**
- IX. TRAINING FOR PLANNING COMMISSION BOARD MEMBERS**

Item # 1 - Three-Part Training
Presented by:

X. PUBLIC HEARING

Item # 1 - VARIANCE CASE #VR-2026-01. (Property is located in Council District 2.)

Consideration of a variance application for the request of two variances, as are listed below, for Parcel #S20-03003000 on Wilson Avenue to allow for the construction of a new single-family detached dwelling. Property Owners: Laura Bernal Gopar and Luis A. Gopar-Carmona. Applicant: Jerry Robinson. The property is located in Land Lot 36 of District 12, and it contains 0.613 +/- acres.

~ Variance Request #1: Reduce the front yard setback from the required 50 feet to 25 feet within the SR (Suburban Residential) zoning district.

~ Variance Request #2: Reduce the rear yard setback from the required 40 feet to 20 feet within the SR (Suburban Residential) zoning district.

Presented by: Linda Logan

- XI. PROJECT UPDATES**
- XII. STAFF COMMENTS**
- XIII. BOARD COMMENTS**
- XIV. ADJOURN**

City of Stockbridge

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



SUMMARY MINUTES PLANNING COMMISSION THURSDAY, DECEMBER 2, 2025 AT 6:30 p.m.

BOARD MEMBERS:

**Trameka Walker, Chairperson
Stanley Dumas
Harold Thibodeaux
David Planchon
Anthony Mitten**

ADMINISTRATION:

**Ryan Anderson, Community Dev. Director
Valerie Ross, City Zoning Attorney
Veronica Green, Chief Planner
Linda Logan, Senior Planner / PC Secretary
Gordon Linton, Senior Planner
Jarvis Richardson, Planning Intern**

I. CALL TO ORDER—Made by Chairperson Walker at 6:30 p.m.

II. INVOCATION—Given by Stanley Dumas.

III. PLEDGE OF ALLEGIANCE—Done in unison.

IV. ROLL CALL:

	Present:	Absent:
~ Trameka Walker	_____X_____	_____
~ Stanley Dumas	_____X_____	_____
~ Harold Thibodeaux	_____X_____	_____
~ David Planchon	_____X_____	_____
~ Anthony Mitten	_____X_____	_____

A quorum of members was achieved.

V. ADOPTION OF THE AGENDA

A motion was made by David Planchon to adopt the agenda, and Stanley Dumas seconded the motion. A vote was taken, and the agenda was unanimously adopted.

VI. APPROVAL OF MINUTES – June 26, 2025 Summary Minutes.

A motion was made by David Planchon to approve the minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the minutes were unanimously adopted.

VII. FINAL PLAT CASE #FP-2025-01. (Council District 5)

Consideration of the proposed final plat for the creation of a mixed residential subdivision (with townhomes and single-family detached homes) on property at 1448 and 1468 Flippen Road. The final plat has been approved by the Community Development Staff, and it now requires the Planning Commission Chairman's signature prior to being officially recorded at Henry County Superior Court. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.

Staff Presentation—A PowerPoint presentation was made by Jarvis Richardson, Community Development Intern. He provided a brief background on the recent annexation and rezoning of the property at 1448 and 1468 Flippen Road, and he described the developer's proposed development of a mixed residential development on the property, to be named "Hanover Park." Then he explained the need for the signatures of the Chairperson on several hard copies of the final plat for the subdivision. Ryan Anderson stated that the signatures would take place after the conclusion of the meeting.

Board Action—Stanley Dumas made a motion to approve the final plat, and Harold Thibodeaux seconded the motion. A vote was taken, and the final plat was unanimously approved. After the conclusion of the meeting, Chairperson Walker signed each of the four sets of hard copies of the final plat. Two copies were to be given to the applicant, and two copies were to be kept in the Planning & Zoning Office.

VIII. SPECIAL USE PERMIT CASE #SP-2025-04. (Council District 4.)

Consideration of a request for a special use permit for a portion of the property at **4498 North Henry Boulevard** to allow the development and operation of a quick-serve restaurant with drive-through windows and / or lanes. Property Owner: City of Stockbridge. Applicant: Royal TH, LLC. Agent: Battle Law, PC. Proposed Business: Tim Wharton's, a coffee restaurant. Zoning District: C-2 (General Commercial). The property is located in Land Lot 61 of District 12 within the Stockbridge City Limits, and it contains 1.32 +/- acres. The applicant intends to develop only a 0.8-acre portion of the property.

Staff Presentation—Gordon Linton gave a PowerPoint presentation of this case. He explained that a special use permit was required because the property is located within the Downtown Village Overlay District, which requires a special use permit for establishments having drive-through facilities.

Board Question—Harold Thibodeaux asked Mr. Linton for an explanation of the overlay district, and Mr. Linton responded.

Applicant's Presentation—Josh Mahoney of Battle Law spoke on behalf of the applicant. He said that this would be a great economic development opportunity because it meant that a dormant tract of land could finally be activated.

Staff Comment—Ryan Anderson said that the applicant has met all of the requirements.

Board Questions and Comments—David Planchon said that he was not familiar with Tim Horton's. He asked whether customers would be making a right turn out of the property. Mr. Mahoney replied that he was not sure. Stanley Dumas said that there used to be a Huddle House on North Henry Boulevard (and David Planchon remembered it), and that this would be a good complement. Trameka Walker asked whether there would be competition with the other nearby coffee shops. She asked how this one would stand out from the others. Mr. Mahoney said that Tim Horton's wanted to establish a better presence in the Southeast.

Public Hearing—There were no public speakers for this case.

Board Action for SP-2025-04—Anthony Mitten motioned to approve SP-2025-04 and David Planchon seconded the motion. A vote was taken, and the case was unanimously approved.

IX. ZONING MODIFICATION CASE #ZM-2025-02. (Council District 4.)

Consideration of a request for a zoning modification to Rezoning Case #RZ-2023-02 for property at **258 and 264 Valley Hill Road, plus Parcel #S08-01020000**, for the purposes of 1) increasing the number of subdivision lots from 16 to 28, and 2) changing the location and types of amenities to be included within the subdivision. Zoning District: SR (Suburban Residential). Property Owners: Claudia Perez Granados (for 258 Valley Hill Road) and Alejandro Granados Encinales (for 264 Valley Hill Road and Parcel #S08-01020000). Applicants: Claudia Perez Granados and Alejandro Granados Encinales. Agent: Jacqueline Funicello. The property is located in Land Lot 92 of District 12 within the Stockbridge City Limits, and it contains 17.062 +/- total acres within three parcels, as are described below.

- 258 Valley Hill Road (Parcel #S09-06010000)--Contains 2.2492 +/- acres.
- 264 Valley Hill Road (Parcel #S08-01010000)--Contains 6.5254 +/- acres
- Unaddressed Parcel (Parcel #S08-01020000)--Contains 8.2874 +/- acres).

Staff Presentation—Gordon Linton gave a PowerPoint presentation. He explained that the applicant was previously approved (via RZ-2023-02) to build a subdivision with 16 single-family detached homes, but that now, he was seeking a zoning modification for two reasons: 1) to increase the number of homes to 28; and 2) to change the types of amenities to be provided and to locate them at the rear of the property instead of at the front. Mr. Linton read through the Staff's long list of recommended conditions of approval.

Board Questions and Comments—Anthony Mitten asked the applicant whether the adjacent homes to the east were located in the City, and whether they were served by City sewer. Ryan Anderson said that he was unsure, but that Henry County probably required lots with more than one acre to be on public sewer. Stanley Dumas needed confirmation that those properties were annexed into the City. Harold Thibodeaux asked whether the City had any requirements that the adjacent properties have public sewer. Mr. Anderson said that that was a Public Works question, and that it was outside of the scope of the staff's review.

Applicant's Presentation—Alejandro Grenados of 264 Valley Hill Road said that he wanted to modify his previous approval (via RZ-2023-02) since he received an approval letter from Public Works regarding the sewer line extension that he obtained from an adjacent property owner.

Board Questions—Harold Thibodeaux clarified that now that the applicant had obtained a sewer easement for a sewer line extension, that enabled him to build more homes. Mr. Grenados confirmed that. Mr. Thibodeaux asked the applicant whether he had talked with any of the neighbors about his proposal. Mr. Grenados said that he has eliminated the pickleball courts, clubhouse, and pool. Veronica Green said that the project already had rezoning approval. Linda Logan clarified that this is a zoning modification case, whose purposes are 1) to increase the

number of lots and homes; and 2) to relocate the amenities to the rear, even though a zoning condition required them to be located at the front of the property. Anthony Mitten asked whether the applicant had talked with the neighbors. Trameka Walker asked about the proposed home prices. Mr. Grenados said that they would be priced from \$350,000 to \$380,000.

Public Hearing:

1. Susan Grosvenor of 310 Valley Hill Road—Ms. Grosvenor said that she is the largest landowner adjacent to the subject property, and that the applicant never had contacted her (no call or letter). She said that the proposed amenities would be located literally right outside of her door. She spoke about potential traffic from so many homes, mosquitoes from the detention pond, and noise from the amenities.
2. Mary Elliott of 181 Valley Hill Road and 21 North Davis Drive—Ms. Elliott said that she did not receive a letter to notify her of this case. She said that this subdivision was going to have 16 houses on good-sized lots, and that was going to be a lot nicer than having the proposed 28 houses on smaller lots. She would love to have public sewer, but no one has offered that to her.

Board Questions and Comments—Harold Thibodeaux said that he understood people’s issues about this development, but that this Board does not have the final say.

Board Action—David Planchon motioned to approve ZM-2025-02 (with staff’s recommended conditions) and Harold Thibodeaux seconded it. A vote was taken, and the case was approved, 3-1, with Anthony Mitten being opposed.

X. ANNEXATION CASE #AX-2025-02. (Property would be located in Council District 5.)

Consideration of a request for the annexation, using the 100 percent annexation method, of the property at **2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001,** from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

Staff Presentation—Gordon Linton gave a joint presentation for AX-2025-02, CP-2025-03, and RZ-2025-04. He first gave an overview of the proposed apartment development, then he presented the purpose and recommendations for each case. He also read into the record the Staff’s recommended zoning conditions for RZ-2025-04. Mr. Linton said that there would be 321 total units, at a density of 12.84 units per acre. The buildings would be three stories high, and their facades would be constructed of a mixture of stone and siding. The existing large lake in the center of the property would be the focal point of the site. The lake would be surrounded by walking paths. The proposed amenities would include a meditation garden, a dog park, a clubhouse, and a pool. The development would have its primary access from the Western Parallel Connector via an easement.

Board Questions and Comments—The Board’s questions and comments pertained to all three cases. Anthony Mitten asked whether this was a standalone project. Ryan Anderson said that the property must be contiguous to the Stockbridge City Limits. Mr. Mitten said that he wanted the area to remain commercial. Mr. Anderson said that the property did not have the required frontage to be commercial.

Applicant’s Presentation—Arthur Lynn of Emory Equity made a presentation. He said that he proposed to build 321 units on a 5-acre site, with 5 acres of lake and 5 acres of federally-protected land. The average rent would be \$1,700 to \$2,000. There would be an “elevated wetlands walking bridge.” No below-market-rent apartments would be included. Construction would begin in 2027 and be completed in 2029. Mr. Lynn gave a short video presentation. The proposed name of the project was “The Baldwin at Serene Lake.”

Public Hearing—There were no public speakers for AX-2025-02, CP-2025-03, and RZ-2025-04.

Board Questions and Comments—Trameka Walker asked Mr. Lynn whether the rent prices would increase by the time of the completion. Mr. Lynn replied that they would be at market rate.

Board Action for AX-2025-02—The Board members took a separate vote for each case. For AX-2025-02, Stanley Dumas made a motion to approve, and Harold Thibodeaux seconded the motion. A vote was taken, and AX-2025-02 was approved, 3-1, with David Planchon being opposed.

XI. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-03. (Property would be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment for property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits.

The property currently has the Henry County future land use designation of “High-Density Mixed-Use”, and the applicant requests that it be assigned the City of Stockbridge’s future land use designation of “High-Density Residential.” Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

A joint staff presentation, applicant’s presentation, public hearing, and Board questions and comments were held for AX-2025-02, CP-2025-03, and RZ-2025-04. Separate votes were taken by the Board for each case.

Board Action for CP-2025-03—Anthony Mitten made a motion to approve CP-2025-03 and Stanley Dumas seconded the motion. A vote was taken, and CP-2025-03 was approved, 3-1, with David Planchon being opposed.

XII. REZONING CASE #RZ-2025-04. (Property would be located in Council District 5.)

Consideration of a request for the rezoning of the property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits. The property’s current Henry County zoning district is ‘C-3’ (Heavy Commercial), and the applicant requests that the property be assigned the City of Stockbridge’s zoning district of ‘MFR’ (“Multiple Family Residential”). Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

A joint staff presentation, applicant’s presentation, public hearing, and Board questions and comments were held for AX-2025-02, CP-2025-03, and RZ-2025-04. Separate votes were taken by the Board for each case.

Board Action for RZ-2025-03—Anthony Mitten made a motion to approve RZ-2025-03 (including the Staff's recommended conditions) and Harold Thibodeaux seconded the motion. A vote was taken, and RZ-2025-03 was approved, 3-1, with David Planchon being opposed.

XIII. PROJECT UPDATES

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

There were no project updates.

XIV. STAFF COMMENTS

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

Ryan Anderson mentioned the upcoming Planning Commission party, to be held on December 18, 2025. He also said that Stanley Dumas and David Planchon were resigning their positions as Planning Commissioners. They both expressed their appreciation for the opportunity to serve the City of Stockbridge.

XV. BOARD COMMENTS

Trameka Walker thanked Mr. Dumas and Mr. Planchon for their service, and she wished everyone a Merry Christmas and a Happy New Year.

XVI. ADJOURNMENT

Stanley Dumas made a motion to adjourn the meeting, and Harold Thibodeaux seconded the motion. A vote was taken and the meeting was unanimously adjourned. The adjournment took place at 8:46 p.m.



Planning Commission Training 2026

February 2, 2026

Planning Commission: Training Purpose

Why are you here?

- To get a clear understanding of your role and responsibility as a Planning and Zoning Commissioner
- To learn the elements of good decision making
- To learn how to prepare for a meeting and the dynamics of an effective public meeting

Kudos to you for your willingness to serve!

Planning Commission: Training Focus

Three Part Training

Part 1: The Planning Commission

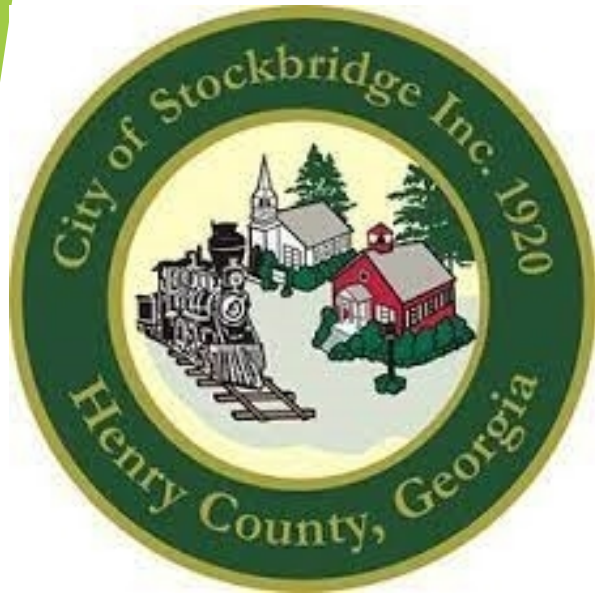
- Role, Authority, Powers and Duties

Part 2: Basis for your Recommendation and Making your Recommendation

- The role of the Comprehensive Plan and Future Land Use Map
- Staff's role and the staff report

Part 3: Meeting Procedures

- Preparing for the meeting
- Conducting the meeting and the public hearing
- How to properly make motions [Roberts Rule of Order]
- Legal Perspective

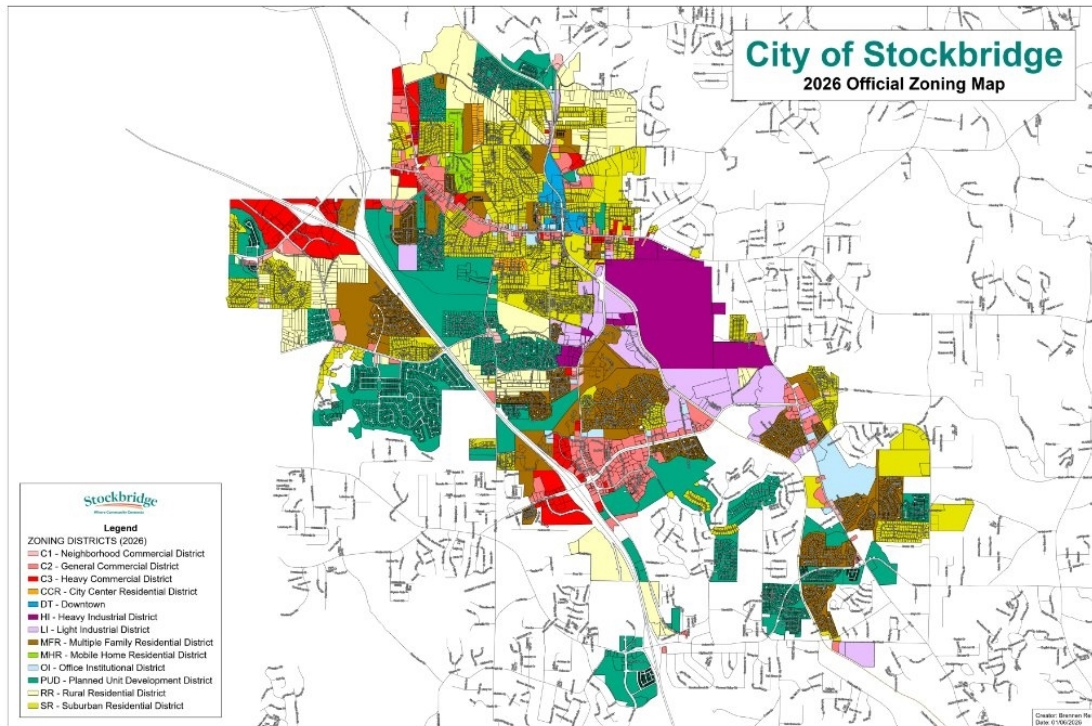


CITY OF STOCKBRIDGE PLANNING COMMISSION TRAINING

PART ONE: MEETING PROCEDURES

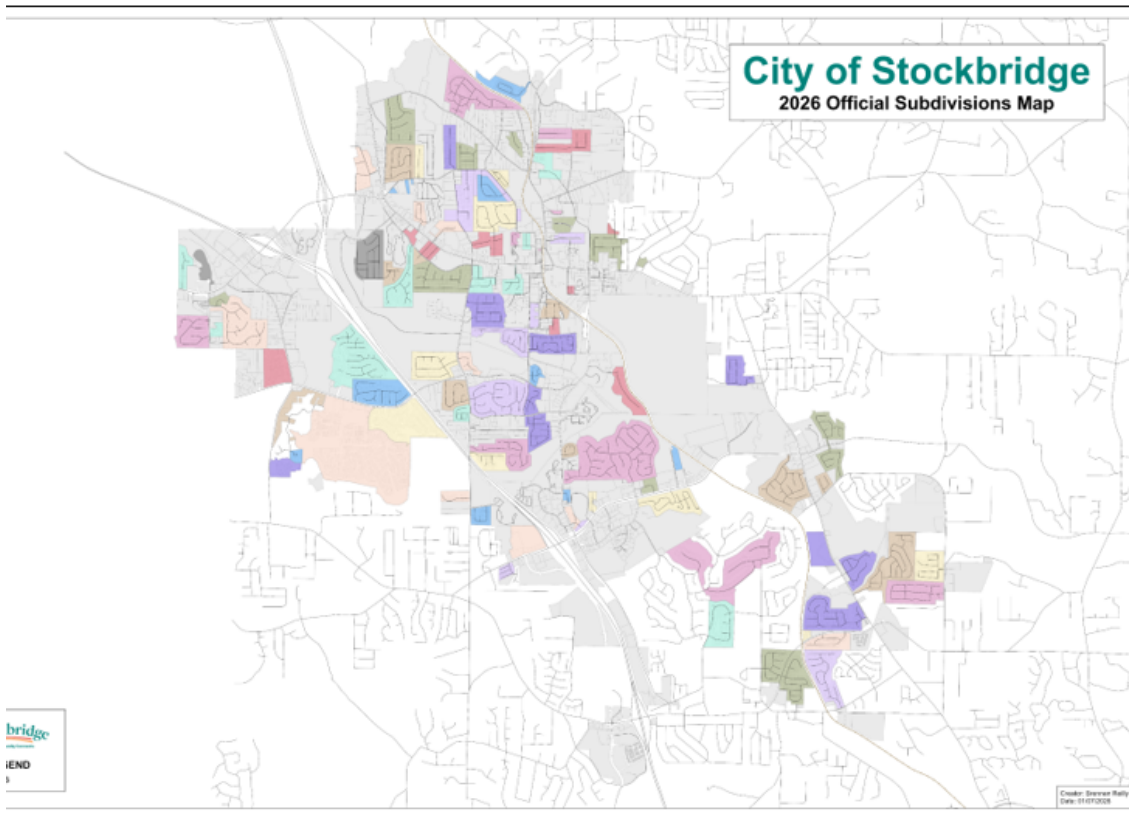
Planning Commission
Meeting

RESIDENTIAL ZONING TRENDS



- ◆ Mixed-Use Developments
 - ◆ Balanced Neighborhoods
 - ◆ Flexible Design for Environmentally Challenged Properties
 - ◆ Pedestrian Environments
- ◆ Major Corridors
 - ◆ North Henry Boulevard
 - ◆ Walt Stephens Road
 - ◆ Rock Quarry Road
 - ◆ Flippen Road
 - ◆ Davis Road

STOCKBRIDGE SUBDIVISIONS



- ◆ Stockbridge contains 9,131 total housing units across five Council Districts.
- ◆ The housing inventory includes single-family homes, townhomes, multifamily apartments, and mixed-use residential developments.
- ◆ Housing growth and unit distribution vary significantly by district, reflecting different development patterns and planning needs.

PLANNING COMMISSION: STRUCTURE

1

Six members,
resident of
Stockbridge;
nominated by the
Mayor

2

Four-year terms;
serve only two full;
remainder of the
expired term

3

Officers: Chair,
Vice-Chair &
Secretary to the
Board

4

Quorum: At least
four members;
chair will vote only
in the instance of a
tie vote



All commissioners must complete planning training within one year of appointment

ELECTION OF OFFICERS

1st regular meeting in January, Planning Commission must elect from its membership a Chair and Vice Chair.

The Chair and Vice Chair serve for a term of one year or until the expiration of their term, with the Chair eligible for re-election to additional consecutive year.

CHAIR POWERS AND DUTIES

Duties

- ◆ Presides over the Planning Commission Meeting
- ◆ Placing items on the agenda as requested by the Planning Commission
- ◆ Reviewing the draft agenda
- ◆ Exercise general supervision over the business, papers, and property of the Commission
- ◆ Execute all formal documents on behalf of the Commission

Powers

- ◆ Recognize members of the Planning Commission, staff and citizens desiring to speak during meetings
- ◆ May rule out of order and admonish any person that makes personal, derogatory or disrespectful comments about Commission members, staff or participants
- ◆ Call for a recess
- ◆ Call emergency and special meeting



STOCKBRIDGE PLANNING COMMISSION BYLAWS

BYLAWS

01

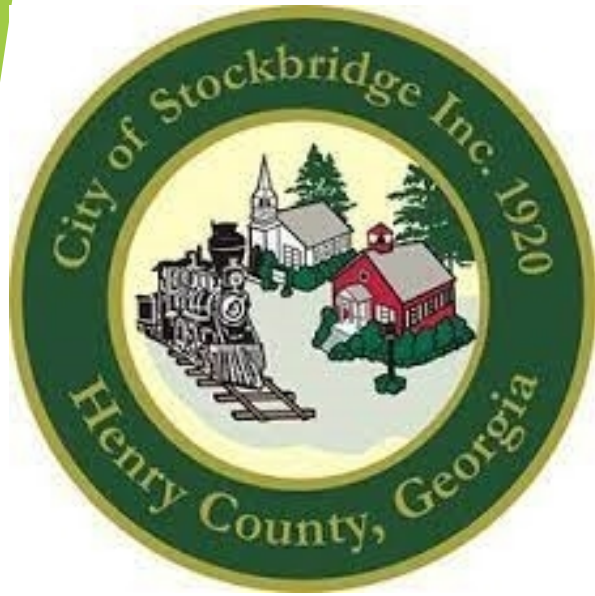
Adopt the
Comprehensive
Plan

02

Recommend
Development
Code
Amendments

03

Provide
recommendations
for specified
development
applications



CITY OF STOCKBRIDGE PLANNING COMMISSION TRAINING--

PART TWO: MEETING PROCEDURES

**Planning Commission
Meeting**

I. PREPARING FOR THE MEETING (Slide #1)

A. Receipt of Electronic Meeting Materials from the Planning Commission Secretary—About one week prior to the meeting.

1. Notifications--Meeting Date, Time, and Place
2. Meeting Agenda—Lists items to be discussed at the meeting.
3. Summary Minutes from the Previous Meeting—Needs to be reviewed for accuracy prior to the meeting.
4. Copies of Zoning Staff Reports, Maps, Site Plans, and Other Materials—Need to be reviewed prior to the meeting.

PREPARING FOR THE MEETING

(Slide #2)

B. Site Visits to Properties for Zoning Cases

This is optional, but encouraged.

C. Receipt of Hard Copies of Materials

A folder of meeting materials will be given to each Board member just prior to the start of the meeting.

D. Chairperson's Script

Prepared by the Planning Commission Secretary for the Chairperson, who will use it to direct the meeting.

II. CONDUCTING THE MEETING



A. Chairperson--Directs the meeting and ensures that the



Conducts the meeting according to the published agenda.



B. Planning Commission Secretary:



1. Takes the roll call (four members are required for a quorum)



2. Takes notes of the discussion.



3. Records votes that are taken by the Board members.



4. Intervenes for clarification, errors and ensures proper action is taken

III. DISCUSSION OF ZONING CASES AND OTHER ITEMS

A. Staff Presentation

A Community Development Staff member gives a PowerPoint presentation of the applicant's proposal, case facts, and staff analyses.

B. Staff Recommendation

Can be for approval, denial, approval with conditions, or deferral.

C. Applicant's Presentation

May be made by the applicant or the applicant's representative, such as an attorney.

D. Board Questions and Comments

Directed to both the Staff and the applicant.

III. DISCUSSION OF ZONING CASES AND OTHER ITEMS

E. Public Hearing

Public speakers must fill out a speaker's card prior to speaking. Each speaker is allowed only three (3) minutes to speak.

F. Board Questions and Comments

Board members may have additional questions and comments prior to voting.

G. Board Action:

1. A board member makes a motion to approve, deny, approve with conditions, or defer the case. The motion is seconded by another board member, then a vote is taken. The vote becomes a recommendation to the City Council, who has the final say.
2. Motions must be made according to the Robert's Rules of Order.

V. LEGAL MATTERS

A. City's Zoning Attorney

Attends the meeting to ensure that all proceedings and votes occur according to the following:

1. Planning Commission's Bylaws.
2. State Zoning Procedures Law.

B. Police Presence

A Stockbridge police officer attends all public meetings to ensure that order is maintained, especially during public hearings.

ROBERT'S RULES OF ORDER FOR MEETINGS

The Robert's Rules of Order are universally-accepted guides for conducting meetings. They contain the following:

1. Robert's Rules Cheat Sheet

2. Procedure for Handling a Main Motion

3. How to Accomplish What You Want to Do in Meetings

ROBERT'S RULES—CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until..."	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until..."	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by..."	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that..."	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table..."	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).

PROCEDURE FOR HANDLING A MAIN MOTION

NOTE: Nothing goes to discussion without a motion being on the floor.

Obtaining and assigning the floor

A member raises hand when no one else has the floor

- The chair recognizes the member by name

How the Motion is Brought Before the Assembly

- The member makes the motion: *I move that (or "to") ...* and resumes his seat.
- Another member seconds the motion: *I second the motion or I second it or second.*
- The chair states the motion: *It is moved and seconded that ... Are you ready for the question?*

Consideration of the Motion

1. Members can debate the motion.
2. Before speaking in debate, members obtain the floor.
3. The maker of the motion has first right to the floor if he claims it properly
4. Debate must be confined to the merits of the motion.
5. Debate can be closed only by order of the assembly (2/3 vote) or by the chair if no one seeks the floor for further debate.

PROCEDURE FOR HANDLING A MAIN MOTION (Slide #2)

The chair puts the motion to a vote

1. The chair asks: *Are you ready for the question?* If no one rises to claim the floor, the chair proceeds to take the vote.
2. The chair says: *The question is on the adoption of the motion that ... As many as are in favor, say 'Aye'. (Pause for response.) Those opposed, say 'Nay'. (Pause for response.) Those abstained please say 'Aye'.*

The chair announces the result of the vote.

1. *The ayes have it, the motion carries, and ... (indicating the effect of the vote) or*
2. *The nays have it and the motion fails*

WHEN DEBATING YOUR MOTIONS

1. Listen to the other side
2. Focus on issues, not personalities
3. Avoid questioning motives
4. Be polite

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS (Slide #1)

MAIN MOTION

You want to propose a new idea or action for the group.

- After recognition, make a main motion.
- Member: "Madame Chairman, I move that _____."

AMENDING A MOTION

You want to change some of the wording that is being discussed.

- After recognition, "Madame Chairman, I move that the motion be amended by adding the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words, _____, and adding in their place the following words _____."

REFER TO A COMMITTEE

You feel that an idea or proposal being discussed needs more study and investigation.

- After recognition, "Madame Chairman, I move that the question be referred to a committee made up of members Smith, Jones and Brown."

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS (Slide #2)

POSTPONE DEFINITELY

You want the membership to have more time to consider the question under discussion and you want to postpone it to a definite time or day, and have it come up for further consideration.

- After recognition, "Madame Chairman, I move to postpone the question until _____."

PREVIOUS QUESTION

You think discussion has gone on for too long and you want to stop discussion and vote.

- After recognition, "Madam President, I move the previous question."

LIMIT DEBATE

You think discussion is getting long, but you want to give a reasonable length of time for consideration of the question.

- After recognition, "Madam President, I move to limit discussion to two minutes per speaker."

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS (Slide #3)

POSTPONE INDEFINITELY

You want to kill a motion that is being discussed.

- After recognition, "Madam Moderator, I move to postpone the question indefinitely."

POSTPONE INDEFINITELY

You are against a motion just proposed and want to learn who is for and who is against the motion.

- After recognition, "Madame President, I move to postpone the motion indefinitely."

RECESS

You want to take a break for a while.

- After recognition, "Madame Moderator, I move to recess for ten minutes."

ADJOURNMENT

You want the meeting to end.

- After recognition, "Madame Chairman, I move to adjourn."

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS (Slide #4)

PERMISSION TO WITHDRAW A MOTION

You have made a motion and after discussion, are sorry you made it.

- After recognition, "Madam President, I ask permission to withdraw my motion."

CALL FOR ORDERS OF THE DAY

At the beginning of the meeting, the agenda was adopted. The chairman is not following the order of the approved agenda.

- Without recognition, "Call for orders of the day."

SUSPENDING THE RULES

The agenda has been approved and as the meeting progressed, it became obvious that an item you are interested in will not come up before adjournment.

- After recognition, "Madam Chairman, I move to suspend the rules and move item 5 to position 2."

POINT OF PERSONAL PRIVILEGE

The noise outside the meeting has become so great that you are having trouble hearing.

- Without recognition, "Point of personal privilege."
- Chairman: "State your point."
- Member: "There is too much noise, I can't hear."

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS (Slide #5)

COMMITTEE OF THE WHOLE

You are going to propose a question that is likely to be controversial and you feel that some of the members will try to kill it by various maneuvers. Also you want to keep out visitors and the press.

- After recognition, "Madame Chairman, I move that we go into a committee of the whole."

POINT OF ORDER

It is obvious that the meeting is not following proper rules.

- Without recognition, "I rise to a point of order," or "Point of order."

POINT OF INFORMATION

You are wondering about some of the facts under discussion, such as the balance in the treasury when expenditures are being discussed.

- Without recognition, "Point of information."

POINT OF PARLIAMENTARY INQUIRY

You are confused about some of the parliamentary rules.

- Without recognition, "Point of parliamentary inquiry."

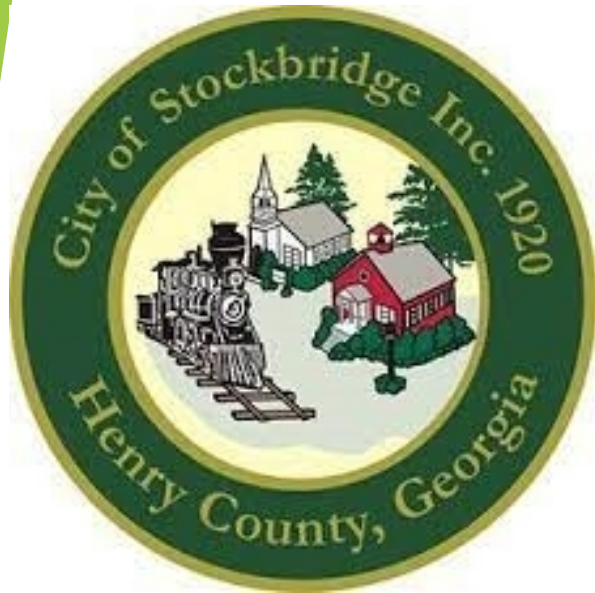
HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS (Slide #6)

APPEAL FROM THE DECISION OF THE CHAIR

Without recognition, "I appeal from the decision of the chair."

Rule Classification and Requirements

Class of Rule	Requirements to Adopt	Requirements to Suspend
Charter	Adopted by majority vote or as proved by law or governing authority	Cannot be suspended
Bylaws	Adopted by membership	Cannot be suspended
Special Rules of Order	Previous notice & 2/3 vote, or a majority of entire membership	2/3 Vote
Standing Rules	Majority vote	Can be suspended for session by majority vote during a meeting
Modified Roberts Rules of Order	Adopted in bylaws	2/3 vote



CITY OF STOCKBRIDGE PLANNING COMMISSION TRAINING

PART THREE: MEETING PROCEDURES

Planning Commission
Meeting



Variations

VARIANCES

- ◆ Planning and Zoning Commission - Review and make **RECOMMENDATIONS** to approve, approve with conditions, or deny
- ◆ Requires a public hearing
- ◆ Requires a public hearing notice, a sign to be posted on the property and a letter to be mailed to all property owners within 500-feet of the property [30 days before the public hearing]
- ◆ If denied, an application for the same variance can not be considered again until at least 6 months or if new information not previously considered is submitted by the petitioner the 6 months can be waived. If an application is denied by the P&Z Staff, the applicant may appeal the decision.
- ◆ If denied, the applicant can file an appeal with Henry County Superior Court within 30 days of the decision.
- ◆ Variances expire after 3 years, if not used.

Variance

Section 10.1

What is a variance? A variance is a request for relief from regulations in the city's zoning ordinance [Chapter 10].

Two types of variances:

- **Variance**- relief from certain zoning ordinance provisions.
- **Administrative variance** - relief from a minimum setback requirement, not to exceed 10% of such requirement, as long as there are no objections from adjacent property owners.



Special Use Permit

SPECIAL USE PERMIT

- ◆ **What is a Special Use Permit?** Uses that are not classified as permitted uses in zoning districts and therefore only allowed by a Use Permit.
- ◆ **Special Use Permit:**

In the interest the public health, safety, and welfare, the city council may exercise limited discretion in evaluating the site proposed for a use that requires a special use permit. In exercising such discretion pertaining to the subject use, the city council shall consider each of the following:

Special Use Permits Considerations:

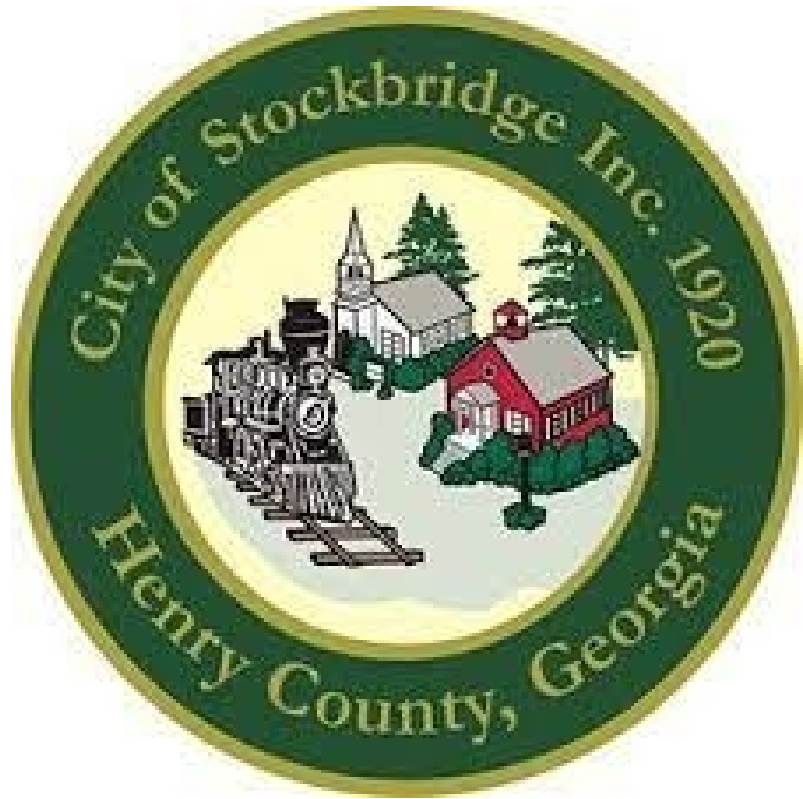
1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council;
2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed;
3. Whether the proposed use may violate local, state and/or federal statutes, 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 granting such permits, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors to ameliorate the effects of the proposed development/use.

SPECIAL USE PERMITS

◆ Special Use Permit

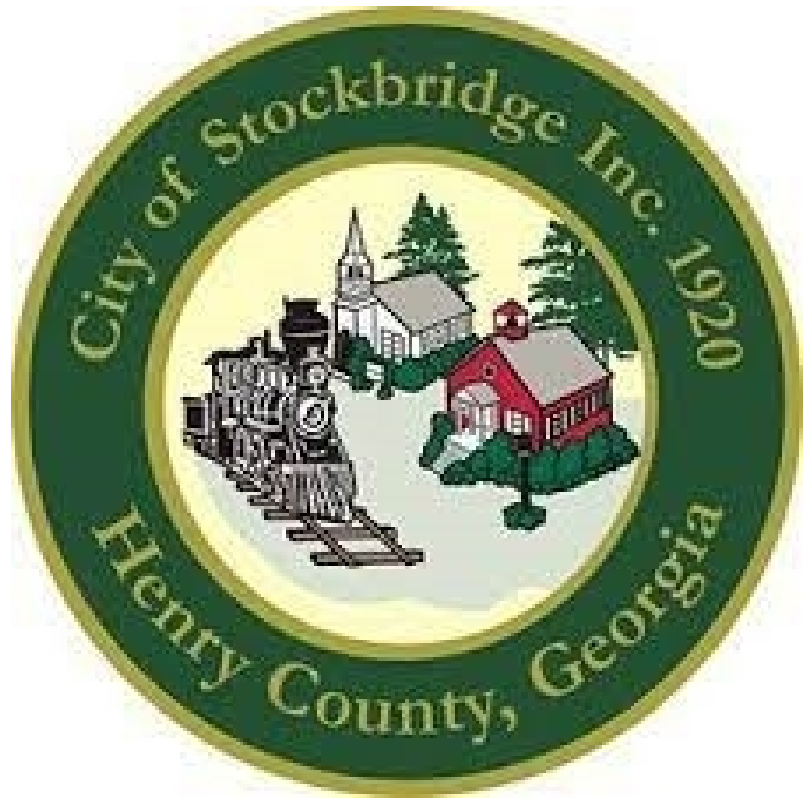
- Planning Commission - Review and make a RECOMMENDATION to the Mayor and City Council
- City Council - Makes the FINAL decision
- Requires a public hearing notice and sign posted on the property [30 before the public hearing]
- 10 Use Permit Considerations [Section 9.2.4]
- Conditions may be attached as deemed necessary
- All use permits expire eighteen (18) months from the date of approval by the City Council or as otherwise conditioned unless a LDP, building permit, business license or CO has been issued.



REZONING

REZONING

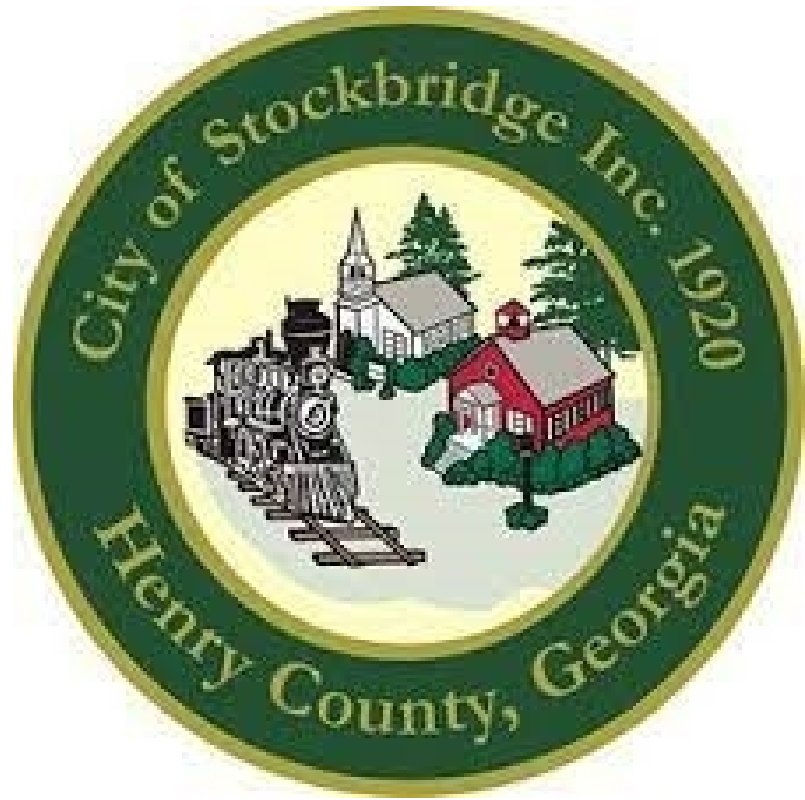
- ◆ **What is a rezoning?** An action or process to change the zoning classification assigned to a property for the purposes of land use.
- ◆ Planning and Zoning Commission - Review and make a RECOMMENDATION to the Mayor and City Council
- ◆ City Council - FINAL decision
- ◆ A public hearing notice and a sign must be posted on the property no fewer than 15 days and no more than 45 days before the public hearing
- ◆ Impact Analysis Questions
- ◆ Conditions may be attached as deemed necessary



COMPREHENSIVE PLAN AMENDMENT

WHAT IS A COMPREHENSIVE PLAN AMENDMENT?

- ◆ Provides a vision for the future of the community along with steps that are needed to make that vision a reality. It is the basis for land use regulations.
- ◆ Planning and Zoning Commission - Review and make a RECOMMENDATION to the Mayor and City Council
- ◆ City Council - FINAL decision
- ◆ Requires a public hearing notice and sign posted on property [no fewer than 30 days no more than 45 days before the public hearing]
- ◆ Impact Analysis Questions
- ◆ Conditions may be attached as deemed necessary



MODIFICATIONS (MINOR AND MAJOR)

WHAT IS A MAJOR MODIFICATION?

- ◆ Requested changes to zoning conditions, include allowable uses, maximum density, or compatibility requirements.
- ◆ Planning and Zoning Commission - Review and make a RECOMMENDATION to the Mayor and City Council (Section 9.2.3)
- ◆ City Council - FINAL decision
- ◆ Requires a public hearing notice and sign posted on property [30 days no later than 45 days before the public hearing]
- ◆ Conditions may be attached as deemed necessary

WHAT IS A MINOR MODIFICATION?



An action or process to change the zoning classification assigned to a property for the purposes of land use.



Director of Community Development-
Review and render a decision



Conditions may be attached as
deemed necessary

TRAINING TO BE CONTINUED

Basis for your Decision and Making your Decision

```
graph TD; A[Basis for your Decision and Making your Decision] --> B[The role of the Comprehensive Plan and Future Land Use Map]; B --> C[Staff's role and the staff report]; C --> D[Legal Perspective];
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The role of the Comprehensive Plan and Future Land Use Map

Staff's role and the staff report

Legal Perspective

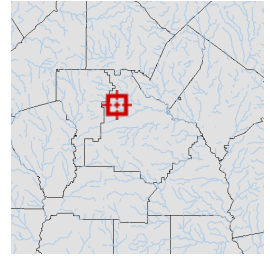




Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S20-03003000	Class	Residential	Owner	BERNAL GOPAR	Land Value:	\$18,000				
Property Address		Acres	0.61	Address	LAURA & GOPAR-CARMONA	Building Value:	\$0	Last 2 Sales			
District	City/Stockbridge				LUIS A	Misc Value:	\$0	Date	Price	Reason	Qual
					103 ROSENWALD CIR	Total Value:	\$18,000	4/21/2023	\$18,000	LM	Q
					STOCKBRIDGE, GA 30281			1/1/1945	\$0	U	U

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

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



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



BAC CONSTRUCTION

STOCKBRIDGE, GEORGIA 30281

110 Walter Way Unit 1963
Stockbridge, Ga. 30281
January 13, 2026

Authorized Agent : BAC Construction Inc / Jerry Robinson.

Luis A Gopar Carmona (owner of record) at location address o Wilson Avenue Stockbridge Georgia 30281. Hereby duly authorize Jerry Robinson (Contractor of BAC Construction Inc) to function as the agent for Luis A Gopar Carmona (the owner of record). The authorization gives Jerry Robinson the power to sign and enact a service contract for satisfying the requirements for Planning and Development variance application process with the City of Stockbridge Georgia.

Sincerely,
Jerry Robinson

Given under hand and seal this day: Jan 14, Twenty 2026

____ Jerry Robinson ____ (Applicant) ____

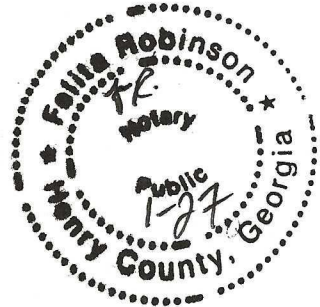
(Name of Signatory) (Company Name)

Sworn to (or affirmed) and subscribed before me

Date: Jan 14, Twenty 2026 By: Felita Robinson

Felita Robinson
(Signature of Notary Public - State of Georgia)

Print, Type, or Stamp Commissioned Name of Notary Public:



REVISION APPLICATION

BAC Construction Inc

110 Walter Way Unit 1963

6785209509

bac@bac-constructioninc.com

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:



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Community Development Director

DATE: March 19, 2026 (Planning Commission Meeting) and
April 13, 2026 (City Council Meeting)

SUBJECT: Staff Report for Variance Case #VR-2026-01 for Parcel #S20-03003000 on Wilson Avenue (Council District 2)

PURPOSE

The applicant for Variance Case #VR-2026-01, Jerry Robinson of BAC Construction, Inc., proposes to construct a new single-family detached dwelling on Parcel #S20-03003000 on Wilson Avenue within the City of Stockbridge. The subject property is located in Land Lot 36 of District 12, and it has 0.613 +/- acres, according to the applicant's submitted survey of the property. It is not located in any subdivision. The property is vacant and it has an elongated, tapered shape, as is shown by the aerial photograph. The property is bounded by Wilson Avenue to the west and Wilson Street to the south. The aerial photo and the submitted survey show the presence of a dirt driveway traversing the lower portion of the property. The driveway provides access to a house at 130 Wilson Avenue, which is a land-locked property.

The current zoning of the property is SR (Suburban Residential), which has the following minimum required setbacks: 50 feet for the front yard setback, 10 feet for the side yard setback, and 40 feet for the rear yard setback. Because of the irregular shape and dimensions of the lot, the applicant has experienced difficulty in complying with the front and rear yard setbacks. The applicant has therefore requested two variances:

- ~ **Variance Request #1**--Request for a variance from Section 2.4.2 (B) of the Stockbridge Unified Development Code (UDC) to allow a reduction in the required front-yard setback from 50 feet to 25 feet for the proposed construction of a new single-family residence.
- ~ **Variance Request #2**--Request for a variance from Section 2.4.2.(B) to allow a reduction in the required rear-yard setback from 40 feet to 20 feet for the proposed

construction of a new single-family residence.

**AERIAL PHOTOGRAPH OF THE SUBJECT PROPERTY
(PARCEL #S20-03003000 ON WILSON AVENUE)**



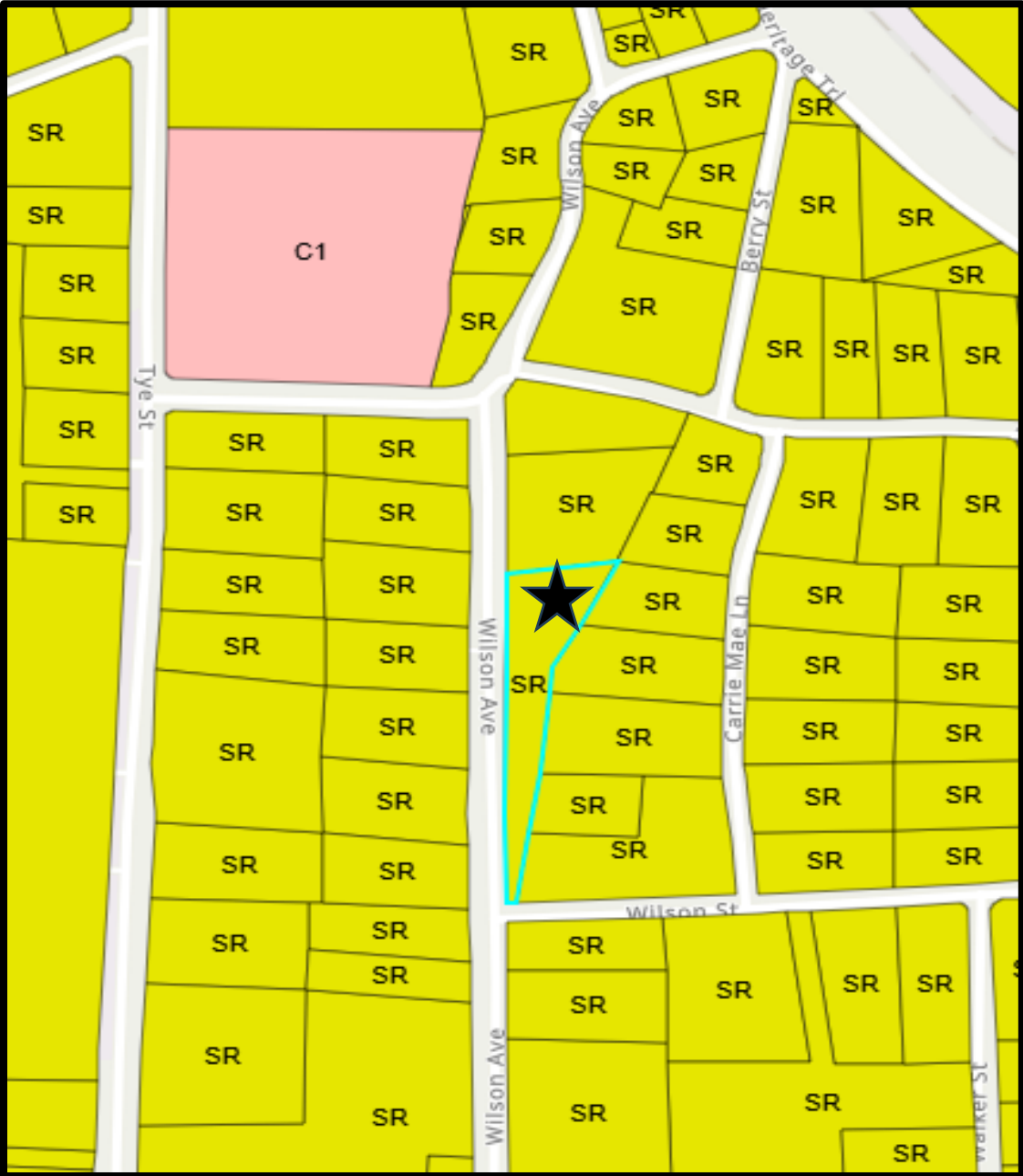
CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development	New single-family detached dwelling.
Property Location	West side of Wilson Avenue
Parcel Identification	Parcel S20-03003000
Parcel Acreage	0.613 +/- total acres.
Land District and Land Lot	District 12, Land Lot 36.
Council District	2 (Councilmember Antwan Cloud).
Applicant	Jerry Robinson of BAC Construction, Inc.
Property Owners	Laura Bernal Gopar & Luis A. Gopar-Carmona.
Existing Zoning	SR (Suburban Residential).
Surrounding Zoning	SR (Suburban Residential).
Future Land Use Designation	Medium-Density Residential
Property Conditions	<u>Parcel shape</u> --elongated and variable. <u>Surface</u> --level and wooded.
Current Use	Undeveloped, although a dirt driveway traverses the property near the southern end and provides access to a house at 130 Wilson Avenue, which is a landlocked parcel.
Surrounding Land Uses	~ <u>North</u> —Vacant land and a church. ~ <u>South</u> —Several houses along Wilson Street. ~ <u>East</u> —Several houses along Carrie Mae Lane, within the Silent Avenue Subdivision, including the house at 130 Wilson Avenue. ~ <u>West</u> —Several houses along Wilson Avenue, plus a small beauty salon.
Posting of Zoning Sign	March 4, 2026.

CITY OF STOCKBRIDGE 2026 ZONING MAP

LEGEND:

- Yellow—SR** (Suburban Residential).
- Pink—C1** (Neighborhood Commercial).
- Black Star—**Subject Property.



CITY OF STOCKBRIDGE 2026 FUTURE LAND USE MAP

LEGEND:

Light Orange—Medium-Density Residential

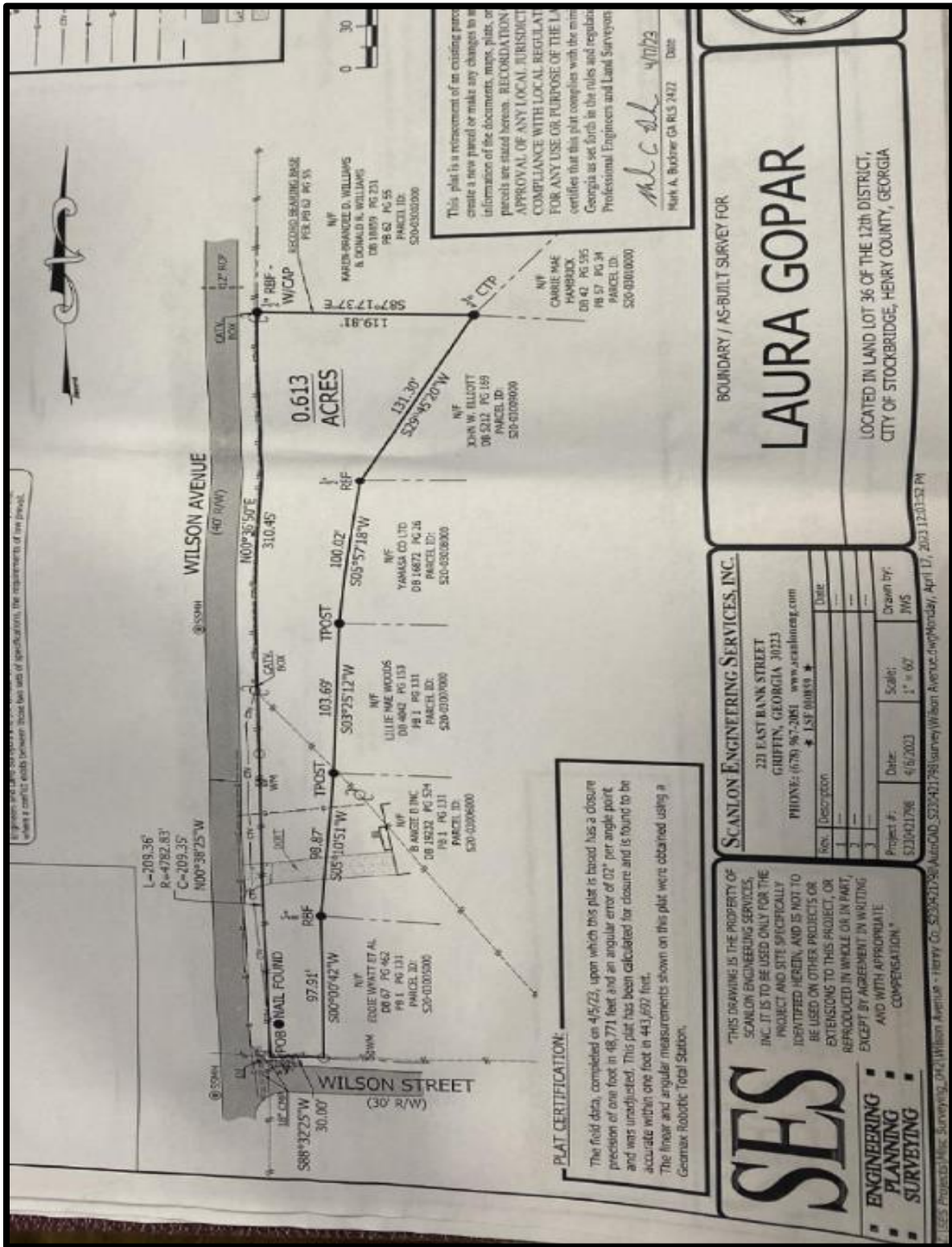
Lilac—Downtown District

Light Blue—Public/Institutional

Black Star—Subject Property.



BOUNDARY SURVEY
 (Prepared by Scanlon Engineering Services, Inc. on 4/17/23)



PROPOSED DEVELOPMENT

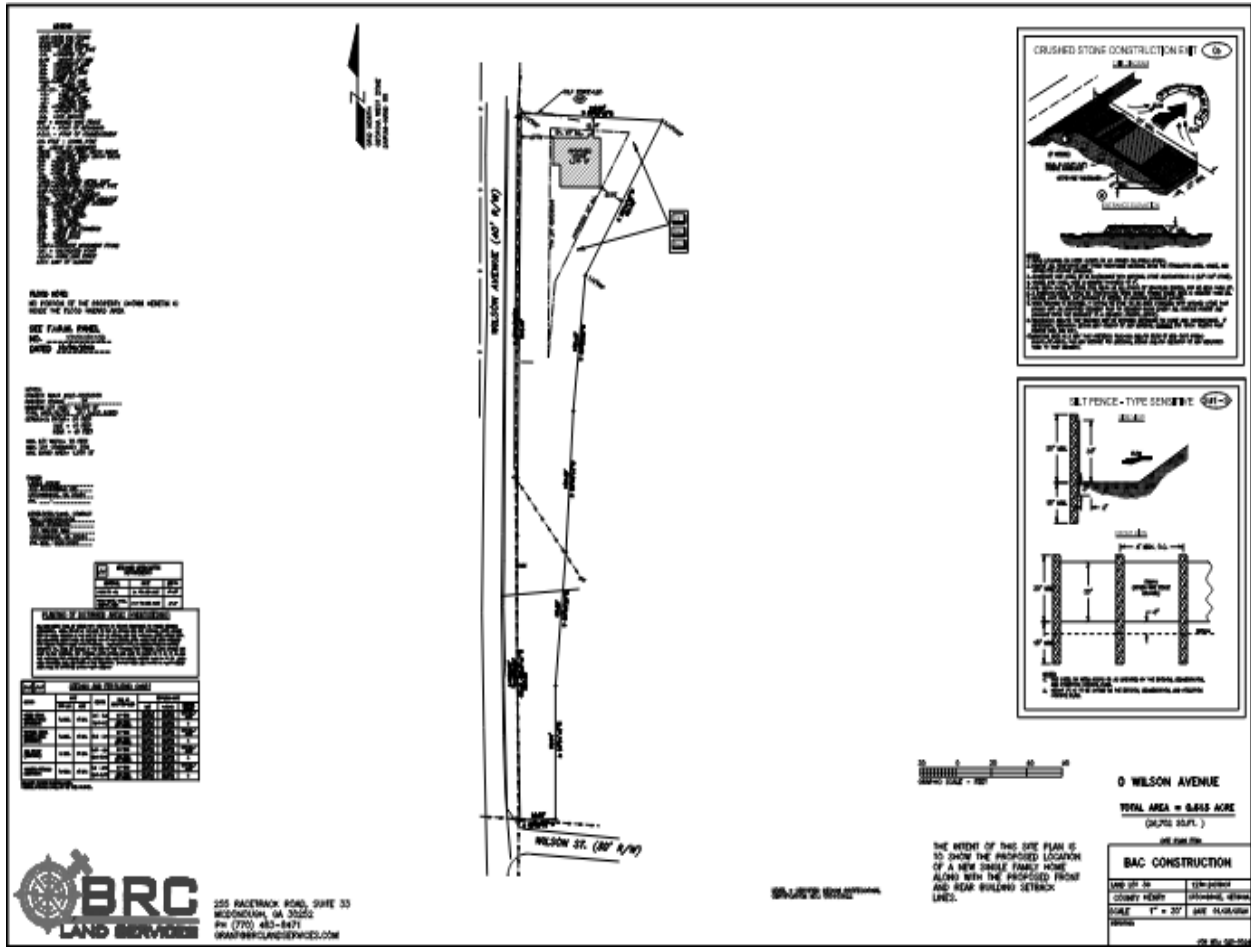
The applicant proposes to build a new single-family detached dwelling on the subject property, which would be a permitted use within the SR (Single-Family Residential) zoning district. The new home would have 2,294 total heated square feet, including 1,370 square feet on the first floor and the remaining 924 square feet on the second floor. The home would be situated on the northern portion of the property, which has the largest area.

Required Setbacks. In the SR district, the required setbacks are 50 feet for the front yard setback (from Wilson Avenue), 10 feet for the side yard setbacks, and 40 feet for the rear yard setback. The applicant's proposed site plan on the next page shows these required setbacks and the first-floor footprint of the proposed home. The locations of the required setbacks would leave only a tiny, triangular-shaped area on which to build the home. The front and rear yard setbacks would both be substantially exceeded. This is shown by Site Plan Enlargement #1 on the following page, which shows the required setbacks.

Proposed Setbacks. The applicant submitted a site plan, which was prepared by BRC Land Services on 01/28/26. It shows that, in order to have sufficient land area on which to build the proposed home, the applicant has proposed reducing the front and rear yard setbacks by 50 percent each. That is, the front yard setback would be reduced from the required 50 feet to 25 feet (the subject of Variance Request #1) and the rear yard setback would be reduced from the required 40 feet to 20 feet (the subject of Variance Request #2). Site Plan Enlargement #2 depicts these variance requests. The proposed footprint of the home is shown in the shaded area. The proposed new Building Lines of 25 feet and 20 feet, respectively, are shown, and the actual setbacks would be 27.31 feet in the front yard and 21.31 feet in the rear yard. The required 10-foot side yard setbacks would be met; thus, no variance would be needed for the side yard setbacks. The side yard setback on the northern side of the home would actually be 12.97 feet.

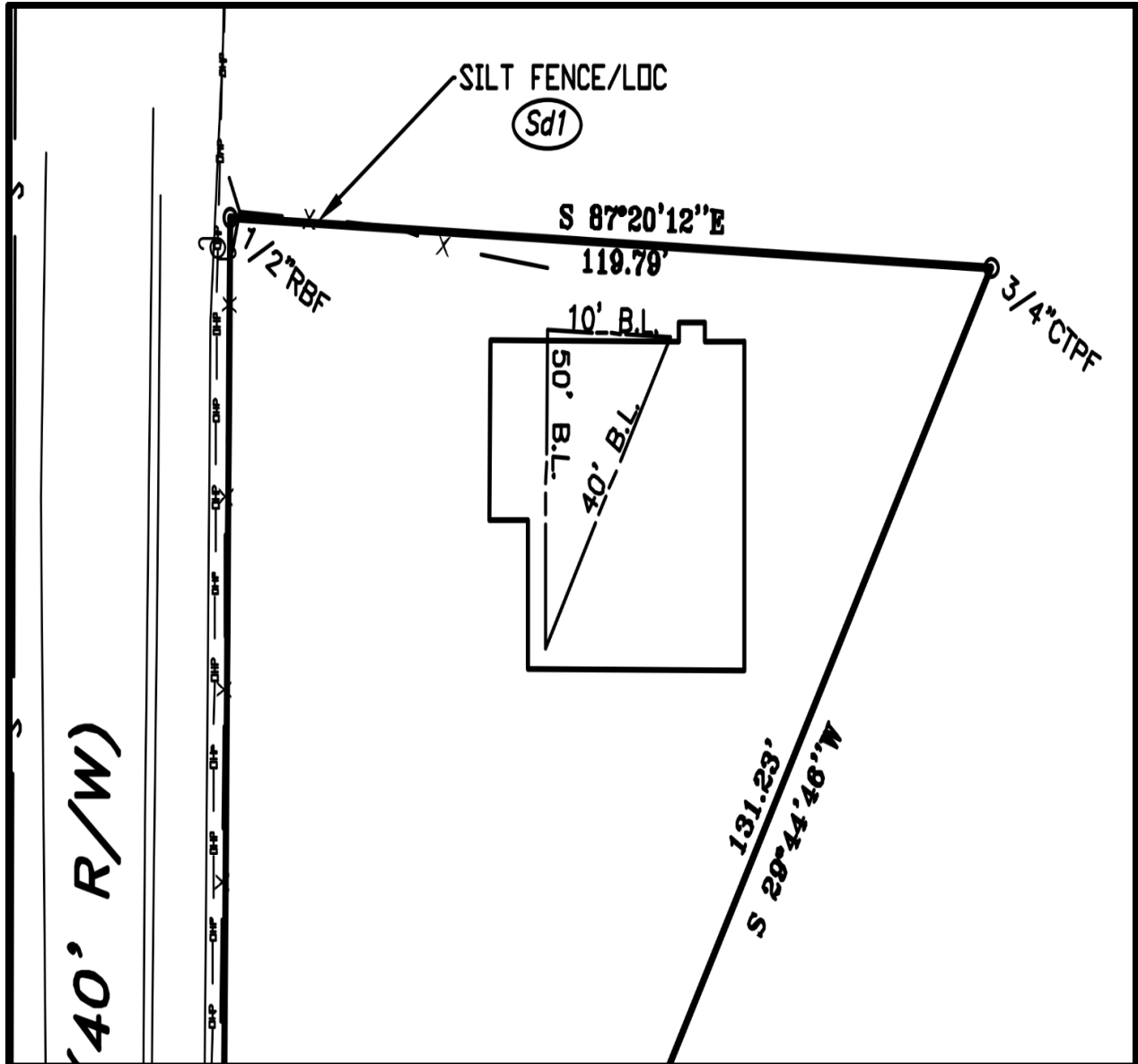
Comparison of Required Versus Proposed Setbacks. Site Plan Enlargement #3 shows both the required and the proposed setbacks for the front and rear yards. The applicant's proposed setbacks would significantly enlarge the available buildable area for constructing the proposed home.

PROPOSED SITE PLAN— Shows Location of Proposed Home On the Northern Portion of the Property (Prepared by BRC Land Services on 01/28/26)



SITE PLAN ENLARGEMENT #1— SHOWS THE REQUIRED SETBACKS

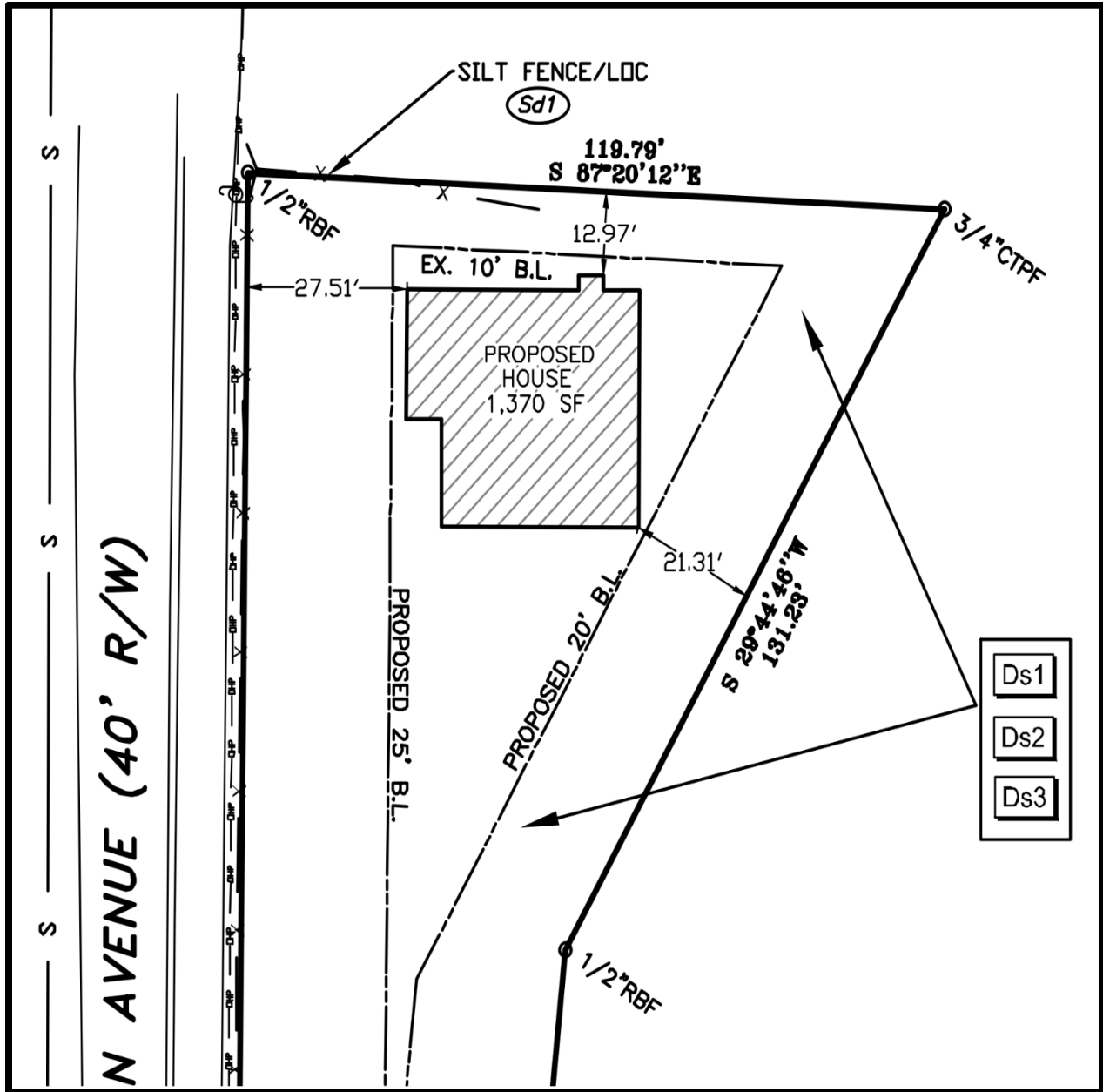
- Required Setbacks:
~ 50 feet in the front
~ 10 feet on the sides
~ 40 feet in the rear



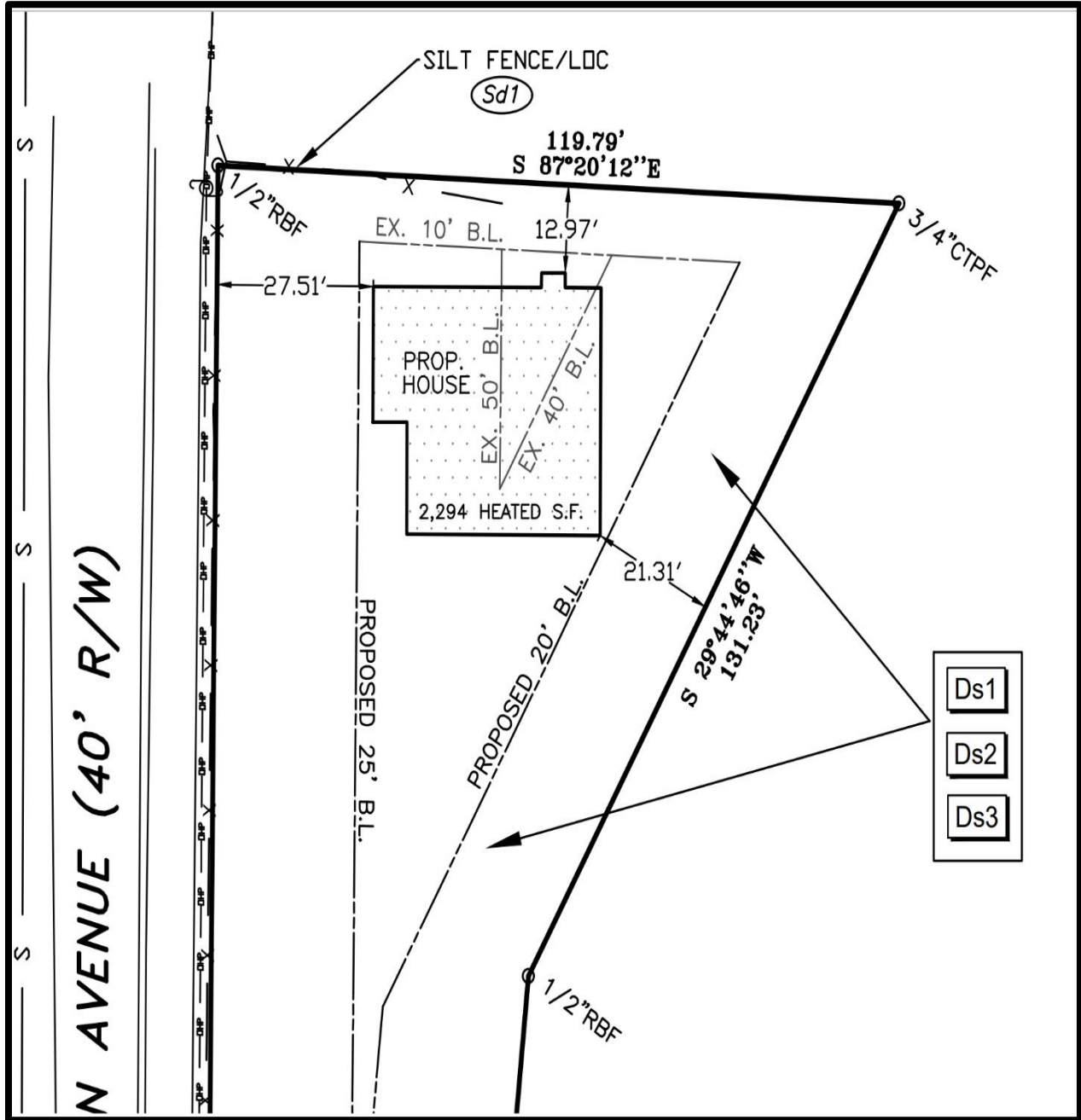
**SITE PLAN ENLARGEMENT #2—
SHOWS THE PROPOSED SETBACKS**

Proposed Setbacks:

- ~ 25 feet in the front (Variance Request #1)
- ~ 10 feet on the sides (no variance)
- ~ 20 feet in the rear (Variance Request #2)



**SITE PLAN ENLARGEMENT #3—
SHOWS BOTH THE REQUIRED SETBACKS
AND THE PROPOSED SETBACKS**



ANALYSIS OF VARIANCE REQUESTS

The applicant has submitted a **Variance** application to request two variances, as are listed below, for the development of a proposed single-family dwelling on Parcel #S20-03003000 on Wilson Avenue. In both variance requests, the applicant is seeking permission to forego compliance with a particular requirement within the Unified Development Code (UDC) regulations. Each variance request has been analyzed by the Planning and Zoning Staff and is discussed below.

1. Variance Request #1—Reduce the front yard setback from the required 50 feet to 25 feet.
 2. Variance Request #2—Reduce the rear yard setback from the required 40 feet to 20 feet.
-

10.1.3 - Criteria to be considered for deciding variances.

A variance may be granted only upon a finding by the mayor and city council that all the following conditions are met:

- A. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district;
 - B. A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district;
 - C. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district;
 - D. The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare;
 - E. The extraordinary circumstances are not the result of actions of the applicant;
 - F. The variance is the minimum relief that will allow the legal use of the land, building or structure; and
 - G. The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.
-

Analysis of Variance Criteria

Since both variance requests are for the reduction of setbacks rather than any other matter, they may be addressed together within each criterion below.

A. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district;

The subject property has an irregular shape and a very narrow depth. According to the applicant's submitted survey, the subject property has a frontage on Wilson Avenue of 519.81 feet, and its greatest depth of 119.81 feet is at the northern end of the property. These dimensions differ significantly from those of most of the other lots along Wilson Avenue, which have an estimated average of 110 feet of frontage and a depth of 200 feet, according to the aerial photographs from the Henry County Tax Assessors' website. The southern end of the subject property is only an estimated 15 feet deep.

B. A literal interpretation of the provisions of this unified development code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district;

The required front yard setback is 50 feet in the SR district, and the required rear yard setback is 40 feet. That means that there must be at least 90 feet of land area, from the front (at Wilson Avenue) to the rear, on which to build a house. Since the deepest area at the northern end of the property has 119.81 feet, that would leave only 29.81 feet, from the front to the rear, on which to build a house. But the property tapers quickly to the south, leaving even less land area on which to build. The applicant's site plan showing the required setbacks indicates that only a tiny triangular-shaped area would be left on which to build the proposed house. It would therefore not be possible to meet the setback requirements.

C. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district;

The applicant wishes to construct a single-family dwelling on the subject property, just as most of the other properties within the surrounding neighborhood also have single-family dwellings. Without the requested variances, it would not be physically possible to construct a dwelling. Although the proposed house would have 2,294 total heated square feet, only 1,370 square feet would be located on the first floor, and the remaining 924 square feet would be on the second floor. The applicant therefore would be reducing the size of the first floor (the footprint of the house) in order to leave more land area for the front and rear yard setbacks.

D. *The variance will be consistent with the purposes and intent of this unified development code, will be compatible with uses on neighboring properties, and will serve the public welfare;*

The subject property is located within the SR zoning district, which allows single-family detached dwellings. The applicant's proposed single-family detached dwelling would be compatible with the other single-family detached dwellings in the surrounding neighborhood. The development of the property would therefore represent a positive addition to the neighborhood. Further, since a standard parking space is 20 feet long, the proposed front yard setback of 25 feet would allow any parked car on a driveway off Wilson Avenue to avoid protruding into the street, and no sidewalk is present on the east side of Wilson Avenue.

E. *The extraordinary circumstances are not the result of actions of the applicant;*

The applicant did not create the dimensions of the subject property, and the applicant has reduced the size of the footprint of the proposed home in order to not require even greater reductions in the front and rear yard setbacks.

F. *The variance is the minimum relief that will allow the legal use of the land, building or structure; and*

Due to the irregular dimensions and shape of the subject property, the requested variances appear to be the only possible relief to enable the property to be developed with a single-family detached dwelling as an allowable use.

G. *The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.*

The applicant proposes to build a type of use (a single-family detached dwelling) that is permitted within the property's zoning district, Suburban Residential.

STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff has reached the conclusion that the applicant's requests for front and rear yard setbacks are reasonable and should be granted for the following reasons:

1. The applicant proposes to develop an acceptable type of use on the property.
2. The irregular shape and dimensions of the property represent a significant hardship for developing the property, making it impossible to meet the required setbacks/

VI. STAFF RECOMMENDATION

Based on the Staff Conclusion above, the Planning and Zoning Staff therefore recommends the **APPROVAL OF BOTH VARIANCE REQUESTS, with the following three conditions:**

1. **Size of Dwelling**—The proposed single-family detached dwelling shall have at least 1,500 total square feet of heated space in order to meet the minimum required dwelling size within the SR district.
2. **Site Plan**--The proposed development shall be constructed according to a revised site plan that is very similar to the submitted one, entitled "0 Wilson Avenue", which was prepared by BRC Land Services as Job No. 025-0024 on 01/28/2026 and revised on 02/24/2026. The revised site plan shall show a driveway in an acceptable location off Wilson Avenue, having a length that would not cause parked vehicles to protrude into the street.
3. **Dwelling Facades**—The facades of the dwelling shall be constructed of materials which comply with the requirements of the Stockbridge Unified Development Code.

CITY OF STOCKBRIDGE

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

January 7, 2026

Mr. Jerry Robinson
BAC Construction, Inc.
678-520-9509

RE: Service Availability Letter
0 Wilson Ave.
Parcel #: S20-03003000
Development Type: Residential

Mr. Robinson:

As requested, let this letter serve as an acknowledgement of service availability for the subject parcel and that the City of Stockbridge is the water and sewer provider. It will be the responsibility of the builder to install the sewer line across the road and tie into the City's sewer if there is not a current sewer tap available.

Sincerely,



Kevin Miller
Sewer Superintendent

Cc: Scott Mask, Water Superintendent
Kim Barnett, Utilities Manager



CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING
REGARDING THE PROPOSED
REVISIONS TO THE ZONING ORDINANCE
PLANNING AND ZONING DIVISION
770-389-7900

