

# Stockbridge

Where Community Connects

**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  
June 10, 2026 6:00 PM**



**STOCKBRIDGE CITY HALL**

**4640 NORTH HENRY BLVD.**

**STOCKBRIDGE, GA 30281**

**Website: [www.stockbridgega.org](http://www.stockbridgega.org)**

**Phone: 770-389-7900**

**Fax: 770-389-7912**



# AGENDA

## COMMUNITY ZONING INFORMATION MEETING

### CITY OF STOCKBRIDGE

WEDNESDAY, JUNE 10, 2026 6:00 PM

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I. Welcome

II. Overview Of The Zoning Process

Item # 1 - Overview of the Zoning Process--PowerPoint Presentation

Presented by:

III. Discussion Of Zoning Cases

Item # 1 - ZONING MODIFICATION CASE #ZM-2026-01. (Council District 4.)

Consideration of a major zoning modification request for the property at 111 Old Conyers Road to provide for changes to the previously-approved site plan for a mixed-use development, which included 160 apartment units plus ground-floor commercial space within a four-story mid-rise building, plus an underground parking garage. The development was approved via three cases by City Council on July 8, 2024. The cases included: 1) Comprehensive Plan Amendment Case #CP-2024-02, which changed the property's future land use designation from Low-Density Residential to Special Purpose; 2) Rezoning Case #RZ-2024-01, which rezoned the property from SR (Suburban Residential) to PUD (Planned Unit Development); and 3) Variance Case #RZ-2024-01, which allowed the approvals of three variances, as are listed below. The previous applicant for CP-2024-02, RZ-2024-01, and VR-2024-01 was Charlie Hightower, on behalf of First National Land Trust, LLC. The previously-approved development was not built, and now, a new applicant wishes to build a revised development.

- Previously-Approved Variance Request #1—Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit.
- Previously-Approved Variance Request #2--Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%.
- Previously-Approved Variance Request #3--Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

The current applicant for ZM-2026-01 is Marlon Burton of Morgan, Jackson & Powell, Inc., who proposes to build a mixed-use development with 200 apartment units and 15,000 square feet of retail/commercial space within a six-story building, plus a parking garage. For such purpose, he requests the following two zoning modifications:

- **Zoning Modification Request #1**--An increase in the maximum number of residential units from 160 units to 200 units; and
- **Zoning Modification Request #2**--An increase in the maximum building height from four (4) stories to six (6) stories.

The zoning and future land use designation of the property would not change. The front portion of the property is located within the Parkway Mixed-Use (PMU) Overlay District. The current property owner is Solutions Development, LLC. The property is located in Land Lot 68, District 12, and it contains 6.71 +/- acres within the Stockbridge City Limits.

Presented by: Linda Logan

- IV. **Other Business**
- V. **Upcoming Meetings**
- VI. **Adjournment**