

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
June 18, 2026 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, JUNE 18, 2026 6:30 PM

- I. Call to Order
- II. Invocation
- III. Pledge of Allegiance
- IV. Roll Call
- V. Adoption of the Agenda
- VI. Approval of Minutes 3/19/2026
Summary Minutes for March 19, 2026
- VII. Public Hearing

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-2024-02, 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-2024-02, 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: Gordon Linton

- VIII. **Project Updates**
- IX. **STAFF COMMENTS**
- X. **BOARD COMMENTS**
- XI. **ADJOURN**

City of Stockbridge Planning Commission Meeting
March 19, 2026

CHAIRPERSON'S SCRIPT

[I. CALL TO ORDER / CHAIRPERSON'S WELCOME INTRODUCTION:]

[Speak into the microphone after the IT person and the Planning Commission Secretary have signaled that they are ready to start the meeting.] The meeting will now come to order. Welcome to the City of Stockbridge Planning Commission Meeting for March 19, 2026. I am Trameka Walker, the Chairperson of the Stockbridge Planning Commission. In a few minutes, I will formally introduce the other Board members and the Staff.

First, there are a few protocol items that I need to make you aware of before we start the meeting. Please listen closely regarding how tonight's meeting will be conducted:

1. Keep your comments and presentation on a professional level dealing with facts that are important for this Planning Commission Board to make its decisions. We will not accept comments that are considered by the Chairperson to be a personal attack on any individual or group of individuals. You will receive a warning from the Chairperson if you deviate from this requirement. A second deviation will result in a request for you to leave the meeting and the premises for the evening.

2. Refrain from any applause or comments from the audience. Only one person will be talking at a time, and all comments will be made at the podium after the speaker has been recognized by the **Chairperson**. Please direct all comments to the **Chairperson** and the Board, not to the audience or the Staff.
3. Please do not applaud or react to speakers, speak from the audience, cheer, carry on a conversation with others in the audience, or disrupt the order of this meeting in any way.
4. Be aware that these hearings are not a debate or an opportunity to ask questions which must be answered by any individual tonight, but they are merely an opportunity to present information to the Planning Commission.
5. Other than the applicant, no person may speak more than once. The applicant may reserve part of his or her speaking time as a rebuttal. He or she may speak next and last, and he or she may use the entire 10 minutes allotted for the “pro” side of the application. Other than the applicant, no person may speak longer than 5 minutes.
6. If you have a cell phone or other electronic device, I ask that you either power them off or put them into silent mode.
7. If anyone wishes to speak tonight, please fill out a Speaker’s Form, which is available on the ledge behind the podium, or on the table up front, and hand it to a staff member before approaching the podium.

8. After each item or case is called, we will hear from the City Staff. Then, we will hear from the applicant or the applicant's representative about what his or her plans are for the property, along with any other relevant information which he or she wishes to present. The Board members will be free to ask questions at any time before a vote is taken on a case.
 9. Following the applicant's presentation or statements, the **Chairperson** will open the public hearing. At that time, anyone who wishes to speak for or against the case, or to just ask questions, will have an opportunity to do so. Each side is restricted to a maximum of 10 minutes, or time may be waived at the discretion of the presiding official. If questions are raised, we may ask the applicant to speak again.
 10. After the **Chairperson** closes the public hearing for each public hearing case, I will call for a motion and a second, and the Board members will have any necessary discussion. If the case is not deferred, the Board members will vote to recommend its approval, approval with conditions, or denial. This Planning Commission is only a recommending body.
 11. Each public hearing case will later be presented for consideration to the Stockbridge Mayor and City Council at their regular meeting on **Monday, April 13, 2026**. At that meeting, a final vote will be taken on each case, unless it is deferred, and that vote will become law.
-

[II. INVOCATION]

We will now have the invocation. Who wants to give the invocation? [A board member responds.] Would everyone please stand for the invocation? [The invocation is given.]

[III. PLEDGE OF ALLEGIANCE]

We will now have the pledge of allegiance. Would everyone please remain standing and join in the pledge of allegiance? [The pledge of allegiance is done in unison.]

[IV. ROLL CALL]

We will now have the roll call. Ms. Logan, would you please call the roll? [Ms. Logan calls the roll and then announces whether a quorum of members is present.]

[V. WELCOME TO NEW BOARD MEMBERS AND STAFF INTRODUCTIONS]

Now, I want to formally introduce and welcome the other members of the Planning Commission, who are all new to the Board this year. They are: Ms. Sharonda Gardner from Council District 2; Ms. Lisa Glenn, an At-Large member who was appointed by Mayor Jayden Williams; Ms. Meeka Douglas from Council District 4; and Mr. Darryl Thomspen from Council District 3. Welcome, new Board members! Would any of you like to say a few words?

[The Board members might or might not speak.] Okay; thank you. Now, I want to introduce the Staff Members. They are: Mr. Ryan Anderson, who is the Community Development Director for the City of Stockbridge; Ms. Valerie Ross, who is the City's Zoning Attorney; Ms. Veronica Green, the Chief Planner; Ms. Linda Logan, a Senior Planner and the Planning Commission Secretary; Mr. Gordon Linton, a Senior Planner; and Mr. Jarvis Richardson, the Planning Intern.

[VI. ADOPTION OF THE AGENDA]

We now need to adopt the agenda for tonight's meeting. Do I have a motion to adopt the agenda, or to make any changes? [A board member makes a motion.] Do I have a second to that motion? [Another board member seconds the motion.] May I have a vote on that motion? [A vote is taken.] Okay, we have [adopted the agenda / made revisions to the agenda.]

[VII. ADOPTION OF THE MINUTES:]

The first item on tonight's agenda is the approval of the Summary Minutes for the December 2, 2025 Planning Commission meeting. This is a summary of the proceedings of the last Planning Commission meeting, and the actions that were taken by the Board members. The Minutes were prepared by the Planning Commission Secretary. You should all have received a copy of the Summary Minutes for your review. Do I have a motion to adopt the Minutes? [A board member makes a motion.] Do I have a second to the motion? [Another board member seconds the motion.] The Board will now vote on the adoption of the Minutes. [Wait for the vote to take

place.] The Minutes are now [adopted / adopted with a correction / deferred for a correction or for additional information].

VIII. ELECTION OF OFFICERS]

The next item on tonight's agenda is the Election of Officers. We will need to elect a Chairperson and a Vice-Chairperson from this Board. The Chairperson conducts the Planning Commission meetings but does not vote, unless there is a tie vote. The Vice-Chairperson serves as Chairperson in the Chairperson's absence. Do I have a motion to nominate a Chairperson? [A board member makes a motion.] Do I have a second to that motion? [Another board member seconds the motion.] Does the nominated member accept the nomination? [The nominated member speaks.] May I have a vote on that motion? [A vote is taken.] Okay, we have approved the motion and we have now elected [name of Board member] to be the Chairperson of the Stockbridge Planning Commission for the remainder of this year, 2026. We now need to elect a Vice-Chairperson. Do I have a motion to nominate a Vice-Chairperson? [A board member makes a motion.] Do I have a second to that motion? [Another board member seconds the motion.] Does the nominated member accept the nomination? [The nominated member speaks.] May I have a vote on that motion? [A vote is taken.] Okay, we have approved the motion and we have now elected [name of Board member] to be the Vice-Chairperson of the Stockbridge Planning Commission for the remainder of this year, 2026. Congratulations to you both!

**[IX. TRAINING FOR PLANNING COMMISSION BOARD MEMBERS:
PART 1—THE PLANNING COMMISSION]**

**[X. TRAINING FOR PLANNING COMMISSION BOARD MEMBERS:
PART 2—MEETING PROCEDURES]**

**[XI. TRAINING FOR PLANNING COMMISSION BOARD MEMBERS:
PART 3—ITEM RECOMMENDATIONS: COMPREHENSIVE PLAN,
UNIFIED DEVELOPMENT CODE, AND ZONING PROCESSES]**

We now come to the next three items on tonight's agenda, which all consist of training for the Planning Commission board members. The Staff has compiled a three-part, in-house training program to assist us, especially since most of us here are new board members, in carrying out our duties as we serve on the Board. In April, some of you will be attending a formal training program for planning commissioners, which will be conducted by the University of Georgia.

Tonight's in-house training will consist of three parts:

- ~ Part 1—The Planning Commission. This part of the training will be an education about the Planning Commission's purpose, role, composition, and duties, as are described in the Planning Commission Bylaws.
- ~ Part 2—Meeting Procedures. This part of the training will be a description of how the Planning Commission meeting should operate, including following the guide of the Robert's Rules and Procedures.

~ Part 3—Item Recommendations: Comprehensive Plan, Unified Development Code, and Zoning Processes. This part of the training will be an education on the City of Stockbridge’s Comprehensive Plan, Unified Development Code (UDC), and the zoning process; and factors to consider in voting on proposed zoning and other cases.

The Staff has prepared a PowerPoint presentation to use for this training. The Staff may now begin the training. [\[A staff member begins the training.\]](#)

[\[XII. VARIANCE CASE #VR-2026-01\]](#)

Next, we have one zoning case to discuss tonight. It is Variance Case #VR-2026-01. I will read the case into the record. After that, we will have a presentation of this case from the Staff and a public hearing. Then the Board will discuss and vote on the case. [\[Read case into the record.\]](#)

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.

The Staff will now give its presentation for VR-2026-01. [\[Staff makes a](#)

presentation.]

Are there any questions from the Board? [The Board members speak, and the Staff members might respond.]

Would the applicant like to speak or make a presentation? [The applicant speaks.]

I will now open the public hearing for this case. [The public hearing is opened.]

Is there anyone here who would like to speak in favor of VR-2026-01, ask questions, or make other comments? Please come forward and tell us your name and address. [Individuals come to the podium to speak after signing their names and addresses on the clipboard.]

Is there anyone here who would like to speak other than in favor of this case? Please come forward and tell us your name and address. [Individuals come to the podium to speak after signing their names and addresses on the clipboard.]

Does anyone else wish to speak about this case? If not, I am now closing the public hearing. [The public hearing is closed.]

The Board will now vote on VR-2026-01. Do I have a motion regarding

Variance Case #VR-2026-01? [A board member makes a motion.] Is there a second? [Another board member seconds the motion.] Is there any

discussion? [Board members speak.] All in favor of the motion signify by saying aye. [Board members speak.] All opposed? [Board members speak.] The motion passes and this case is approved / denied / deferred.

[XIII. PROJECT UPDATES:]

The next item on tonight's agenda is Project Updates. Do we have any project updates from the Staff? [The Staff will respond.]

[XIV. STAFF COMMENTS:]

The next item is Staff Comments. Do we have any Staff Comments? [The Staff will respond.]

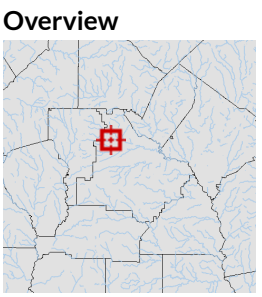
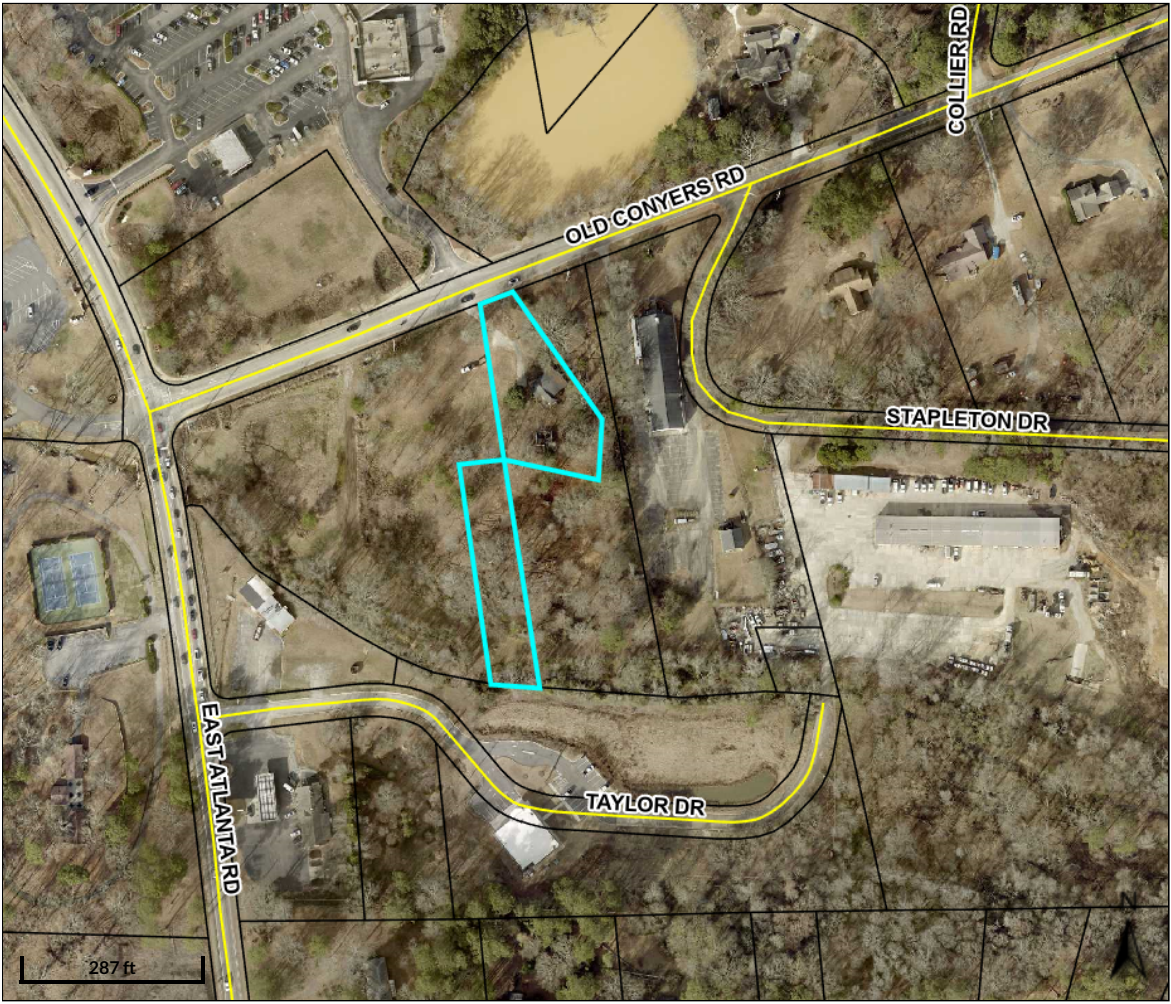
[XV. BOARD COMMENTS:]

The next item is Board Comments. Do any Board members have any comments to make? [The Board members will respond, then the Chairperson may make any additional comments.]

[ADJOURNMENT:]

The next, and last, item on tonight's agenda is Adjournment. Do I have a

motion from a Board member to adjourn tonight's meeting? [A Board member makes a motion.] Do I have a second to the motion? [Another Board member seconds the motion.] The Board will now vote on the adjournment. [Wait for the vote to take place.] The vote was _____ in favor of adjourning the meeting. The meeting therefore is hereby adjourned, and it is now _____ [time] p.m.



Legend
 □ Parcels
 — Roads

Parcel ID	S24-01017000	Class	R	Owner	SOLUTIONS DEVELOPMENT LLC	Land Value:	\$18900				
Property Address	111 OLD CONYERS RD	Acres	1.28	Address	131 PINE DR STOCKBRIDGE GA 30281	Building Value:	\$0	Last 2 Sales			
District	City/Stockbridge					Misc Value:	\$0	Date	Price	Reason	Qual
						Total Value:	\$18900	3/14/2019	\$0	QUITCLAIM	U
								12/26/2018	\$62,000	MULTI PARCEL	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: 12/5/2023
 Last Data Uploaded: 12/5/2023 1:46:39 AM

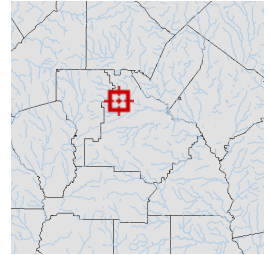




Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01017000	Class	Residential	Owner	SOLUTIONS DEVELOPMENT LLC	Land Value:	\$88,300								
Property Address	111 OLD CONYERS RD	Acreage	6.71	Address	131 PINE DR	Building Value:	\$35,400	Last 2 Sales							
District	TAD combo City/Stockbridge SSD-TAD combo				STOCKBRIDGE, GA 30281	Misc Value:	\$0	Date	3/14/2019	Price	\$0	Reason	VM	Qual	U
						Total Value:	\$123,700	Date	12/26/2018	Price	\$62,000	Reason	XZ	Qual	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: 5/29/2026

Last Data Uploaded: 5/29/2026 3:16:30 AM

Developed by **SCHNEIDER**
GEOSPATIAL

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

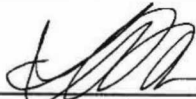
Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No xx

If **Yes**, 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 28th day of April, 2026

Steve Moore
~~Applicant's~~ Name - Printed
 Agent

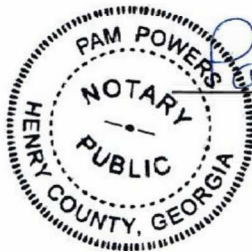


 Signature of Applicant/Property Owner/Agent

 Applicant's Attorney, if applicable - Printed

 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28th day of April, 2026



Pam Powers

 Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

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 XX

If Yes, 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 27th day of April, 2026

Marlon Burton
Applicant's Name (Printed)

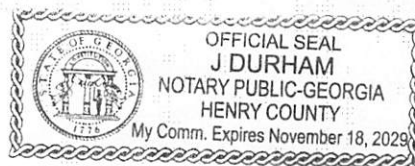
Mark Y. Box
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27 day of April 2026

[Signature]
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.

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 X

If Yes, 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 24th day of April, 2020

James Turner, member
Applicant's Name - Printed

James Turner Member
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 24 day of April 2020

Charles Smith
Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a variance.



DRYN HOUSE
LUXURY APARTMENTS

DRYN HOUSE

DRYN HOUSE

**LEGAL DESCRIPTION
OLD CONYERS ROAD
PARCEL ID: S24-01017000**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 68 OF THE 12TH DISTRICT, CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, AS SHOWN ON A BOUNDARY SURVEY PERFORMED BY SOLUTIONS DEVELOPMENT, LLC, DATED APRIL 21, 2026, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN UNDERGROUND BOX FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF OLD CONYERS ROAD (80' R/W) AND THE EASTERN RIGHT-OF-WAY LINE OF EAST ATLANTA ROAD (80' R/W), SAID BOX BEING THE **POINT OF BEGINNING**; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY LINE AND ALONG SAID NORTHERN RIGHT-OF-WAY LINE THE FOLLOWING COURSE AND DISTANCE: N 69° 09' 21" E, A DISTANCE OF 674.00 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE S 08° 46' 28" E, A DISTANCE OF 617.44 FEET TO A 1/2" REBAR FOUND; THENCE ALONG THE TIE LINE OF BUSH CREEK THE FOLLOWING COURSES AND DISTANCES: N 85° 09' 25" W, A DISTANCE OF 335.39 FEET TO A 1/2" REBAR FOUND; THENCE N 58° 22' 27" W, A DISTANCE OF 355.35 FEET TO A 1/2" REBAR FOUND; THENCE N 38° 03' 41" W, A DISTANCE OF 120.98 FEET TO A 1/2" REBAR FOUND ON THE EASTERN RIGHT-OF-WAY LINE OF EAST ATLANTA ROAD (80' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE N 11° 52' 49" W, A DISTANCE OF 61.81 FEET TO AN UNDERGROUND BOX FOUND, SAID BOX BEING THE **TRUE POINT OF BEGINNING**.

DESCRIBED TRACT OF LAND CONTAINING 6.25 ACRES (272,193 SQ. FT.).

THE REMAINING PORTION OF THE ABOVE-DESCRIBED TRACT LYING OUTSIDE THE BUSH CREEK TIE LINE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN UNDERGROUND BOX FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF OLD CONYERS ROAD (80' R/W) AND THE EASTERN RIGHT-OF-WAY LINE OF EAST ATLANTA ROAD (80' R/W); THENCE LEAVING SAID NORTHERN RIGHT-OF-WAY LINE AND ALONG SAID EASTERN RIGHT-OF-WAY LINE S 11° 52' 49" E, A DISTANCE OF 61.81 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE **POINT OF BEGINNING**; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE BUSH CREEK TIE LINE THE FOLLOWING COURSES AND DISTANCES: S 38° 03' 41" E, A DISTANCE OF 120.97 FEET TO A 1/2" REBAR FOUND; THENCE S 58° 22' 27" E, A DISTANCE OF 355.35 FEET TO A 1/2" REBAR FOUND; THENCE S 85° 09' 25" E, A DISTANCE OF 335.39 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID BUSH CREEK TIE LINE S 08° 46' 28" E, A DISTANCE OF 31.60 FEET TO A POINT ON THE CENTERLINE OF BUSH CREEK; THENCE ALONG SAID CENTERLINE OF BUSH CREEK THE FOLLOWING COURSES AND DISTANCES: N 79° 16' 36" W, A DISTANCE OF 11.81 FEET TO A POINT; THENCE N 62° 54' 29" W, A DISTANCE OF 21.88 FEET TO A POINT; THENCE S 81° 51' 10" W, A DISTANCE OF 17.94 FEET TO A POINT; THENCE S 71° 48' 00" W, A DISTANCE OF 16.43 FEET TO A POINT; THENCE N 80° 06' 07" W, A DISTANCE OF 14.17 FEET TO A POINT; THENCE N 70° 31' 29" W, A DISTANCE OF 43.11 FEET TO A POINT; THENCE N 78° 40' 15" W, A DISTANCE OF 51.36 FEET TO A POINT; THENCE N 87° 18' 10" W, A DISTANCE OF 13.39 FEET TO A POINT; THENCE S 83° 58' 25" W, A DISTANCE OF 32.70 FEET TO A POINT; THENCE S 89° 51' 20" W, A DISTANCE OF 10.78 FEET TO A POINT; THENCE S 81° 51' 34" W, A DISTANCE OF 24.97 FEET TO A POINT; THENCE S 72° 43' 05" W, A DISTANCE OF 21.10 FEET TO A

POINT; THENCE S 87° 56' 47" W, A DISTANCE OF 16.76 FEET TO A POINT; THENCE N 78° 57' 43" W, A DISTANCE OF 25.80 FEET TO A POINT; THENCE N 74° 33' 34" W, A DISTANCE OF 34.89 FEET TO A POINT; THENCE N 70° 47' 50" W, A DISTANCE OF 20.92 FEET TO A POINT; THENCE N 59° 22' 32" W, A DISTANCE OF 22.74 FEET TO A POINT; THENCE N 38° 40' 45" W, A DISTANCE OF 32.58 FEET TO A POINT; THENCE N 49° 07' 38" W, A DISTANCE OF 11.44 FEET TO A POINT; THENCE N 57° 47' 44" W, A DISTANCE OF 11.98 FEET TO A POINT; THENCE N 73° 47' 32" W, A DISTANCE OF 14.89 FEET TO A POINT; THENCE N 64° 11' 24" W, A DISTANCE OF 15.14 FEET TO A POINT; THENCE N 55° 15' 43" W, A DISTANCE OF 35.73 FEET TO A POINT; THENCE N 71° 41' 52" W, A DISTANCE OF 15.01 FEET TO A POINT; THENCE N 64° 48' 38" W, A DISTANCE OF 62.38 FEET TO A POINT; THENCE N 79° 27' 13" W, A DISTANCE OF 21.10 FEET TO A POINT; THENCE N 67° 36' 41" W, A DISTANCE OF 13.71 FEET TO A POINT; THENCE N 51° 45' 09" W, A DISTANCE OF 16.63 FEET TO A POINT; THENCE N 34° 38' 42" W, A DISTANCE OF 38.87 FEET TO A POINT; THENCE N 46° 50' 21" W, A DISTANCE OF 20.54 FEET TO A POINT; THENCE N 42° 49' 28" W, A DISTANCE OF 21.18 FEET TO A POINT; THENCE N 36° 07' 55" W, A DISTANCE OF 18.67 FEET TO A POINT; THENCE N 32° 57' 32" W, A DISTANCE OF 35.28 FEET TO A POINT; THENCE N 35° 01' 47" W, A DISTANCE OF 8.75 FEET TO A POINT; THENCE N 49° 06' 09" W, A DISTANCE OF 11.13 FEET TO A POINT; THENCE N 61° 07' 21" W, A DISTANCE OF 10.37 FEET TO A POINT; THENCE N 49° 28' 24" W, A DISTANCE OF 5.15 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF EAST ATLANTA ROAD (80' R/W); THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE N 11° 52' 49" W, A DISTANCE OF 41.05 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE **TRUE POINT OF BEGINNING**.

DESCRIBED TRACT OF LAND CONTAINING 0.46 ACRES (20,252 SQ. FT.).



LAND USE PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
CONSTRUCTION ADMINISTRATION
DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

April 28, 2026

City of Stockbridge,
Planning & Zoning, Community Development
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: 111 Old Conyers Road – Henry County
Parcel ID# S24-01017000
Letter of Intent - Request for Major Modification

To whom it may concern,

On behalf of the property owner, this letter is submitted in support of a Major Modification Application for the property located at 111 Old Conyers Road (Parcel No. S24-01017000), consisting of approximately 6.71 acres and currently zoned PUD.

The applicant is proposing a mixed-use development consisting of a multi-family residential component integrated with ground-floor retail. The proposed development includes a six-story building with approximately 15,000 square feet of retail/commercial space and approximately 201,000 square feet of residential area, totaling 200 dwelling units.

The site plan also incorporates structured and surface parking, as well as associated amenities including open space, a rooftop pool, dog park, playground, and passive recreation areas. As part of this Major Modification request, the following revisions to the previously approved plan are being requested:

- An increase in the maximum number of residential units from 160 units to 200 units
- An increase in the maximum building height from four (4) stories to six (6) stories
- A modification to the parking requirements to allow 1 space per one-bedroom/studio unit and 1.25 spaces per two-bedroom unit

The proposed plan maintains the overall intent of the previously approved PUD while enhancing the site with a vertically integrated mixed-use product that promotes efficient land use, walkability, and a higher-quality development pattern along the corridor. The inclusion of structured parking and consolidated building footprint allows for the preservation of open space and the incorporation of meaningful amenity areas for residents.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Stephen D. Moore

Moore Bass Consulting, Inc.

**STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE**

ORDINANCE NO. OR24-567

AN ORDINANCE TO APPROVE A COMPREHENSIVE PLAN AMENDMENT, CASE #CP-2024-02 TO THE CITY OF STOCKBRIDGE UNIFIED DEVELOPMENT CODE SECTION 9.2.7 TO CHANGE THE FUTURE LAND USE DESIGNATION AT 111 OLD CONYERS ROAD FROM LOW-DENSITY RESIDENTIAL TO SPECIAL PURPOSE TO ALLOW FOR CONSTRUCTION OF A MIXED-USE COMMERCIAL/RESIDENTIAL DEVELOPMENT

WHEREAS, The City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; and,

WHEREAS, Charlie Hightower, First National Land Trust, seeks to amend the Comprehensive Plan under CP 2024-02, to change the future land use designation at the 6.71+ acres site, 111 Old Conyers Road, from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development as detailed in Exhibit A; and,

WHEREAS, the subject property is presently vacant and undeveloped, with a proposed plan to build 200 residential units with commercial spaces on the ground floor; and,

WHEREAS, the subject property is part of the TAD (Tax Allocation District)--a district designed to attract quality development in underutilized and/or distressed redevelopment areas; and,

WHEREAS, the surrounding land use designations reflect a range of uses including: LDMU (low-density mixed use), low-density residential, PI (public institutional), and PRC (park/recreation/conservation); and,

WHEREAS, the current surrounding land use densities range from 1.5 units per acre to 16.36 units per acre; and,

WHEREAS, the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is for special, innovative projects which may include anything from different model residential, to larger mixed use or commercial development (pg. 51); and,

WHEREAS, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District; and the proposed mixed-use development is consistent with the policy goals within the 2024 Comprehensive Plan (pgs. 42-44); and,

WHEREAS, the applicant has submitted three variances for the subject property (VR-2024-01) to:

- a) Reduce the parking requirements according to the number of bedrooms per apartment unit;
- b) 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%;
- c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

WHEREAS, the Stockbridge City Council, along with the Planning and Zoning Staff have considered and approved the applicant's request;

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

SECTION 1. Approval of Comprehensive Plan Amendment CP-2024-02 - The City Council has considered and approves the Comprehensive Plan Amendment application of Charlie Hightower, First National Land Trust, to amend UDC Section 9.2.7 changing the future land use designation of 6.71+ acres at 111 Old Conyers Road from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development.

SECTION 2. 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 3. Repeal of Conflicting Provisions - All City Ordinances inconsistent with this Ordinance are hereby repealed.

SECTION 4. 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 5. 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 6. 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.


Be it ordained by the City Council of the City of Stockbridge:

SO ORDAINED this 8th day of July 2024

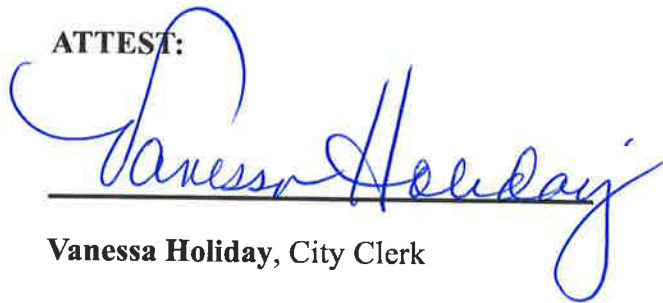
[SIGNATURES ON THE FOLLOWING PAGE]

SO BE IT ORDAINED this 8th day of July 2024.

CITY OF STOCKBRIDGE, GEORGIA




Anthony S. Ford, Mayor

ATTEST:


Vanessa Holiday, City Clerk

APPROVED AS TO FORM:



Quinton G. Washington, City Attorney



TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #CP-2024-02 For 111 Old Conyers Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Charlie Hightower of First National Land Trust to change the future land use designation from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road. The property is 6.71 +/- total acres.

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent	Charlie Hightower

Owner	Solutions Development, LLC.
City Land Use Designation	Low-Density Residential
City Land Use Zoning	'SR' (Suburban Residential)
Number of Proposed Units Per Acre	29.80 units per acre
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast	Low Density Mixed Use
Property to the South	Downtown Food mart (Convenience store) Korner Store (Convenience store) Stockbridge Public Works Department	Low Density Residential
Property to the East	God First Breakthrough Ministries	Public Institutional
Property to the West	Cochran Park	Park/Recreation/Conservation

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Spanish Village Subdivision	28	1.5 units per acre
HH Duvall Subdivision	16	1 units per acre
Diamante Townhomes	200	7 units per acre
DR Horton Townhomes	165	6.62 units per acre
135 East Townhomes	27	16.36 units per acre
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre
111 Old Conyers Road	200	29.80 units per acre

III. Findings of Fact

1. The applicant has requested to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).
2. The applicant submitted three variances (VR-2024-01) on the subject property which are as follows:
 - a) 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.

- b) 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%.
 - c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.
3. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
4. The subject property is a part of the TAD (Tax Allocation District) a district that is designed to attract quality development to an underutilized or distressed redevelopment area.

N **Vicinity Map of 111 Old Conyers Road**

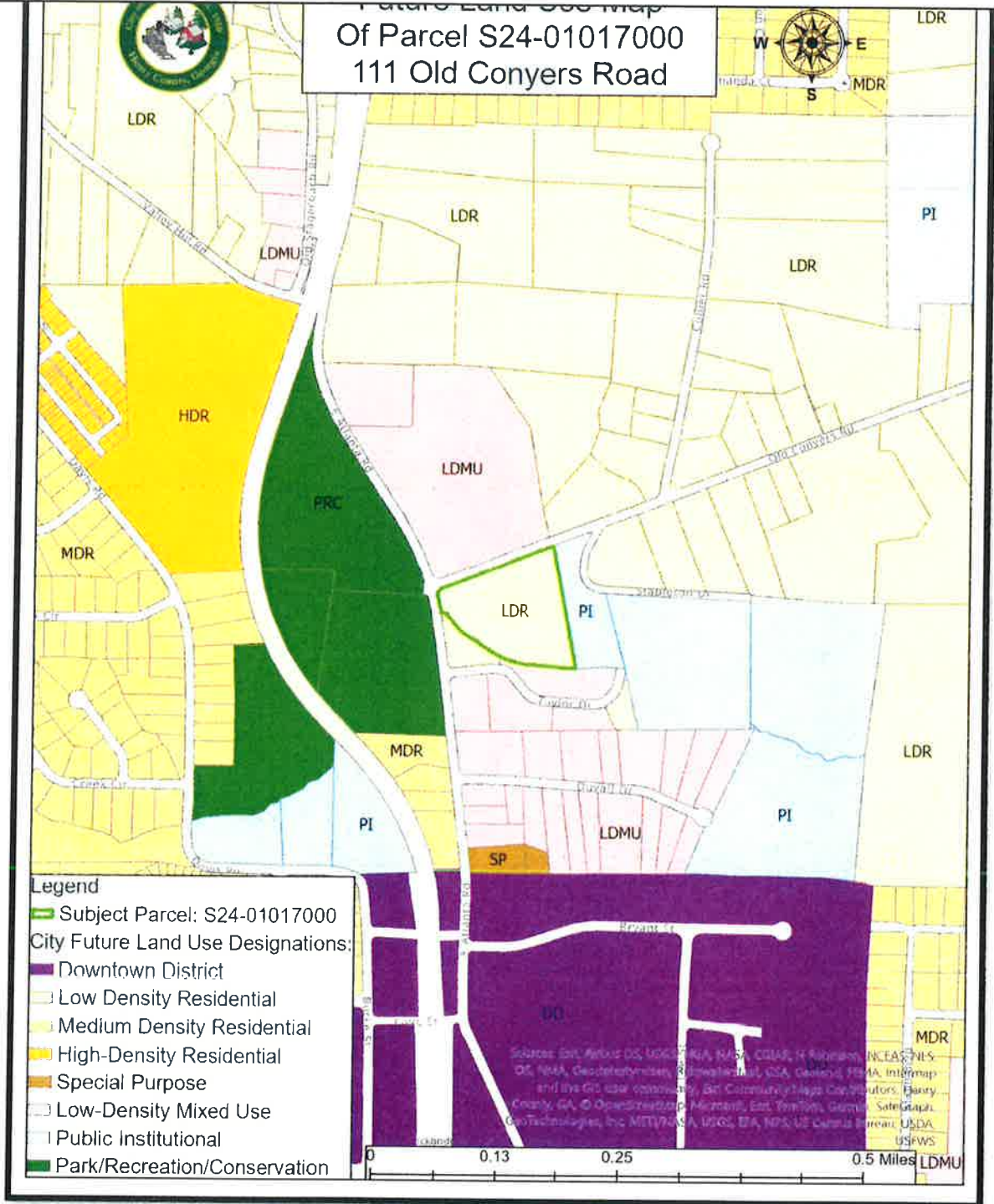




Aerial Photo of 111 Old Conyers Road

Future Land Use Map of 111 Old Conyers Road

Proposed Future Land Use Plan Updates for LCI Study on 111 Old Conyers Road



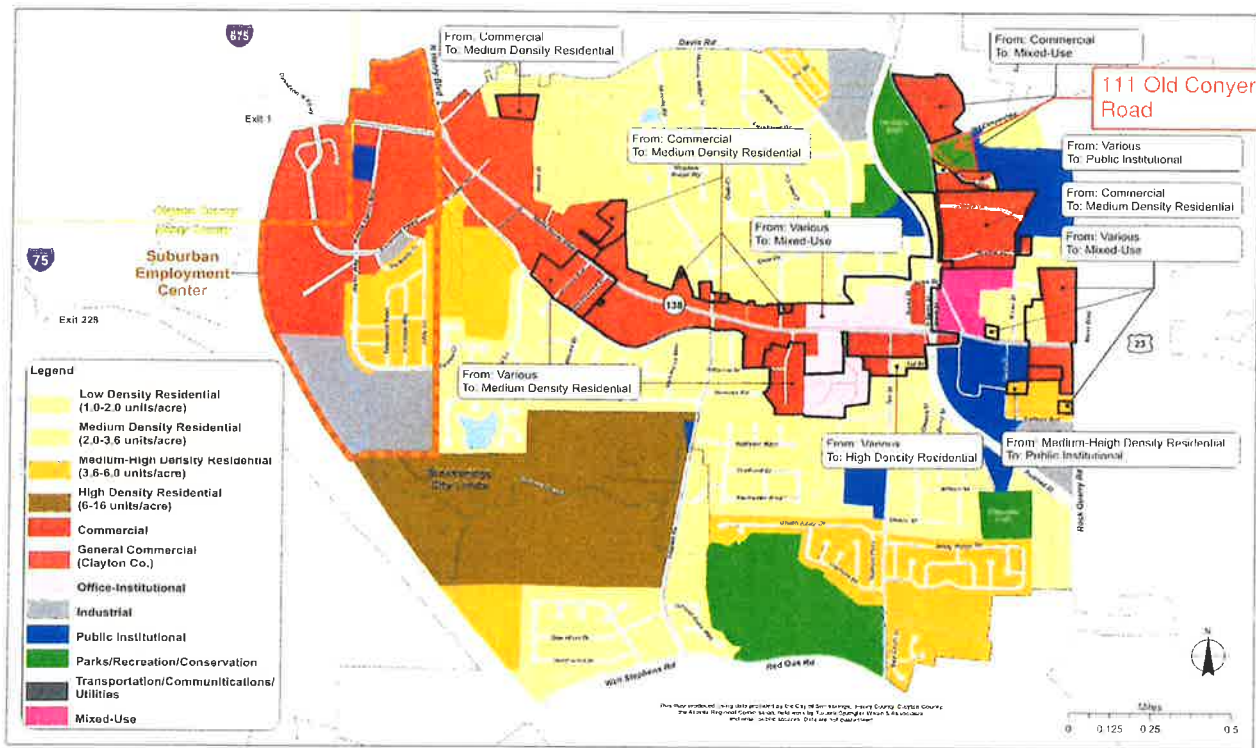
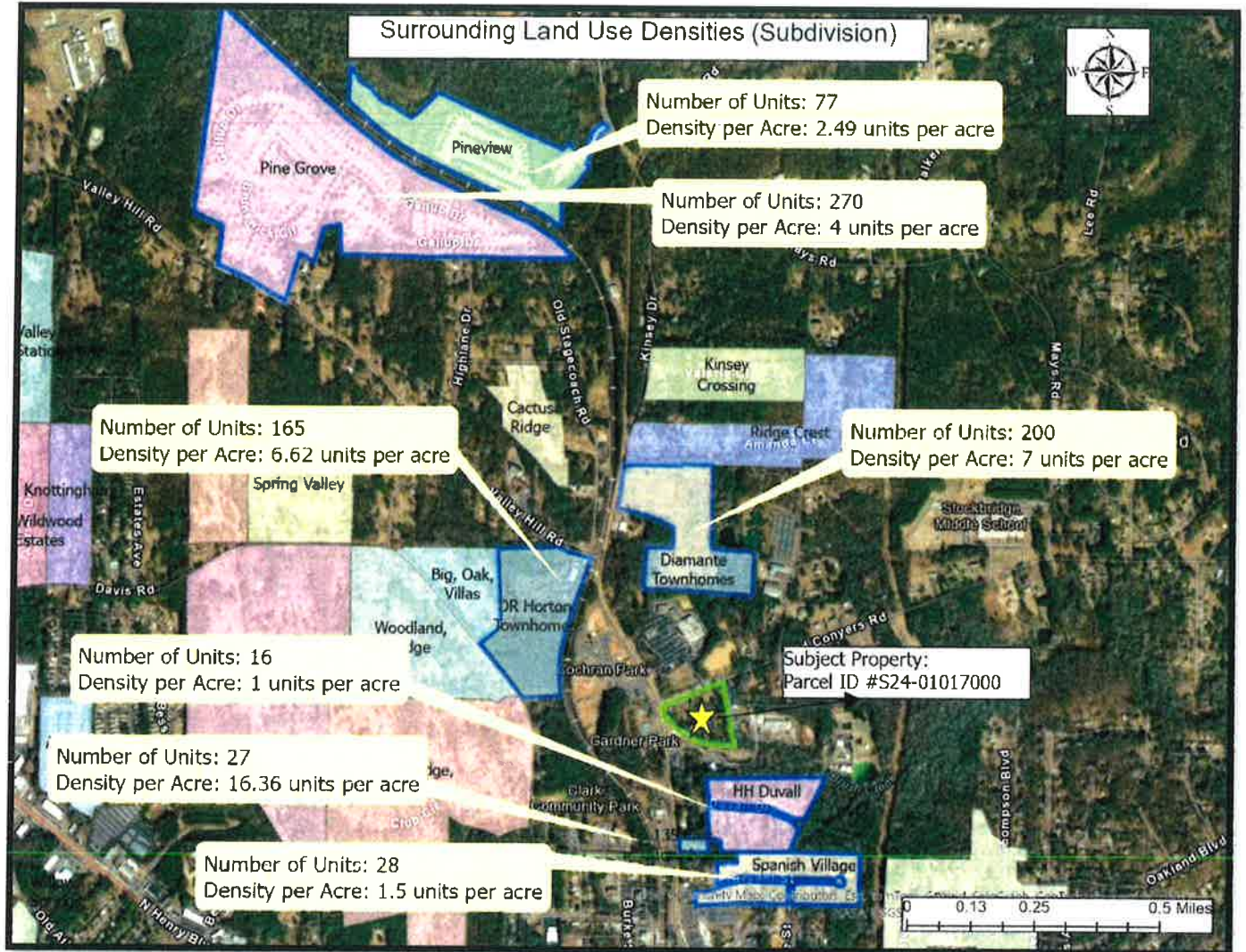


Figure 5.2:
Proposed
Future Land
Use Plan
Updates

July 9, 2012

Surrounding Land Use Density Map for 111 Old Conyers Road



Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

Currently, the subject property has a current future land use designation of Low-Density Residential. However, due to the high proposed density of 29.80 units per acre, the applicant has requested to change the future land use designation from Low-Density Residential to Special Purpose.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.7**):

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Special Purpose is for properties with 16.01-24 units per acre. This proposed mixed-used development has a density of 29.80 units per acre.

Page 51 of the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is intended for special, innovative projects which could include anything from different model residential, to larger mixed use or commercial development. In addition, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District. The proposed mixed-used development is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44.

Community Goals and Policies (page 42-44)	To provide a variety of housing choices to suit the changing needs and lifestyles of City residents. (Housing Goal)
	To provide additional housing in the downtown core. (Housing Goal)
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing 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)
	Encourage mixed-use development to promote a live, work, play concept. (Future Land Use Policy)
	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)

	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. (Economic Development Goal)
--	---

2. Relation to the Zoning of the Property.

In addition to the requested future land use designation, the applicant is requesting to rezone the subject properties from SR (Suburban Residential) to PUD (Planned Unit Development). Page 45 of the 2024 Comprehensive Plan identifies the requested PUD (Planned Unit Development) as being compatible with any future land use designation including the requested Special Purpose land use designation.

Mixed-Use developments are not allowed in the SR zoning district; however, they are allowed in the requested PUD (Planned Unit Development) zoning district.

3. Suitability of the Site's Location.

The proposed mixed-use development seems to have a strategic location that offers several advantages:

- **Proximity to key locations:** Being within 0.7 miles of both the Stockbridge Amphitheater and the downtown area is beneficial for residents who may be interested in cultural events, dining, and shopping.
- **Accessibility:** The closeness to Cochran Park and the Publix Shopping Center supports the idea of a walkable community, which is desirable. The proposed mixed-use development would encourage residents to walk rather than drive, which can reduce traffic congestion and promote a healthier lifestyle.
- **Enhanced livability:** The adjacency to recreational and shopping amenities can significantly enhance the quality of life for the residents, providing convenience and leisure activities within a short distance.

Overall, the site's location appears to be well-suited for a mixed-use development, aligning with the principles of smart growth and sustainable development.

4. Maintaining the Current Land Use Designation.

The proximity of diverse amenities such as a retail shopping center, a church, and a park indeed supports the request for a Special Land Use Future Land Use designation for the proposed mixed-use development.

The proximity to these amenities is beneficial for several reasons. First, the adjacent Publix Shopping Center would provide convenient access to shopping and services for future residents. In addition, the proposed mixed-use development is adjacent to Cochran Park which would add recreational space and would promote a healthy lifestyle and providing

CP-2024-02 For 111 Old Conyers Road

an aesthetic benefit to the vicinity of the area.

IV. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2024-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of RZ-2024-02 to change the zoning district from SR (Suburban Residential) to PUD (Planned Unit Development), and with the requested variance of VR-2024-01. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

**STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE**

REZONING ORDINANCE NO.

RZ-2024-02

**A REZONING ORDINANCE APPROVING REZONING CASE
RZ-2024-02 WITH CONDITIONS**

WHEREAS, The City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; 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 applicant Charlie Hightower, First National Land Trust, seeks Council consideration of a request to rezone certain property located at 111 Old Conyers Road from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development), to allow for construction of a mixed-use commercial/residential development as detailed in Exhibit A; and,

WHEREAS, the applicant simultaneously submitted two other applications to the City of Stockbridge ("City"):

1. Comprehensive Plan Amendment (CP-2024-02) – to request to change the future land use designation at 111 Old Conyers Road from Low-Density Residential to Special Purpose; and,
2. Variance (VR-2024-01) to:
 - a) Reduce the parking requirements according to the number of bedrooms per apartment unit;
 - b) Modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ration of 75%/25% to a proposed ratio of 87.5%/12.5%;
 - c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

WHEREAS, the current use of the subject property is vacant and undeveloped; and,

WHEREAS, the subject property is part of the TAD (Tax Allocation District) --a district designed to attract quality development in underutilized and/or distressed redevelopment areas; and,

WHEREAS, the City's Livable Centers Initiative (LCI Study) show that the location of the subject property is within the Growth Center of the Downtown Area of Stockbridge, in close proximity to key Downtown landmarks including the Amphitheater and Clark Park; and,

WHEREAS, the surrounding land use designations reflect a range of uses including: LDMU (low-density mixed use), low-density residential, PI (public institutional), and PRC (park/recreation/conservation); and,

WHEREAS, the current surrounding land use densities range from 1.5 units per acre to 16.36 units per acre; and,

WHEREAS, the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is for special, innovative projects which may include anything from different model residential, to larger mixed use or commercial development (pg. 51); and,

WHEREAS, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District; and the proposed mixed-used development is consistent with the policy goals within the 2024 Comprehensive Plan (pgs. 42-44); and,

WHEREAS, the Stockbridge City Council and the Planning Commission have considered the following standards with any proposals that would cause change to the text or map of the Unified Development Code (UDC), giving due weight or priority to those factors that are appropriate to the circumstances of each proposal including:

1. Consistency with the Comprehensive Plan;
2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with consideration to whether the proposed change will help carry out the purposes of the City's Zoning Code;
3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community;
4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property;
5. The impact upon adjacent property owners should the request be granted;
6. The potential impact of the rezoning on City infrastructure including water and sewage system;
7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes;

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan; and
9. The ability of the subject land to be developed as it is presently zoned.

WHEREAS, based upon studies and research presented assessing these standards as detailed in Exhibit A, the Stockbridge City Council and the Planning Commission recommend approval of the applicant's request for Rezoning under the City of Stockbridge UDC Section 9.2.1(C) with conditions.

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

SECTION 1. Approval of Rezoning Case RZ-2024-02 with Conditions.

The City Council hereby has considered and approved the Rezoning application of Charlie Hightower, First National Land Trust, to change the future land use designation of 111 Old Conyers Road from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development, with conditions that:

1. The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum density allowed by the requested Special Purpose Future land use designation which is 24 units per acre.
2. Flock cameras will be located at the entrance of the mixed-use development.
3. On the eastern side of the subject property, the 25-foot land strip shall be extended past the pool area found in the conceptual site plan.
4. The front facade of the residential building shall comprise not less than 50% of the combined materials such as brick, stone, or stucco or a combination of brick and stone. The remaining 20% may consist of stucco, shake, and/or cement fiberboard siding.
5. The side and rear façade of the residential building shall consist of any combination of primary materials including brick, stone and secondary materials including stucco, shake, and/or cement fiberboard but not to exceed 30% of the entire building.
6. The colors should consist of a cohesive, complementary palette. Limited use of the accent color is permitted as long as they are not bright or not fluorescent and compliment the overall palette of the material.
7. The proposed mixed-used development shall not exceed four stories.

SECTION 2. Severability - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, which shall not affect the remaining portions of this Resolution.

SECTION 3. Repeal of Conflicting Provisions - All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. 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 5. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 6. 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 RESOLVED this 8th day of July 2024

[SIGNATURES ON THE FOLLOWING PAGE]

SO BE IT ORDAINED this 8th day of July, 2024.

CITY OF STOCKBRIDGE, GEORGIA

Anthony S. Ford

Anthony S. Ford, Mayor

ATTEST:

Vanessa Holiday

Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

Quinton G. Washington

Quinton G. Washington, City Attorney



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #RZ-2024-02 For 111 Old Conyers Road

I. PURPOSE

Consider a rezoning request by Charlie Hightower of First National Land Trust to rezone certain property located at 111 Old Conyers Road from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed-use development, that will include both commercial and residential uses.

The applicant also simultaneously submitted two other applications to the City of Stockbridge as are listed below:

- **Comprehensive Plan Amendment (CP-2024-02)** – The applicant requests to change the future land use designation from Low-Density Residential to Special Purpose.
- **Variance (VR-2024-01)** – The applicant submitted three variances on the subject property which are as follows:
 1. 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.
 2. 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%.

3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site. At least 3 acres of the property is in the Brush Creek

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center	C-2 (General Commercial District)
	Stockbridge Lakes Bed & Breakfast	C-3 (Heavy Commercial District)
Property to the South	Downtown Food mart (Convenience store)	C-2 (General Commercial District)
	Korner Store (Convenience store)	C-2 (General Commercial District)
	Stockbridge Public Works Department	C-2 (General Commercial District)

Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant has requested a Comprehensive Plan Amendment (CP-2024-02) to change the future land use designation from Low-Density Residential to Special Purpose.
2. The applicant submitted three variances (VR-2024-01) on the subject property which are as follows:
 - a) 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.
 - b) 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%.
 - c) Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.
3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.
6. The subject property is a part of the TAD (Tax Allocation District) a district that is designed to attract quality development to an underutilized or distressed redevelopment area.

IV. Maps, Site Plan, and Renderings

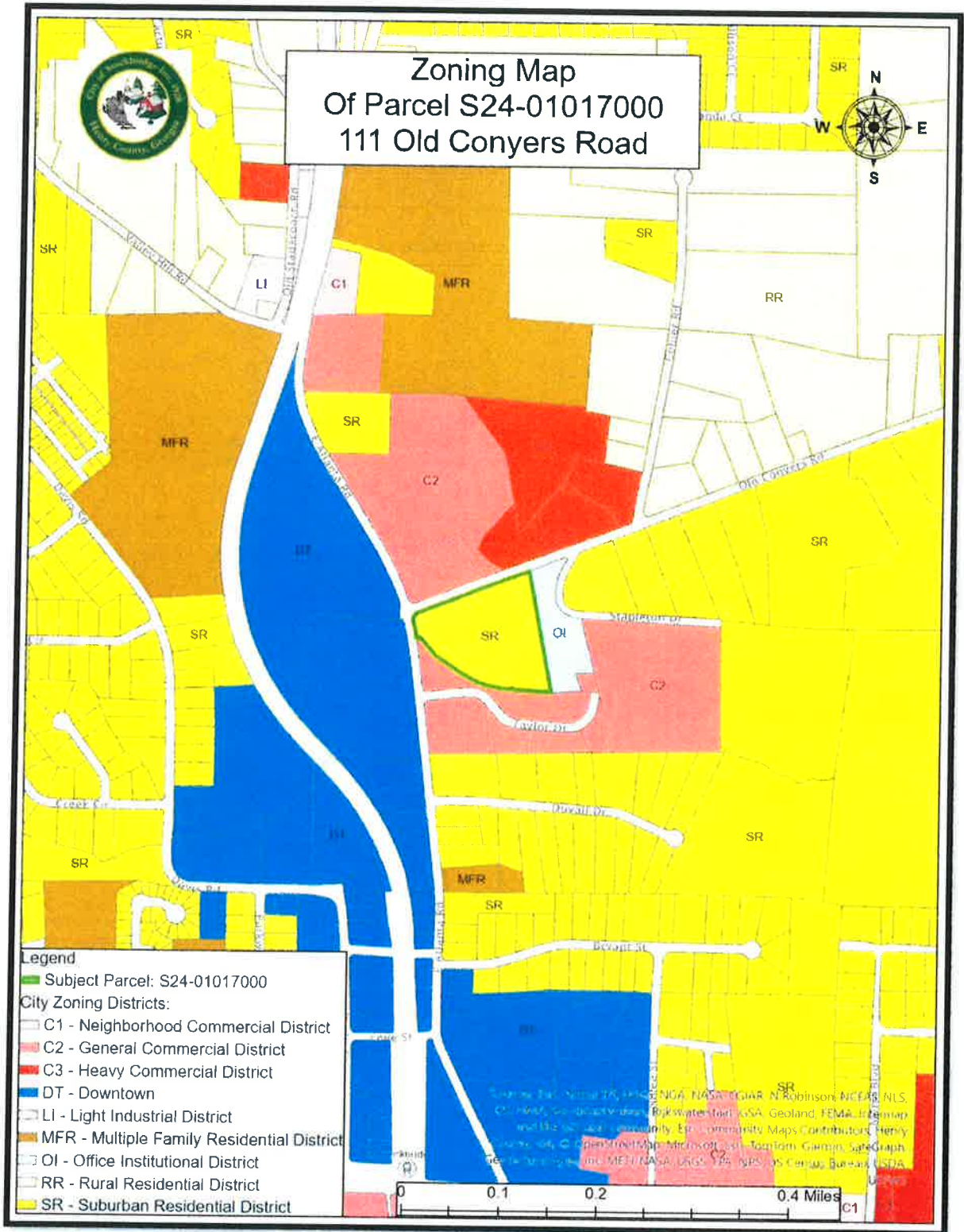
Vicinity Map



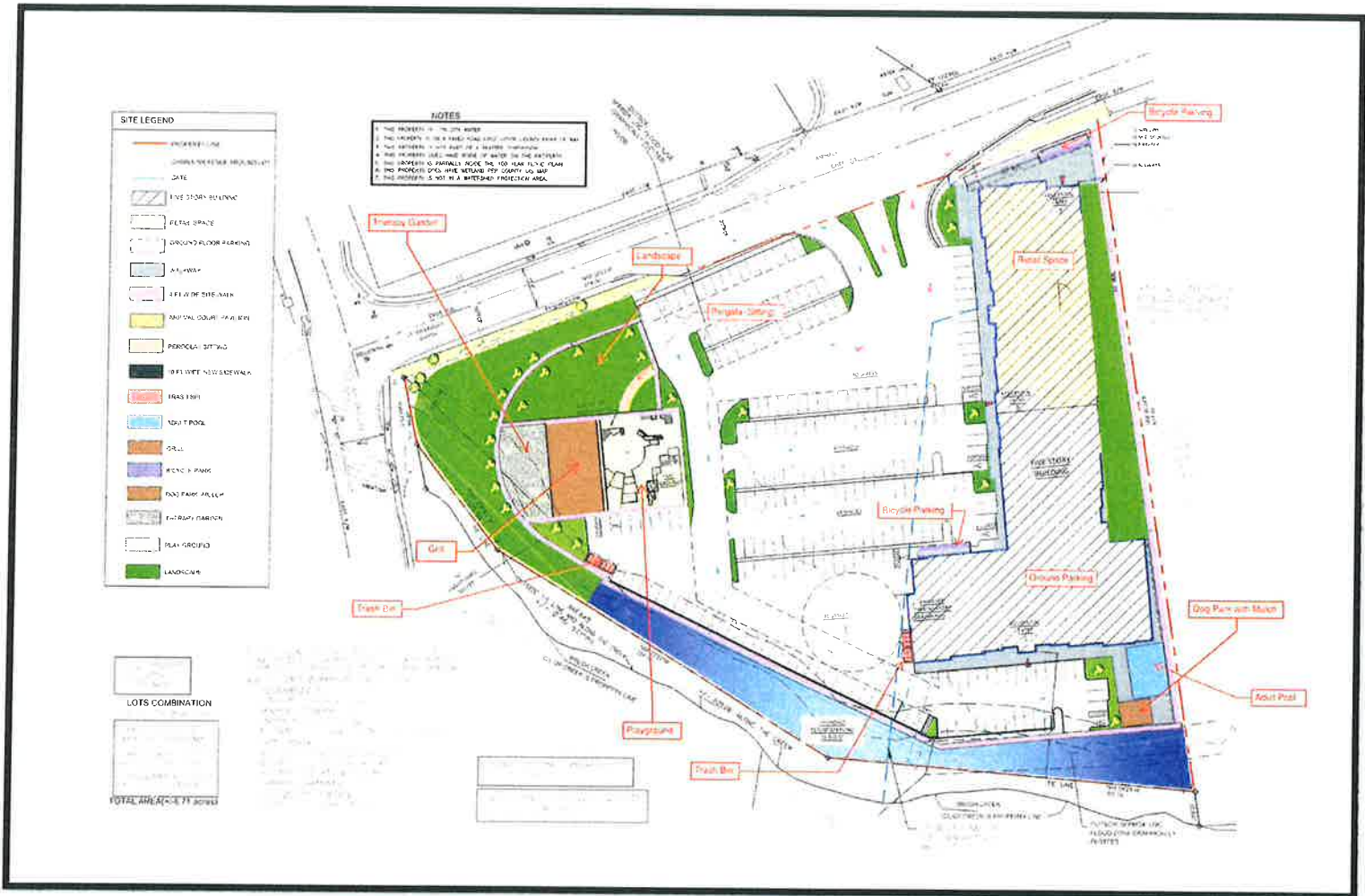
Aerial Photo with Site Plan



Zoning Map of 111 Old Conyers Road



Site Plan of 111 Old Conyers Road



Development Data Summary for Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	40,000 S.F.
2nd FLOOR	48,000 S.F.
3rd FLOOR	48,000 S.F.
4th FLOOR	48,000 S.F.
5th FLOOR	48,000 S.F.
TOTAL	240,000 S.F.

EXISTING ZONING:
PROPOSED USE

SUB URBAN RESIDENTIAL DISTRICT
MIXED-USE (COMMERICAL AT GROUND
FLOOR AND LIVING UNITS AT TOP
FLOORS

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE	AREA	# UNITS
"A" STUDIO, 1 BATH	477 S.F.	95
"B" 1 BEDROOM, 1 BATH	835 S.F.	95
"C" 2 BEDROOMS, 2 BATH	900 S.F.	6
"D" 3 BEDROOMS, 2 BATH	1,240 S.F.	4
3,452 S.F. X 200		=690,400 S.F. (TOTAL RESIDENTIAL AREA)

PARKING -RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

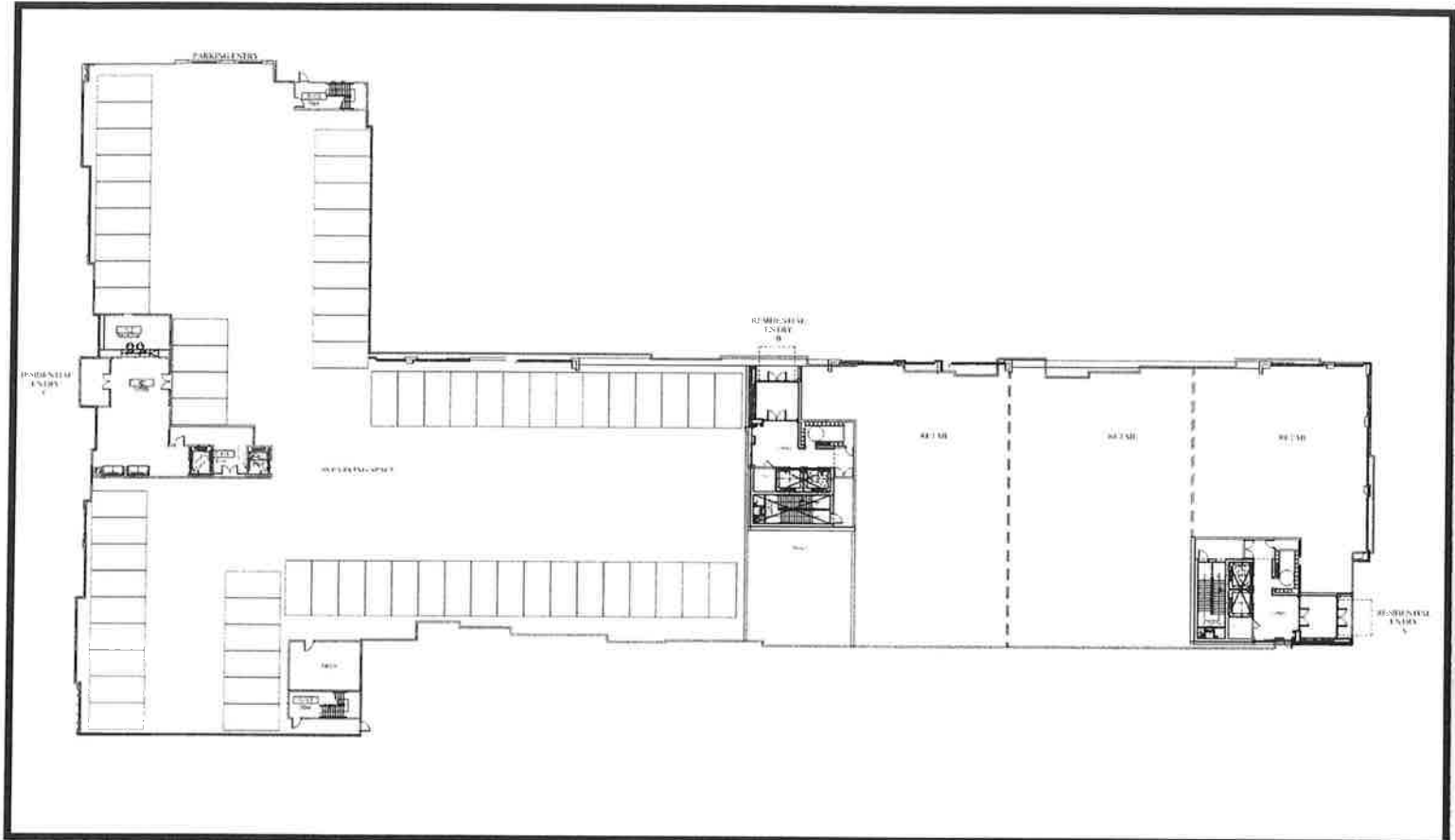
AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

Exterior Elevations of Proposed Mixed Use Development



First Floor Plan of Proposed Mixed-Use Development



LCI Study Showing Location of Property as part of Growth Center in Downtown Area of Stockbridge

Part 4: Recommendations

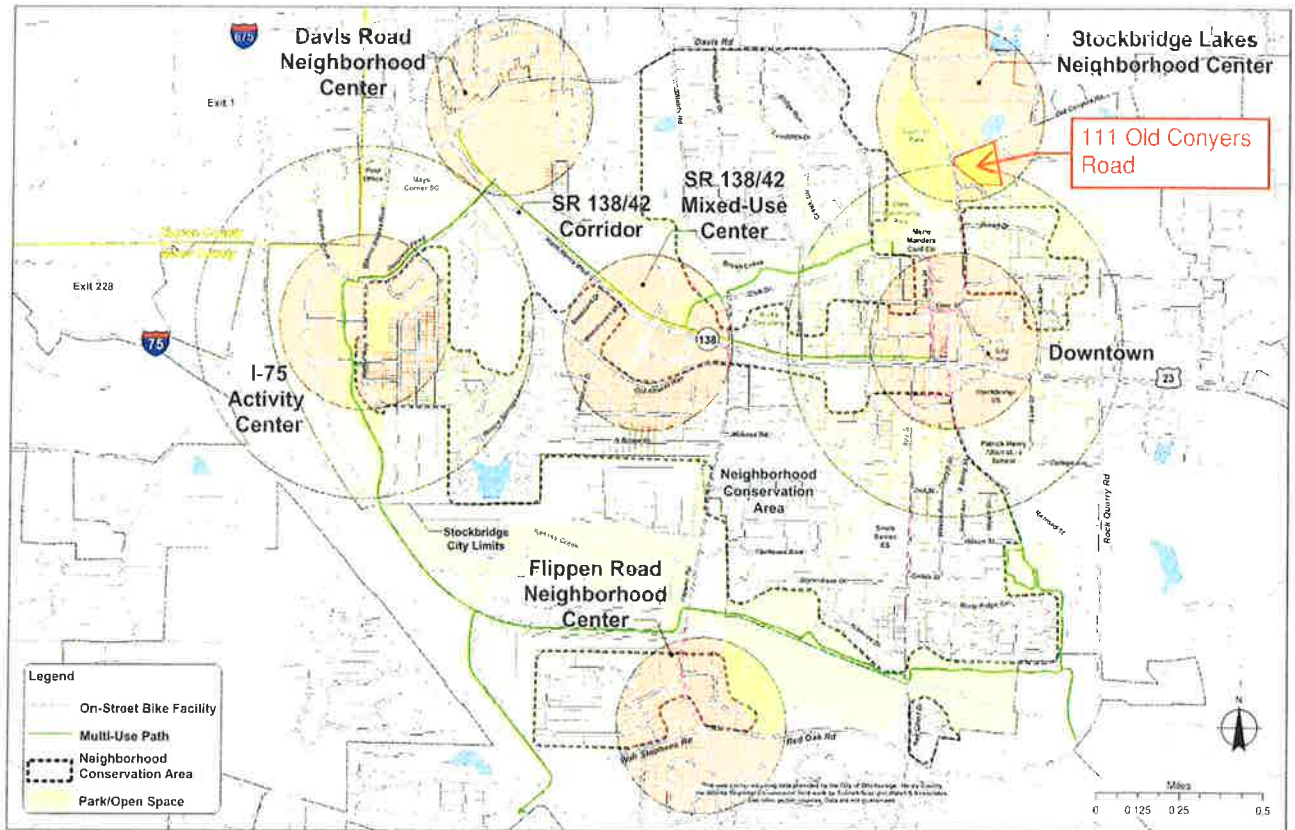
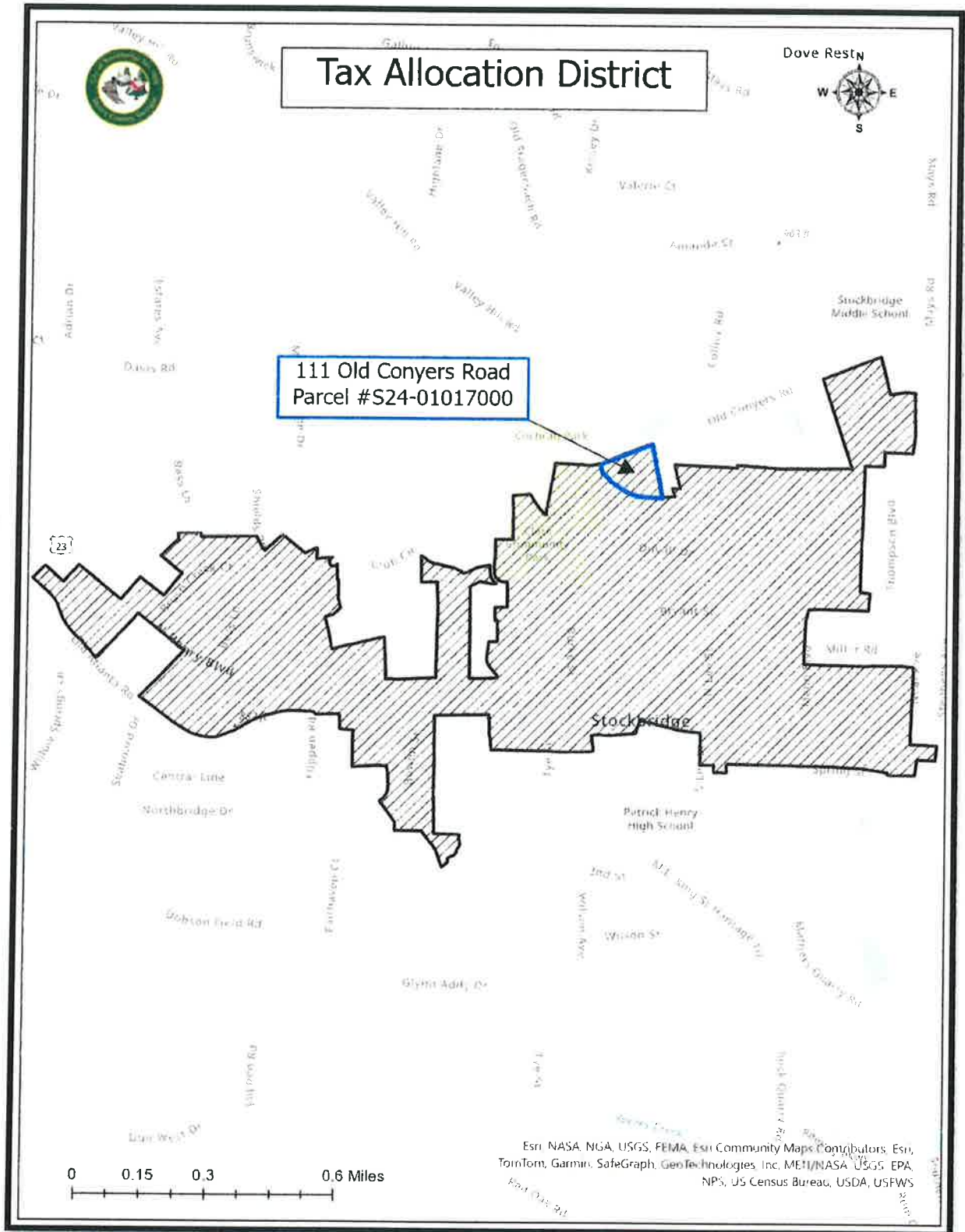


Figure 4.1:
Growth Centers

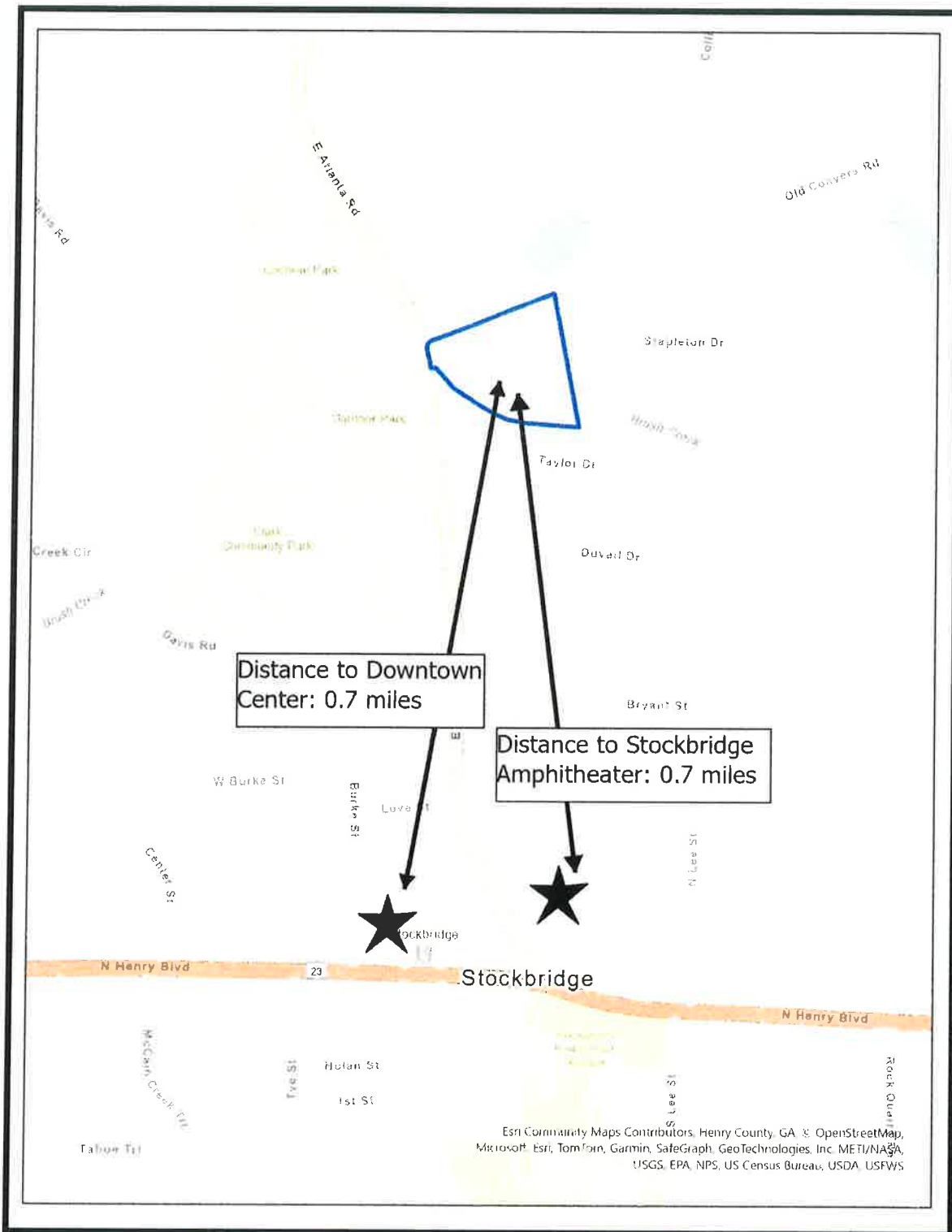
July 9, 2012

Tax Allocation District Map Showing 111 Old Conyers Road



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Distance from Proposed Mixed-Use Development to Amphitheater, Clark Park, and Downtown Area of Stockbridge



IV. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

Currently, the subject property is zoned SR (Suburban Residential). However, the SR zoning district provides a list of permitted use, which does not include mixed-use developments. Thus, the applicant has requested to rezone the subject property from SR (Suburban Residential District) to PUD (Planned Unit Development). The PUD zoning district provides a list of permitted uses, which does include both apartments and commercial uses.

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Commercial Parking Spaces (Proposed)

5 parking spaces per 1,000 square feet	79 required for commercial spaces
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Overall Number of Parking Spaces (Proposed)

Residential Parking Spaces (Proposed)	257
Total Commercial Parking Spaces (Proposed)	79
Overall Number of Parking Spaces	336

Overall Number of Parking Spaces (Required)

Residential Parking Spaces (Proposed)	287
Total Commercial Parking Spaces (Proposed)	79
Overall Number of Parking Spaces	366

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.1 C**):

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The City of Stockbridge 2024 Comprehensive Plan identifies on page 43 the following housing goals: (1) "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents" and, (2) "to provide additional housing in the downtown core." Thus, the requested rezoning of the subject property located at 111 Old Conyers Road to allow for the proposed mixed-

use development would meet the requirement of the housing goals that are found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the mixed-use development would meet the following housing policy that are listed on page 43 of the City of Stockbridge 2024 Comprehensive Plan:

- Provide a mixture of housing options to attract young professionals, singles, and small families.

The applicant has requested a Comprehensive Plan Amendment to change the future land use designation from the existing Low-Density Residential to Special Purpose. The purpose and intent of the Special Purpose land use designation is to “to allow for special, innovative projects which could include anything from different model residential to larger mixed use or commercial development.” Since the applicant has requested a high density of 29.80 units per acre, the requested Special Purpose land use designation would be appropriate. Page 45 of the 2024 Comprehensive Plan states the requested PUD (Planned Unit Development) is compatible with all of the future land use designations, which includes the requested Special Purpose land use designation.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The development of the site as a mixed-use development with retail and residential meets the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below.

- A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.
- I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The proposed mixed-use development is also consistent with the purpose and intent of the requested PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the intent and purpose of the PUD zoning district is to

- Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones.
- Provide an appropriate district for mixed-use developments; and
- Allow flexibility in design for environmentally challenged properties.

Since the applicant is preserving an open landscape and is providing both a 4 foot sidewalk and a 10 foot sidewalk, the proposed mixed-use development would meet the overall design goals of a PUD development which is found in Section A.

- “In designing a PUD development, special attention should be focused on the arrangement of buildings and other improvements for the orderly function and aesthetics, the preservation of open space for the use of residents and workers in the development, the variety of housing types and densities necessary to achieve a balanced neighborhood, and the provision of a pedestrian environment separate from the vehicular environment.” – Section 2.4.13 A of the Stockbridge Unified Development Code

3. Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested rezoning from SR (Suburban Residential) to PUD (Planned Unit Development) will have a positive effect on the vicinity of the area in various ways. While other areas in the city of Stockbridge have seen residential growth over the past couple of years, this area lacks modern residential growth. Currently, there are three townhome developments that have been approved within the vicinity of the area. Diamante Townhomes, which is located 0.8 miles away from the proposed mixed-used development, is currently building 200 units on 27.73 total acres for a density of 7 units per acre. The recently approved D.R. Horton townhome development, located 0.5 miles away from the proposed townhomes, is building 156 units on 24.908 total acres for a density of 6.26 units per acre. Since the area is lacking mixed-use developments, this will serve as a catalyst for future mixed-use developments to be built in the area.

Second, the proposed mixed-use development will be beneficial since the site is a prime location to the downtown area, amphitheater, the parks, and the shopping center. The Stockbridge Amphitheater is 0.2 miles away from the proposed mixed-use development, while the downtown area of Stockbridge is 0.2 miles. In addition, the proposed mixed-use development is adjacent from both the Publix Shopping and Cochran Park which will make it convenient for incoming residents to walk.

Recent studies that focused on the city of Stockbridge also recommended that there is a need for new housing in the downtown area of Stockbridge. The City of Stockbridge Livable Centers Initiative (LCI Study) from 2012 selected a series of growth centers and the subject property is included. The LCI study created a list of recommendations the city should follow that will impact the residents both in the short term and long term. Among the recommendations the LCI Study recommended was that the future land use of the property be changed from Low-Density Residential to Mixed-Use. The Downtown Residential and Retail Market Analysis, which focused on the retail and housing market in the downtown area of Stockbridge, stated that, “In downtown Stockbridge, new condominiums, attached townhomes, and clustered single-family home with a variety of price points will help satisfy a diversity of housing needs.” The Downtown Residential and Retail Market Analysis also stated, “Downtown Stockbridge has an opportunity to transform into a higher density, walkable town center with restored historic buildings, a variety of new housing options, mixed-use development, and park space.” Moreover, the City of Stockbridge Livable Centers Initiative (LCI Study) from 2012 stated on page 76 that “To position Stockbridge for changing local, regional, and national market and demographic trends, particularly the needs of aging residents and the so-called Millennials, the downtown must be revitalized in a way that builds on its historic character and positions it as a walkable, mixed-use alternative to surrounding areas – many of which will be less suitable to adapt to these changes.”

Lastly, the proposed mixed-use development will provide an alternative type of housing for young professionals who are choosing apartments in areas that provide access to both employment and retail. Moreover, the retail uses that will be added as part of the proposed mixed-use development will provide additional job opportunities to the residents living in the vicinity of the area.

4. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

5. The impact upon adjacent property owners should the request be granted.

Since the subject property is surrounded by a commercial shopping center, a church, and a park, the proposed mixed-use development will not have any negative impact on any residential properties.

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

A letter from the Stockbridge Public Works Department dated May 6, 2024, states that water service can be made available to the subject property. However, the letter also states that all costs associated with connecting to the water and sewer are the developer's responsibility. The letter also states that the developer must adhere to the City's Minimum Development Standards. In addition, the letter states that if plans are not submitted within one year (May 6, 2025), the reservation of capacity will expire.

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

A Trip Generation Memorandum was prepared by Lowe Engineers on May 24, 2024, to calculate the anticipated number of vehicular trips that the proposed mixed-use development would generate on Old Conyers Road and Atlanta Road. The Trip Generation Memorandum concluded that the proposed mixed-use development is expected to generate a total of 1,478 net daily trips (739 inbound and 740 outbound). The proposed mixed-use development is expected to generate 99 AM Peak hour trips (33 inbound and 66 outbound) and 143 PM peak hour trips (80 inbound and 63 outbound). More information about the number of trips the proposed mixed-use development is expected to generate can be found in the table below.

Table 1: ITE Trip Generation Results

Land Use Information	Reduction %	Project Trips			Equation Used ¹	In / Out Distribution
		Total	Inbound	Outbound		
221 - Multifamily Housing (Mid-Rise)					200 Dwelling Units	
Daily		908	454	454	$T = 4.77(X) - 46.46$	50% / 50%
AM Peak Hour		76	18	58	$T = 0.44(X) - 11.61$	23% / 77%
PM Peak Hour		78	48	30	$T = 0.39(X) + 0.34$	61% / 39%
822 - Strip Retail Plaza (<40k)					15,000 S.F.	
Daily		863	431	432	$T = 42.20(X) + 229.68$	50% / 50%
AM Peak Hour		35	21	14	$T = 2.36(X)$	60% / 40%
PM Peak Hour		99	49	50	$T = 6.59(X)$	50% / 50%
Reductions for Pass-By Trips						
Daily	34%	293	147	147		
AM Peak Hour	34%	12	6	6		
PM Peak Hour	34%	34	17	17		
Totals						
Daily		1,771	886	885		
AM Peak Hour		111	39	72		
PM Peak Hour		177	97	80		
Reductions for Pass-By Trips						
Daily		293	147	147		
AM Peak Hour		12	6	6		
PM Peak Hour		34	17	17		
Net External Daily		1,478	739	740		
Net External AM Peak Hour		99	33	66		
Net External PM Peak Hour		143	80	63		

¹ Where: T = Trips; X = Density by Variable

8. The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The rezoning request for the property from SR (Suburban Residential) to PUD (Planned Unit Development) aligns well with the Stockbridge Unified Development Code’s policies and objectives. This transition is in harmony with the strategic vision for the area’s growth and development.

Additionally, the proposed development adheres to the regulations of the PUD zoning district, ensuring that the proposed mixed-use development follows the goals of the PUD zoning district. The development’s consistency with the Future Land Use Designation of Special Purpose further indicates that it is designed with the City of Stockbridge Comprehensive Plan. This foresight demonstrates a commitment to the area’s long-term development goals.

9. The ability of the subject land to be developed as it is presently zoned.

The current zoning of the subject property as SR (Suburban Residential) permits the construction of single-family residences, such as houses. Historical data indicates that there were three residential structures that were previously built on the property. Despite this, the property has been vacant since last year, and no new development proposals have been put forward for this property.

V. STAFF RECOMMENDATION

Staff recommends **approval with conditions** to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development) with the following conditions:

1. The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum density allowed by the requested Special Purpose Future land use designation which is 24 units per acre.

2. Flock cameras will be located at the entrance of the mixed-use development.
3. On the eastern side of the subject property, the 25-foot land strip shall be extended past the pool area found in the conceptual site plan.
4. The front facade of the residential building shall be comprised of not less than 50% of the combined materials such as brick, stone, or stucco or a combination of brick and stone. The remaining 20% may be comprised of stucco, shake, and/or cement fiberboard siding.
5. The side and rear façade of the residential building shall be comprised of any combination of primary materials including brick, stone and secondary materials including stucco, shake, and/or cement fiberboard but not to exceed 30% of the entire building.
6. The colors should consist of a cohesive, complimentary palette. Limited use of the accent color is permitted as long as they are not bright or not fluorescent and compliment the overall palette of the material.
7. The proposed mixed-used development shall not exceed four stories.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

VARIANCE NO. VR2024-01

**AN APPROVING VARIANCE APPLICATION (VR-2024-01) TO
ALLOW FOR THE CONSTRUCTION OF A MIXED-USE
COMMERCIAL AND RESIDENTIAL DEVELOPMENT AT THE 6.71+
ACRE SITE, 111 OLD CONYERS ROAD**

WHEREAS, The City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; 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 applicant Charlie Hightower, First National Land Trust, seeks Council consideration of an application for variance (VR-2024-01) to allow for the construction of a mixed-use commercial and residential development, at the 6.71+acre site, 111 Old Conyers Road as detailed in Exhibit A.

WHEREAS, the applicant requests three variances under the City of Stockbridge Unified Development Code (**UDC**) **Section 10.1.1** to:

1. 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.
2. 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%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

WHEREAS, under **UDC Section 10.1.1** upon findings by the Mayor and City Council that all the following conditions are met a variance may be granted:

- A. Where owing to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case resulting in unnecessary hardship.

- B. A variance shall observe the spirit of this Unified Development Code, secure public safety and welfare, and deliver substantial justice.
- C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.
- D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.
- E. A variance may not be granted for a use specifically prohibited by the UDC. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the criteria under **UDC Section 10.1.3**.

WHEREAS, upon findings by the Mayor and City Council that all the following conditions under **UDC Section 10.1.3** are met a variance may be granted:

1. Extraordinary and exceptional circumstances pertaining to the particular piece of property exist due to its size, shape, or topography that are not found on other properties in the same zoning district.
2. 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.
3. 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.
4. 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.
5. The extraordinary circumstances are not the result of actions by the applicant.
6. The variance is the minimum relief that will allow the legal use of the land, building or structure.
7. The variance is not a request to permit the use of land, buildings or structures that is prohibited in the same zoning district.
8. The requested PUD zoning districts provide a list of permitted uses, which includes mixed-used developments.

WHEREAS, the applicant simultaneously submitted two other applications that have been approved by the City:

1. Comprehensive Plan Amendment (CP-2024-02) – to request to change the future land use designation at 111 Old Conyers Road from Low-Density Residential to Special Purpose; and,
2. Rezoning Application (RZ-2024-02) – to change the future land use designation of 111 Old Conyers Road from Low-Density Residential to Special Purpose to allow for the construction of a mixed-use commercial and residential development, with conditions.

WHEREAS, the current use of the subject property is vacant and undeveloped; and the Henry County Tax Assessors record indicates that 111 Old Conyers Road is being used as a “transitional use” site; and,

WHEREAS, the subject property is part of the TAD (Tax Allocation District) --a district designed to attract quality development in underutilized and/or distressed redevelopment areas; and,

WHEREAS, the City’s Livable Centers Initiative (LCI Study) show that the location of the subject property is within the Growth Center of the Downtown Area of Stockbridge, in close proximity to key Downtown landmarks including the Amphitheater and Clark Park; and,

WHEREAS, the surrounding land use designations reflect a range of uses including: LDMU (low-density mixed use), low-density residential, PI (public institutional), and PRC (park/recreation/conservation); and,

WHEREAS, the current surrounding land use densities range from 1.5 units per acre to 16.36 units per acre; and,

WHEREAS, the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Special Purpose future land use designation is for special, innovative projects which may include anything from different model residential, to larger mixed use or commercial development (pg. 51); and,

WHEREAS, the Special Purpose Future Land Use designation is compatible with all the zoning districts including the PUD District; and the proposed mixed-used development is consistent with the policy goals within the 2024 Comprehensive Plan (pgs. 42-44); and,

WHEREAS, the Stockbridge City Council and the Planning and Zoning Staff have considered the following requests with the standards and regulations of the Unified Development Code (UDC), giving due weight or priority to those factors that are appropriate to the circumstances; and

WHEREAS, based upon studies, research presented assessing these standards as detailed in Exhibit A, and the staff analysis, the Planning and Zoning Staff recommend approval of Variance #1 and Variance #3 with conditions.

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

SECTION 1. Approval of Variance Application (VR-2024-01): - To allow for the construction of a mixed-use commercial/residential development, at the 6.71+acre site, 111 Old Conyers Road as follows:

1. **Variance #1** – To Reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units will have only one parking space instead of prior requirement of 1.25 parking spaces per unit, and two-bedroom units will have 1.25 parking spaces per unit instead of the prior requirement of 1.75 parking spaces per unit. **(UDC Section 4.85 (A)).** *Staff discovered that an incorrect calculation in the parking reductions was utilized, therefore, the required parking calculation resulted in 287 residential parking spaces with 79 retail parking totaling 366 parking spaces and the applicant did not provide the proposed total reduced parking spaces. Therefore, staff recommended approval to reduce residential parking by 30 spaces, resulting in a total of 336 spaces.
2. **Variance #3** [Variance #2 non-applicable] - To Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. **APPROVED WITH CONDITIONS** (The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum allowed by the requested Special Purpose Future land use designation).

SECTION 2. Severability - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, which shall not affect the remaining portions of this Resolution.

SECTION 3. Repeal of Conflicting Provisions - All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. 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 5. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.


SECTION 6. 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 RESOLVED this 8th day of July 2024

[SIGNATURES ON THE FOLLOWING PAGE]

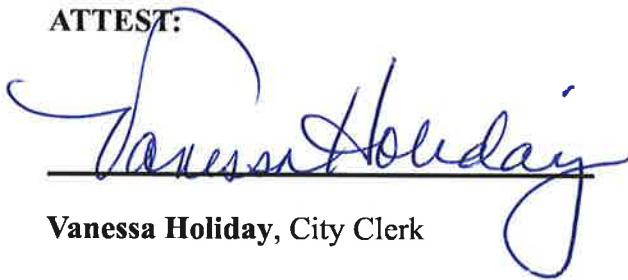
SO BE IT ORDAINED this 8th day of July, 2024.

CITY OF STOCKBRIDGE, GEORGIA




Anthony S. Ford, Mayor

ATTEST:



Vanessa Holiday, City Clerk

APPROVED AS TO FORM:



Quinton G. Washington, City Attorney



TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: June 20, 2024 (Planning Commission)
July 8, 2024 (Mayor and Council)

Subject: #VR-2024-01 For 111 Old Conyers Road

I. PURPOSE

Consider a variance application (VR-2024-01) by Charlie Hightower of First National Land Trust to allow for the construction of a mixed-use development, that will include both commercial and residential uses at 111 Old Conyers Road. The property is 6.71 +/- total acres.

The applicant is requesting three variances from the development regulations in the Unified Development Code. These variances are as follows:

1. 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.
2. 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%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

The applicant also simultaneously submitted two other applications to the City of Stockbridge which are listed below:

- **Comprehensive Plan Amendment (CP-2024-02)** – The applicant requests to change the property’s future land use designation of Low-Density Residential to Special Purpose.
- **Rezoning (RZ-2024-02)** – The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).

II. Background

Proposed Development	Mixed-use development with 200 residential units that will include commercial spaces on the ground floor
Site Address	111 Old Conyers Road
Parcel Identification	S24-01017000
Parcel Acreage	6.71 +/- acres
Applicant	Charlie Hightower
Agent:	Charlie Hightower
Owner:	Solutions Development, LLC.
Current Zoning	SR (Suburban Residential)
Current Use	The property is vacant, undeveloped with an intermittent stream that is located near the southeast corner of the site.

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant; Publix Shopping Center	C-2 (General Commercial District)
	Stockbridge Lakes Bed & Breakfast	C-3 (Heavy Commercial District)

Property to the South	Downtown Food mart (Convenience store) Korner Store (Convenience store) Stockbridge Public Works Department	C-2 (General Commercial District) C-2 (General Commercial District) C-2 (General Commercial District)
Property to the East	God First Breakthrough Ministries	OI (Office Institutional District)
Property to the West	Cochran Park	DT (Downtown District)

III. Finding of Facts

1. The applicant requests to change the property's future land use designation of Low-Density Residential to Special Purpose.
2. The applicant requests to rezone the subject property from SR (Suburban Residential) to PUD (Planned Unit Development).
3. The vicinity of the area is mostly residential with the following zoning classifications: C-2 (General Commercial District), C-3 (Heavy Commercial District), OI (Office Institutional District), DT (Downtown District), and SR (Suburban Residential District).
4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), PI (Public/Institutional), and PRC (Park/Recreation/Conservation).
5. 3.87 acres of the subject property are located inside the Parkway Mixed Use Overlay District.
6. The Henry County Tax Assessors record indicates that 111 Old Conyers Road is being used as a "transitional use".

IV. Maps, Site Plan, and Renderings

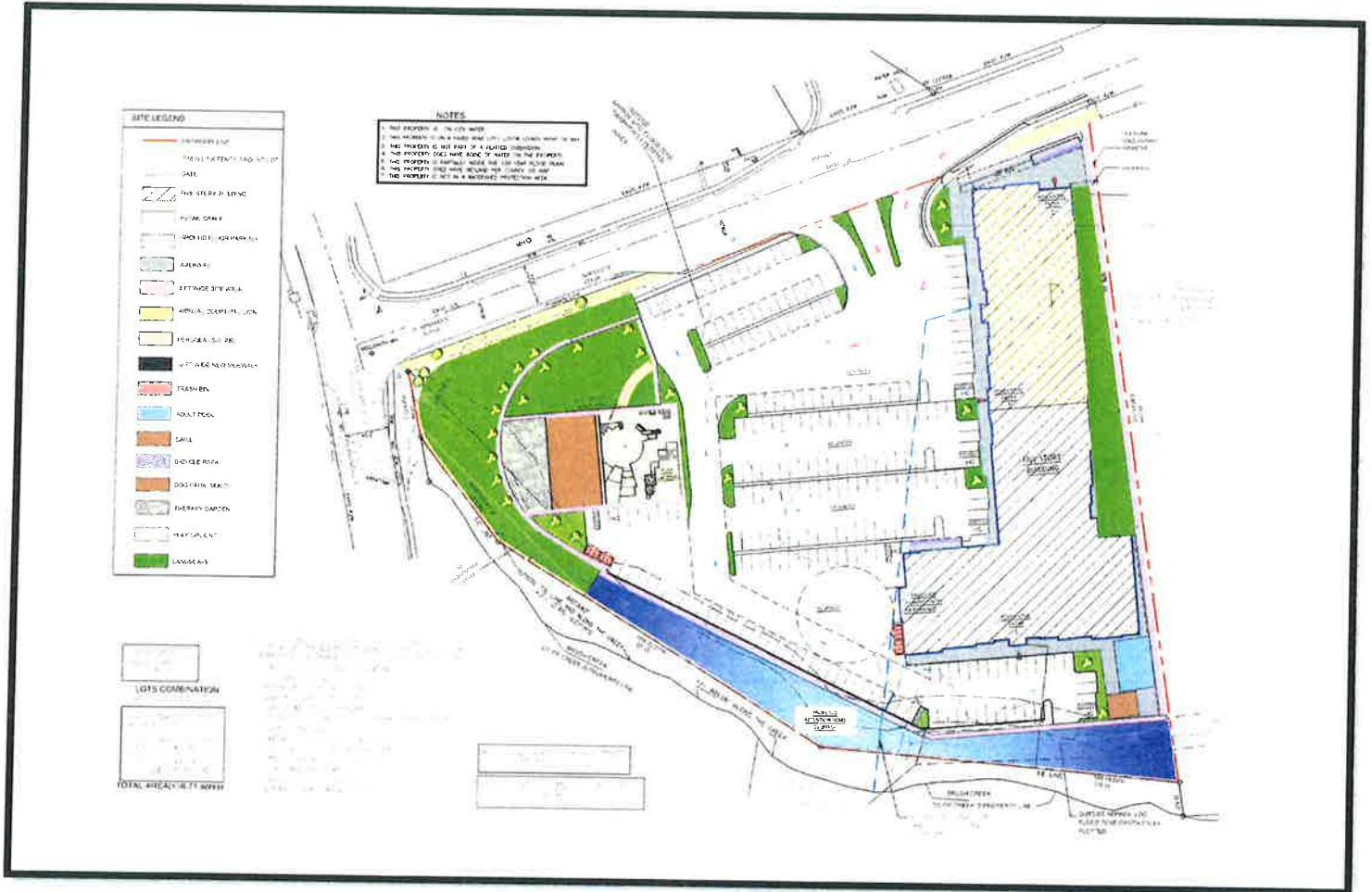
Vicinity Map of 111 Old Conyers Road



Aerial Photo with Site Plan



Site Plan of 111 Old Conyers Road



Development Data Summary for Site Plan of 111 Old Conyers Road

BUILDING AREA:

1st FLOOR	48,000 S.F.
2nd FLOOR	48,000 S.F.
3rd FLOOR	48,000 S.F.
4th FLOOR	48,000 S.F.
5th FLOOR	48,000 S.F.
TOTAL	240,000 S.F.

EXISTING ZONING:
PROPOSED USE

SUB URBAN RESIDENTIAL DISTRICT
MIXED-USE (COMMERCIAL AT GROUND
FLOOR AND LIVING UNITS AT TOP
FLOORS)

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE	AREA	# UNITS
"A" STUDIO, 1 BATH	477 S.F.	95
"B" 1 BEDROOM, 1 BATH	835 S.F.	95
"C" 2 BEDROOMS, 2 BATH	900 S.F.	6
"D" 3 BEDROOMS, 2 BATH	1,240 S.F.	4
3,452 S.F. X 200		=690,400 S.F. (TOTAL RESIDENTIAL AREA)

PARKING - RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED

FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

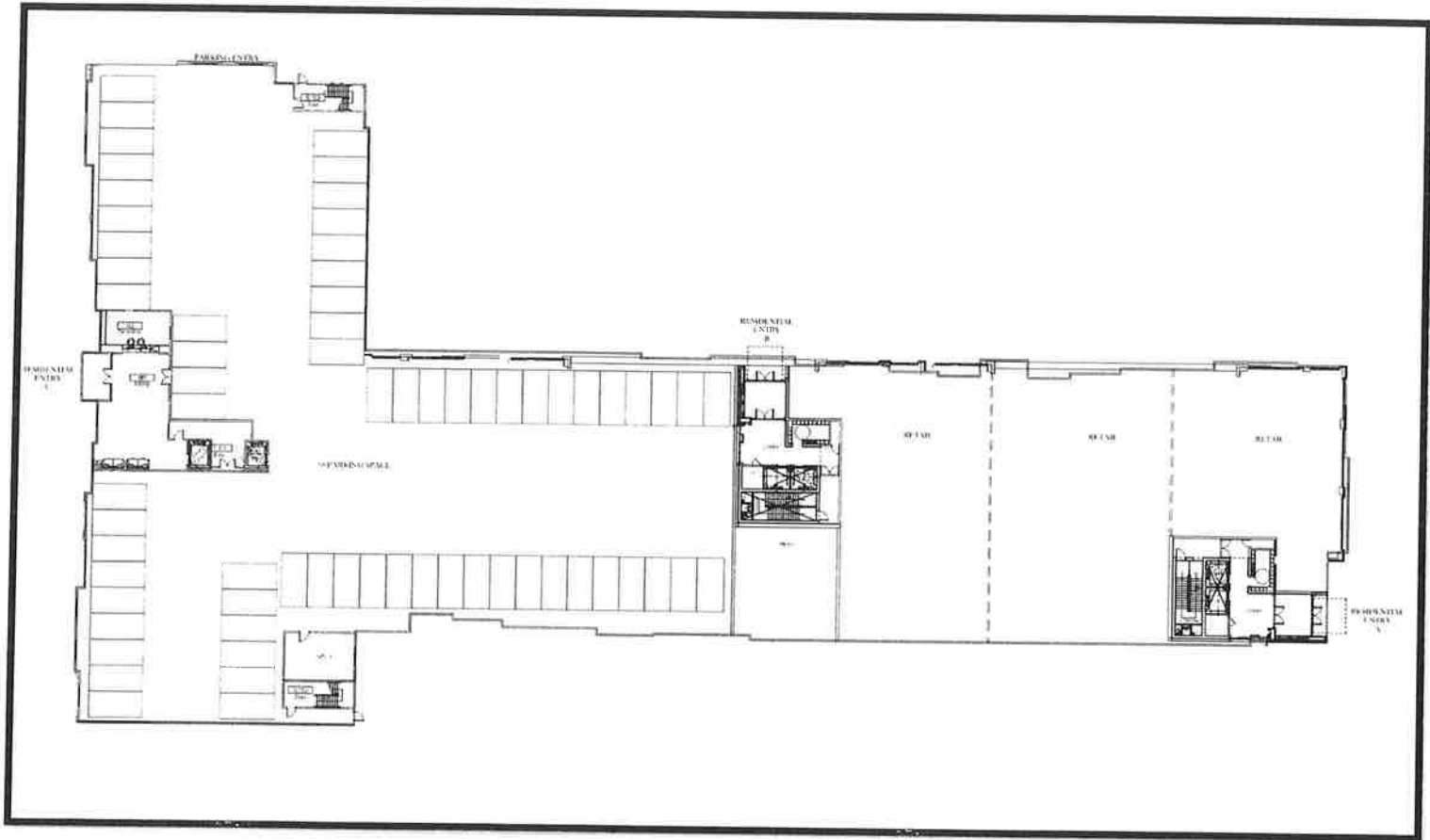
TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

First Floor Plan of Proposed Mixed-Use Development



V. Analysis

Project Description

The applicant, Charlie Hightower of First National Land Trust, proposes to build a mixed-use development that will consist of a five-story building with 200 apartment units and commercial spaces that will be located on the ground floor. Of the proposed 200 apartment units, 95 units will be studios, 95 will be one-bedroom units with one bathroom, 6 will be two-bedroom units with two bathrooms, and 4 will be 3 bedroom-units with 2 bathrooms. There will be a total of three retail spaces with a combined total of 15,000 square feet on the first floor of the proposed building. The proposed mixed-use development will provide vehicular access to the site with a deceleration lane that will be located along Old Conyers Road.

The proposed mixed-use development will include the following amenities: a four-foot sidewalk, an arrival court pavilion, a sitting pergola, a grill, a therapy garden, a playground, an adult pool, a 10-foot sidewalk, a dog park with mulch, and an open landscape. The development will also include a 16,800 square foot retention pond along with twelve trash bins that will be located on the site.

Lastly, the proposed mixed-use development will provide a total of 336 parking spaces. Of the 336 parking spaces that will be provided, 257 will be residential and 79 will be provided for the retail spaces that will be located on the ground floor of the proposed five-story building. Of the 257 residential parking spaces that will be provided, 119 parking spaces will be provided to the residents living in the studio apartment units, 119 parking spaces will be provided to the residents living in the one-bedroom apartment units, 11 parking spaces will be provided to the residents living in the two-bedroom apartment units, and 8 parking spaces will be provided to the residents living in the three-bedroom apartment units.

The applicant is requesting three variances (VR-2024-01) found in the Unified Development Code. These variances, are as follows:

1. 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. (Section 4.85 A of the Stockbridge Unified Development Code)
2. 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%.
3. Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre.

Section 4.8.4 A of the Stockbridge Unified Development Code

Parking Requirements	Request From Applicant
1 bedroom or efficiency unit: 1.25 parking spaces per unit	1 bedroom or efficiency unit: 1.00 parking spaces per unit
2-bedroom unit: 1.75 parking spaces per unit	2-bedroom unit: 1.25 parking spaces per unit

Residential Parking Spaces (Proposed) Residential multifamily high-rise (40 + units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	119
1 bedroom	95	119
2 bedroom	6	11
3 bedroom	4	8
Total Residential Parking Spaces (Proposed)	200	257

Residential Parking Spaces (Required) - Residential, multifamily (fewer than 40 units/acre)

Unit Type	Number of Units	Number of Parking Spaces
Studio	95	133
1 bedroom	95	133
2 bedroom	6	12
3 bedroom	4	9
Total Residential Parking Spaces (Proposed)	200	287

Staff Analysis

The applicant requests a **variance** under the City of Stockbridge Unified Development Code Section (**Sec. 10.1**). **The Planning Commission and the City Council shall consider the weight and merits of each of the following factors before granting variances:**

Section 10.1.1.

- A. A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this Unified Development Code will result in an individual case result in unnecessary hardship.
- B. A variance shall observe the spirit of this Unified Development Code, secure public safety

and welfare, and deliver substantial justice.

- C. The existence of a nonconforming use on adjacent or nearby property shall not constitute a justification for granting a variance.
- D. The Planning Commission shall make recommendations to the Mayor and City Council which shall have the authority to render a decision on a variance application pursuant to the public notice and hearing requirements set forth in Chapter 9.
- E. A variance may not be granted for a use specifically prohibited by the Unified Development Code. A variance is intended to compensate for a shortfall in a dimension of property that would prevent the property from complying with a site design standard. Variances may only be granted following a review of an application against the **criteria** listed below:

ANALYSIS OF REQUEST (Section 10.1.3)

A variance may be granted only upon a finding by the Mayor and City Council that all the following conditions are met.

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

At least three acres of the subject property is located in Brush Creek. Therefore, the developer is likely to encounter several hurdles while constructing the proposed mixed-use development, due to the distinctive physical characteristics of the subject property. First, the property's relatively flat terrain and irregular contours have already influenced the existing site design. Moreover, the property's position along city water (Brush Creek), its mildly wooded areas, and the varying elevations across the site add layers of complexity to the development process. In addition, there is a gravel egress that is located at the entrance of the subject property.

- 2. 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.**

Section 10.1.1 A of the Unified Development Code states that "A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this unified development code will in an individual case result in unnecessary hardship." The applicant was advised of this right.

- 3. 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.**

Granting the requested variances would not confer any special privileges upon the property owner. Furthermore, the denial of the requested variances would force the developer to comply with the same standards in the developing the proposed site, even though the proposed characteristics of the subject property would make it very difficult to do, thus creating an unnecessary hardship for the developer itself.

- 4. 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 variance request is consistent with the purpose of the Unified Development Code. In addition, the reduction of the proposed parking space would allow the developer to comply with the parking regulations and will be consistent with the neighboring properties. Furthermore, it would alleviate the number of potential cars that would be located on the proposed mixed-use development. In addition, the reduction of the proposed parking spaces would eliminate the impervious parking spaces that would be located on the mixed-used development.

- 5. The extraordinary circumstances are not the result of actions by the applicant.**

The physical conditions of the subject property were not created by the applicant. However, it is limiting the ability of the applicant to develop the property into a reasonable use, which is the proposed mixed-used development.

- 6. The variance is the minimum relief that will allow the legal use of the land, building or structure.**

The shape of the land and the acreage of state water on the subject property prevents a desired development. However, the requested variances would allow a reasonable development in the use of the land.

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

The requested PUD zoning districts provide a list of permitted uses, which includes mixed-used developments.

VI. STAFF RECOMMENDATION

Based on the Staff analysis above, the Planning and Zoning Staff therefore recommends approval for the following variances:

- Variance #1 - 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. (Section 4.85 A of the Stockbridge Unified Development Code). Staff has discovered that that the incorrect calculation in the parking reductions were used. Therefore, the required parking calculation resulted in 287 residential parking spaces with 79 retail parking totaling 366 parking spaces. The applicant did not provide the proposed

total reduced parking spaces. Therefore, the staff is recommended to reduce the residential by 30 parking spaces which would result in a total of 336 spaces. – APPROVAL

- Variance 2 - 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%. – Not found in the Stockbridge Unified Development Code. Therefore, it would be **non-applicable**
- Variance #3 - Increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. APPROVED WITH CONDITIONS (The number of proposed units will be reduced from 200 units to 160 units (23.84 units per acre) due to the maximum allowed by the requested Special Purpose Future land use designation)

BK:64 PG:164-164
 Filed and Recorded
 Jan-04-2024 10:27 AM
 DDCR 2024-000004
 SABRIYA HILL
 CLERK OF SUPERIOR COURT
 HENRY COUNTY, GA
 Participant ID: 6101204882

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 71,364 FEET, AND AN ANGULAR ERROR OF 07" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,497 FEET.
 EQUIPMENT USED: ROBOTIC GEOMAX ZOOM 90 & SPECTRA GEOSPATIAL SP85 GPS UNIT



THIS LOT COMBINATION NEEDS TO BE APPROVED BY THE LOCAL JURISDICTION

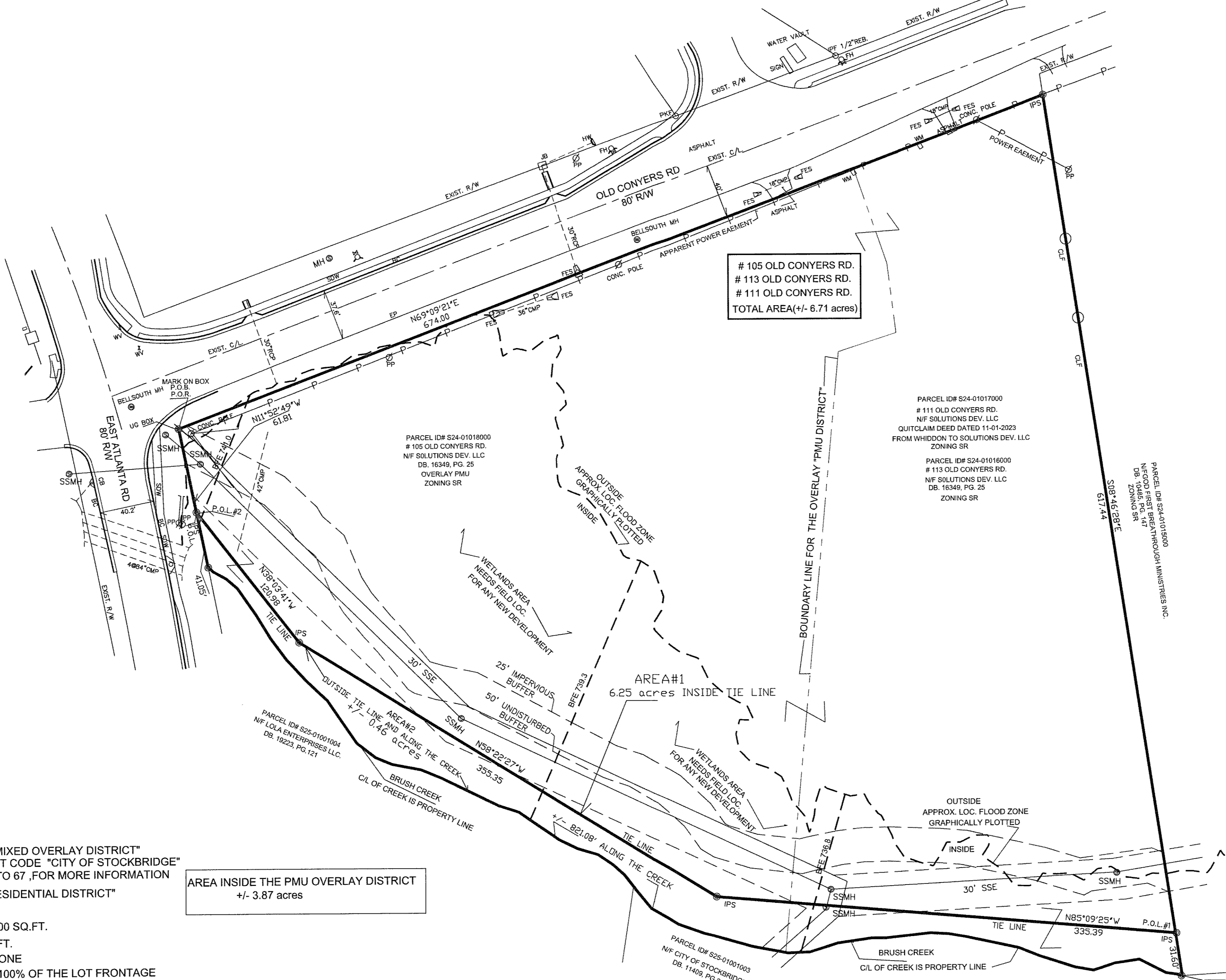
CITY OF STOCKBRIDGE
 COMMUNITY DEVELOPMENT
 REVIEWED FOR COMPLIANCE:
 Reviewer: Mark Whitley (Whitley Engineering)
 Engineering Approval
 01/03/2024 12:23:44 PM

LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OUP	OPEN TOP PIPE
QIP	IRON PIN FOUND
QIP/S	IRON PIN SET 1/2" REBAR W/ CAP
C/S	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNG	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
WLP	WATER LINE
OW	OUT WIRE
OW	POWER POLE
OW	OUT WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOR ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
H.W.	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
WM	WATER METER
W	WATERLINE
SSW	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UPO	UNDERGROUND POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PK NAIL SET (FOUND)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
F/D	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
HE	UNDERGROUND ELECTRIC
AC	AIR CONDITION UNITS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

- NOTES**
1. THIS PROPERTY IS ON CITY WATER.
 2. THIS PROPERTY IS ON A PAVED ROAD CITY/ COUNTY RIGHT OF WAY.
 3. THIS PROPERTY IS NOT PART OF A PLATTED SUBDIVISION
 4. THIS PROPERTY DOES HAVE BODIE OF WATER ON THE PROPERTY.
 5. THIS PROPERTY IS PARTIALLY INSIDE THE 100 YEAR FLOOD PLAIN
 6. THIS PROPERTY DOES HAVE WETLAND PER COUNTY GIS MAP
 7. THIS PROPERTY IS NOT IN A WATERSHED PROTECTION AREA.



State Waters Buffers

There is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action. No land disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed. Georgia House Bill 1426

WETLANDS

1. WETLANDS SHOWN ON THIS PLAN ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS PARTIALLY INSIDE THE 100-YEAR FLOOD HAZARD AREA. PANEL# 13151C0086D DATED 10/06/2016

New const. of Principal Bldgs. including manufactured homes shall not be allowed, within the limits of the FLOOD PLAIN. The elevation of the lowest floor, including basement and access to Bldg, shall be at least three feet (3ft) above the level of the highest base flood elevation adjacent to the bldg., or at least as high as the regulatory flood elev., whichever is highest.

CITY OF STOCKBRIDGE
 PLANNING & ZONING
 REVIEWED FROM COMPLIANCE:
 These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, ordinances or amendments thereto.
 Reviewer: Ryan Anderson
 01/03/2024 12:23:35 PM

SURVEY ORDER BY:
 JAMES TURNER
 678-791-6260

LOTS COMBINATION
 N/F SOLUTIONS DEV. LLC

- PARCEL ID# S24-01018000
 # 105 OLD CONYERS RD.
- PARCEL ID# S24-01017000
 # 111 OLD CONYERS RD.
- PARCEL ID# S24-01016000
 # 113 OLD CONYERS RD.

TOTAL AREA(+/-6.71 acres)

- A OVERLAY PMU "PARKWAY MIXED OVERLAY DISTRICT"
 1. SEE UNIFIED DEVELOPMENT CODE "CITY OF STOCKBRIDGE" MARCH 14, 2022, PAGES 59 TO 67, FOR MORE INFORMATION
- B. ZONING SR "SUBURBAN RESIDENTIAL DISTRICT"
1. LOT DIMENSIONS
 MINIMUM LOT AREA 12,000 SQ.FT.
 MINIMUM LOT WIDTH 75 FT.
 MAXIMUM LOT DEPTH NONE
 MINIMUM LOT FONTAGE 100% OF THE LOT FRONTAGE
 2. YARD SETBACKS
 MINIMUM FRONT YARD SETBACK 50 FT.
 MINIMUM SIDE YARD SETBACK 10 FT.
 MINIMUM REAR YARD SETBACK 40 FT.
 3. OTHER REQUIREMENTS
 MAXIMUM LOT COVERAGE 30%
 MINIMUM LIVING AREA 1,500 SQ.FT.

AREA INSIDE THE PMU OVERLAY DISTRICT
 +/- 3.87 acres

AREA OUTSIDE THE PMU OVERLAY DISTRICT
 +/- 2.84 acres

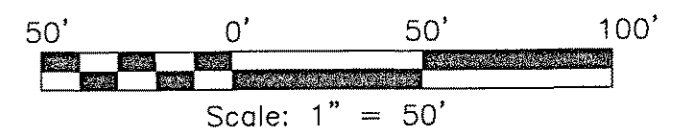
GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 09/14/2023
3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREON.
7. 1/2" REBAR WILL BE SET AT ALL LOTS CORNERS.

** PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

11/06/2023
 ANGELO M. MARRERO P.L.S. #2642
 Certified Design Professional # 4479



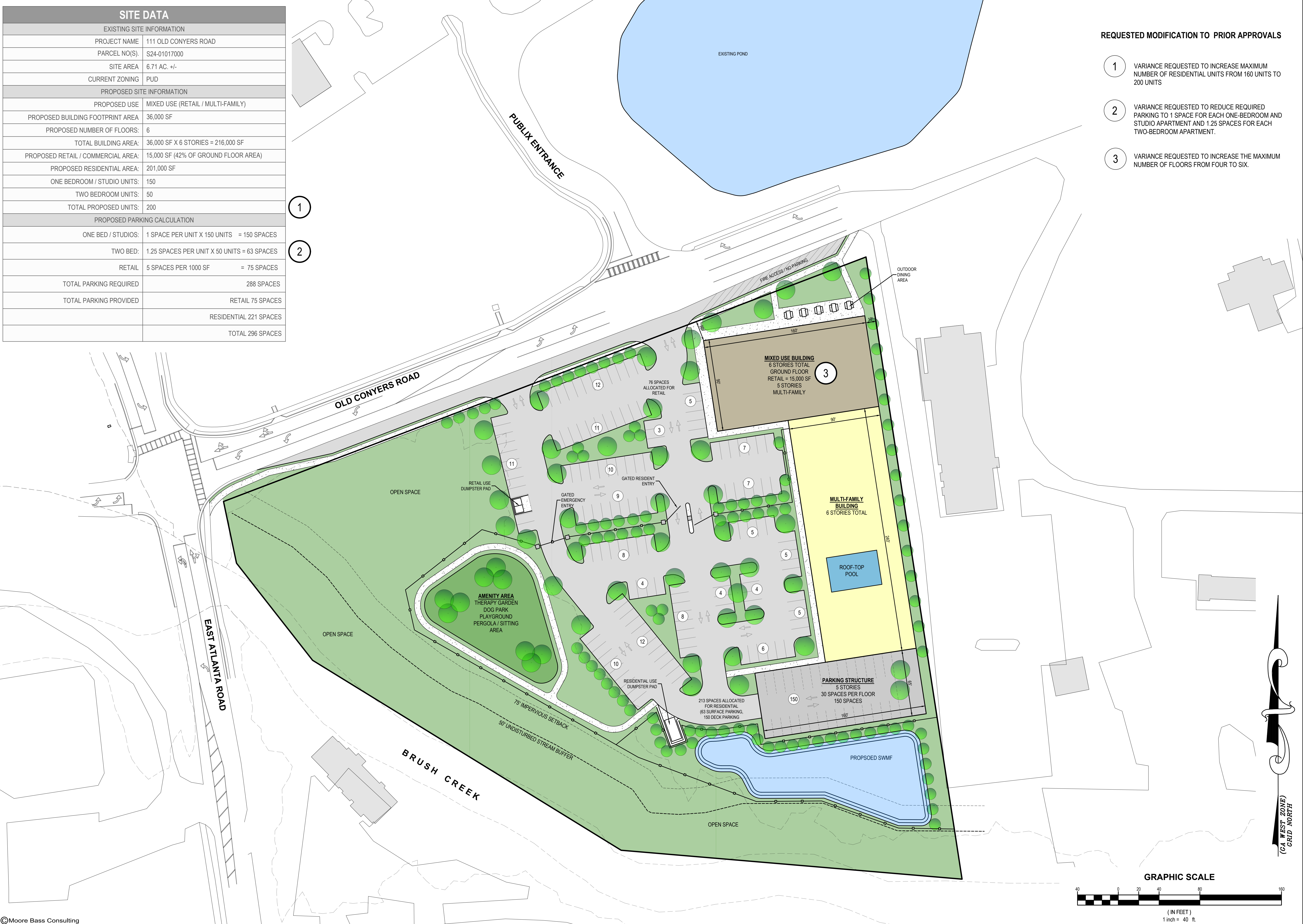
REV.	DESCRIPTION	DATE
1	SOUTHSIDE SURVEYING & PLANNING LSF000831	11/06/2023

LOTS COMBINATION SURVEY FOR:
SOLUTIONS DEVELOPMENT, LLC CITY OF STOCKBRIDGE
 Land Lot 68 12TH Dist. HENRY, County, GA
 Drawn By: AMM SR. Scale: 1"=50'
 Dwg No: 2-230893LOTCOMB Date: 11/06/2023

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	111 OLD CONYERS ROAD
PARCEL NO(S)	S24-01017000
SITE AREA	6.71 AC. +/-
CURRENT ZONING	PUD
PROPOSED SITE INFORMATION	
PROPOSED USE	MIXED USE (RETAIL / MULTI-FAMILY)
PROPOSED BUILDING FOOTPRINT AREA	36,000 SF
PROPOSED NUMBER OF FLOORS:	6
TOTAL BUILDING AREA:	36,000 SF X 6 STORIES = 216,000 SF
PROPOSED RETAIL / COMMERCIAL AREA:	15,000 SF (42% OF GROUND FLOOR AREA)
PROPOSED RESIDENTIAL AREA:	201,000 SF
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
PROPOSED PARKING CALCULATION	
ONE BED / STUDIOS:	1 SPACE PER UNIT X 150 UNITS = 150 SPACES
TWO BED:	1.25 SPACES PER UNIT X 50 UNITS = 63 SPACES
RETAIL	5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED	288 SPACES
TOTAL PARKING PROVIDED	RETAIL 75 SPACES RESIDENTIAL 221 SPACES TOTAL 296 SPACES

1

2



REQUESTED MODIFICATION TO PRIOR APPROVALS

- VARIANCE REQUESTED TO INCREASE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 160 UNITS TO 200 UNITS
- VARIANCE REQUESTED TO REDUCE REQUIRED PARKING TO 1 SPACE FOR EACH ONE-BEDROOM AND STUDIO APARTMENT AND 1.25 SPACES FOR EACH TWO-BEDROOM APARTMENT.
- VARIANCE REQUESTED TO INCREASE THE MAXIMUM NUMBER OF FLOORS FROM FOUR TO SIX.



Moore Bass Consulting, Inc.

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

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME	111 OLD CONYERS ROAD STOCKBRIDGE, GA
CLIENT NAME	MORGAN JACKSON & POWELL, INC.

REVISIONS	
A4034.0001 - BASE4	
DATE	04-01-2026
CONTRACT #	
DRAWN BY	SDM

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1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
SF 1117D

SEAL

SHEET TITLE	CONCEPTUAL SITE PLAN
SHEET	1

S:\A4034.0001-111 CONYERS ROAD\Engineering\Planning\A4034.0001 - BASE4.dwg SITE PLAN, mmoore, Apr 22, 2026 - 12:01:53pm

May 22, 2024

RE: Old Conyers Road Mixed Use Development –Trip Generation Memorandum

A mixed-use development is proposed on the southeast corner of Old Conyers Road and Atlanta Road in Stockbridge Georgia. The lot is currently vacant.

This memorandum describes the proposed land uses and the trip generation associated with it.

Site Description and Project Trips



Figure 1: Aerial view of the proposed development

The proposed development is outlined in red in the illustrated aerial view in **Figure 1**. A preliminary site layout in **Figure 2**.

The development is proposed as a five stories apartment building where 15,000 square feet of the first floor are for retail use.

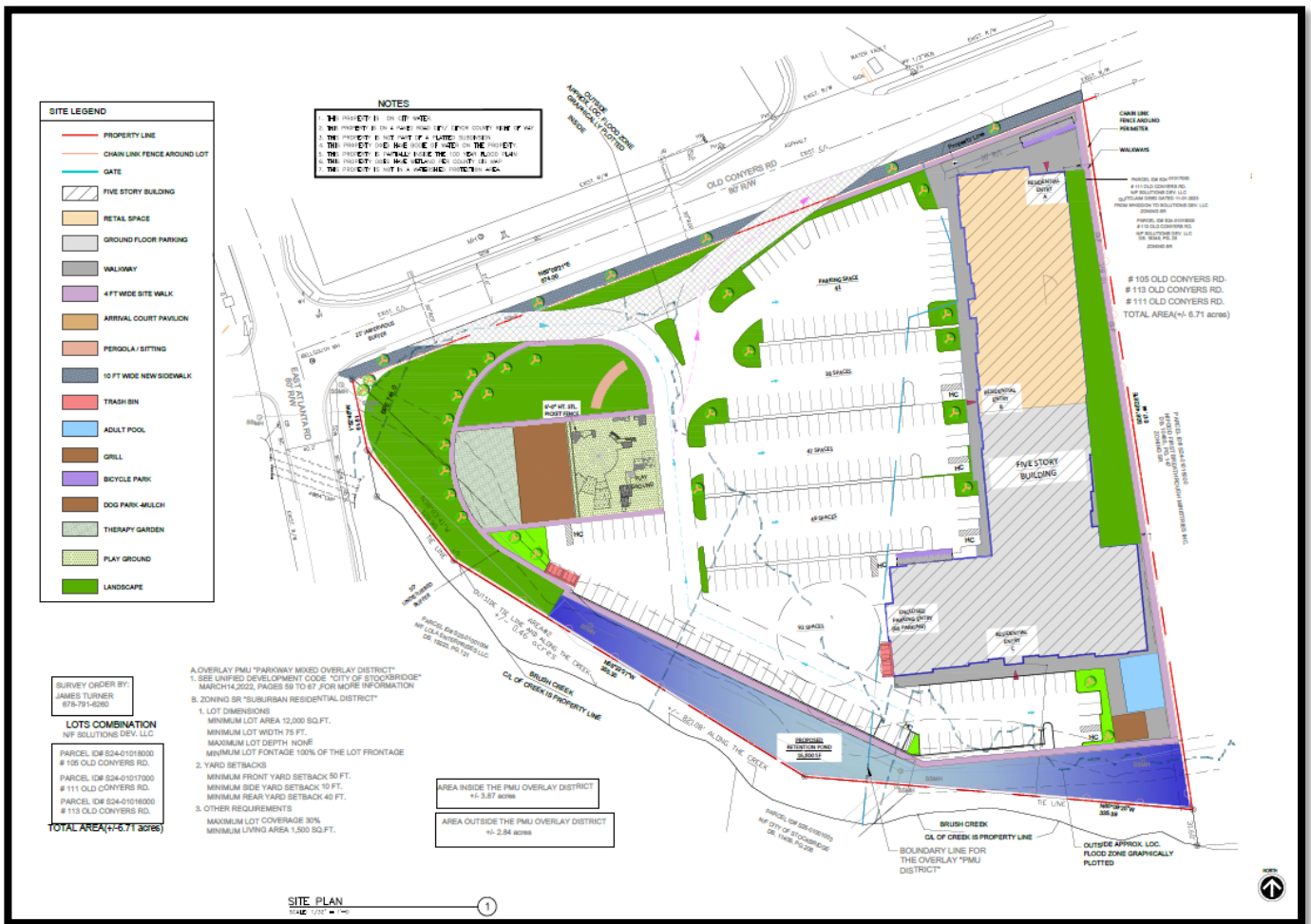


Figure 2: Preliminary Site Layout

A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 11th Edition, 2021. The trip generation including equations used is in **Table 1**. (See **Attachments** for detailed sheets from the ITE Trip Generation Manual).

Table 1: ITE Trip Generation Results

Land Use Information	Reduction %	Project Trips			Equation Used ¹	In / Out Distribution
		Total	Inbound	Outbound		
221 - Multifamily Housing (Mid-Rise)					200	Dwelling Units
Daily		908	454	454	$T = 4.77(X) - 46.46$	50% / 50%
AM Peak Hour		76	18	58	$T = 0.44(X) - 11.61$	23% / 77%
PM Peak Hour		78	48	30	$T = 0.39(X) + 0.34$	61% / 39%
822 - Strip Retail Plaza (<40k)					15,000	S.F.
Daily		863	431	432	$T = 42.20(X) + 229.68$	50% / 50%
AM Peak Hour		35	21	14	$T = 2.36(X)$	60% / 40%
PM Peak Hour		99	49	50	$T = 6.59(X)$	50% / 50%
Reductions for Pass-By Trips						
Daily	34%	293	147	147		
AM Peak Hour	34%	12	6	6		
PM Peak Hour	34%	34	17	17		
Totals						
Daily		1,771	886	885		
AM Peak Hour		111	39	72		
PM Peak Hour		177	97	80		
Reductions for Pass-By Trips						
Daily		293	147	147		
AM Peak Hour		12	6	6		
PM Peak Hour		34	17	17		
Net External Daily		1,478	739	740		
Net External AM Peak Hour		99	33	66		
Net External PM Peak Hour		143	80	63		

¹ Where: T = Trips; X = Density by Variable

From **Table 1** it can be observed that the total proposed development generates 1,478 net daily trips (739 inbound and 740 outbound). It is expected to generate 99 AM Peak hour trips (33 inbound and 66 outbound) and 143 PM peak hour trips (80 inbound and 63 outbound).

If you have any questions/ concerns/ comments, please feel free to reach out to me at 205.222.1034 or email me at sameer@loweengineers.com.

Sincerely,



Sameer Patharkar, PE
Traffic Engineer

MIXED-USE DWELLING

111 OLD CONYERS RD, STOCKBRIDGE, GA 30281

PROPERTY INFORMATION

Project:
111 Old Conyers Rd, Stockbridge, GA 30281

Site Area: 6.18 AC (269,267 SF - GROSS)

Residential Lot Coverage: 192,000 SF

Construction Classification: 1B

Proposed Use: Five Story (5) Mixed Use Building
Use groups 2, 4 and 6 [Multi-family residential with community facility and commercial spaces]

Proposed Floor Area: See Table Below

BULK REGULATIONS

FLOOR AREA	Permitted Required	Provided	Noncompliance Compliance
Applicable Residence District: PUD (Planned Unit Development District)			
Height Factor: 0.9	Total Floor Area	240,000 SF = 0.89 > > 0.9	
	Lot Coverage	269,267 SF	

BUILDING AREA:

1st FLOOR	48,000 S.F.
2nd FLOOR	48,000 S.F.
3rd FLOOR	48,000 S.F.
4th FLOOR	48,000 S.F.
5th FLOOR	48,000 S.F.
TOTAL	240,000 S.F.

EXISTING ZONING: SUB URBAN RESIDENTIAL DISTRICT
PROPOSED USE: MIXED-USE (COMMERCIAL AT GROUND FLOOR AND LIVING UNITS AT TOP FLOORS)

FLOOR PLAN TYPES AND NUMBER OF UNITS

UNIT TYPE	AREA	# UNITS
"A" STUDIO, 1 BATH	477 S.F.	95
"B" 1 BEDROOM, 1 BATH	835 S.F.	95
"C" 2 BEDROOMS, 2 BATH	900 S.F.	6
"D" 3 BEDROOMS, 2 BATH	1,240 S.F.	4
	3,452 S.F. X 200 = 690,400 S.F. (TOTAL RESIDENTIAL AREA)	

PARKING - RESIDENTIAL

UNIT	REQUIRED	PROPOSED
STUDIO	1.25 PER UNIT 95X1.25=	119
1 BEDROOM	1.25 PER UNIT 95X1.25=	119
2 BEDROOMS	1.75 PER UNIT 6X1.75=	11
3 BEDROOMS	1.25 PER UNIT 4X2.0=	8
TOTAL RESIDENTIAL PARKING PROPOSED	200 UNITS	257

PARKING - RETAIL

GENERAL RETAIL UG 6 (15,000 S.F. AT FIRST FLOOR)
(5) SPACE/1,000 SF 75 PARKING SPACE REQUIRED
79 PARKING SPACE PROVIDED

TOTAL PARKING SPACE PROVIDED: 336
(257 RESIDENTIAL+79 RETAIL)

ACCESSIBLE SPACES REQUIRED
FOR 301-400 8 PARKING SPACE REQUIRED
8 PARKING SPACE PROVIDED

TRASH

TRASH BINS REQUIRED 10
TRASH BINS PROVIDED 12

AREA TABULATION

BUILDING FOOT PRINT 48,000 S.F.
NET OPEN SPACE 221,267 S.F. (82.1%)

REVISIONS

RELOTZ

FIRST NATIONAL LAND TRUST
1-888-558-3658 (FNL.T)
www.FNL.T.com

project name and address:

111 Old Conyers Rd,
Stockbridge, GA, 30281

Project #

Date : May 3th 2024

Sheet title :
COVER SHEET

Drawn by: HY

Sheet No:

Scale : AS NOTED

G-1.0

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

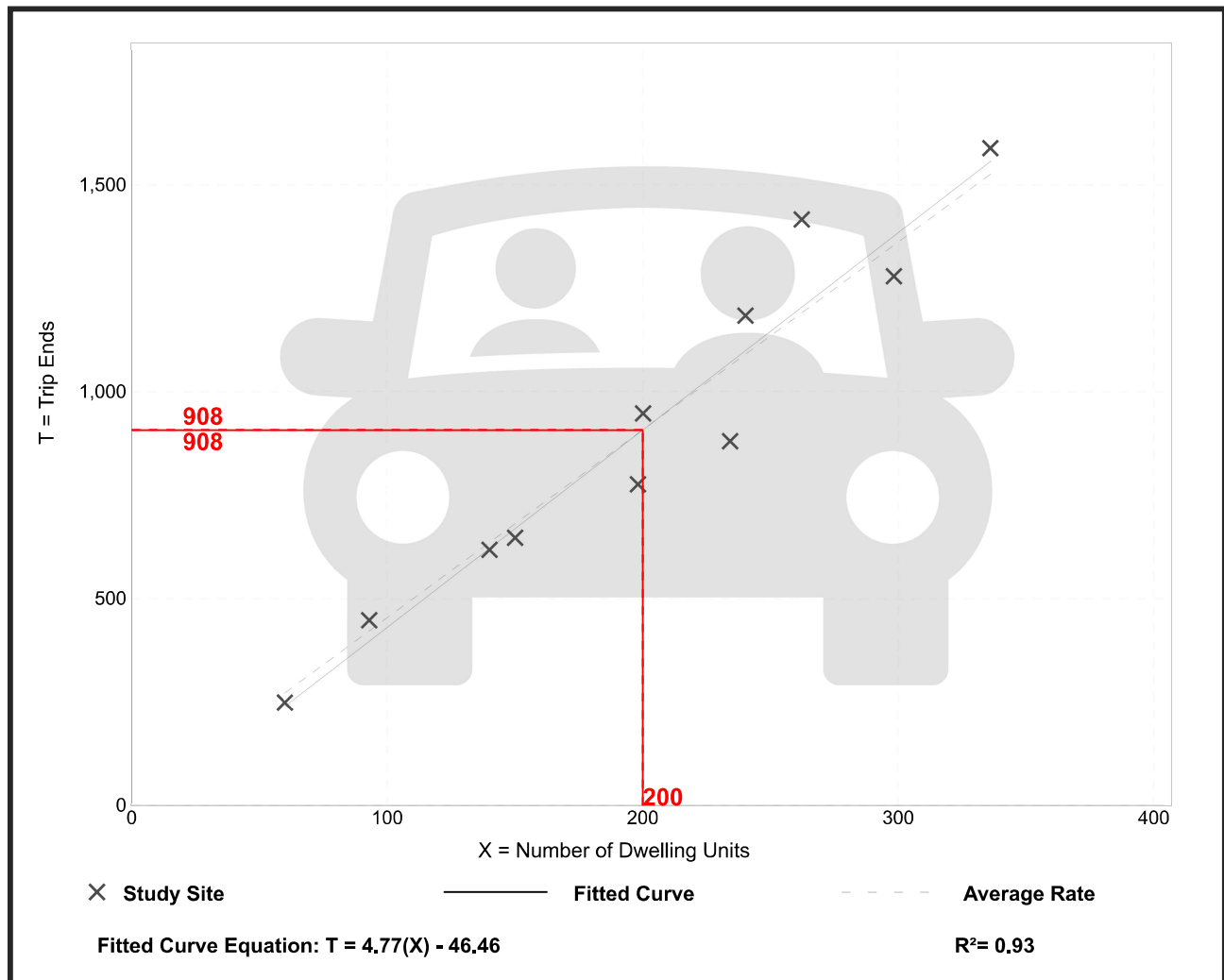
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.

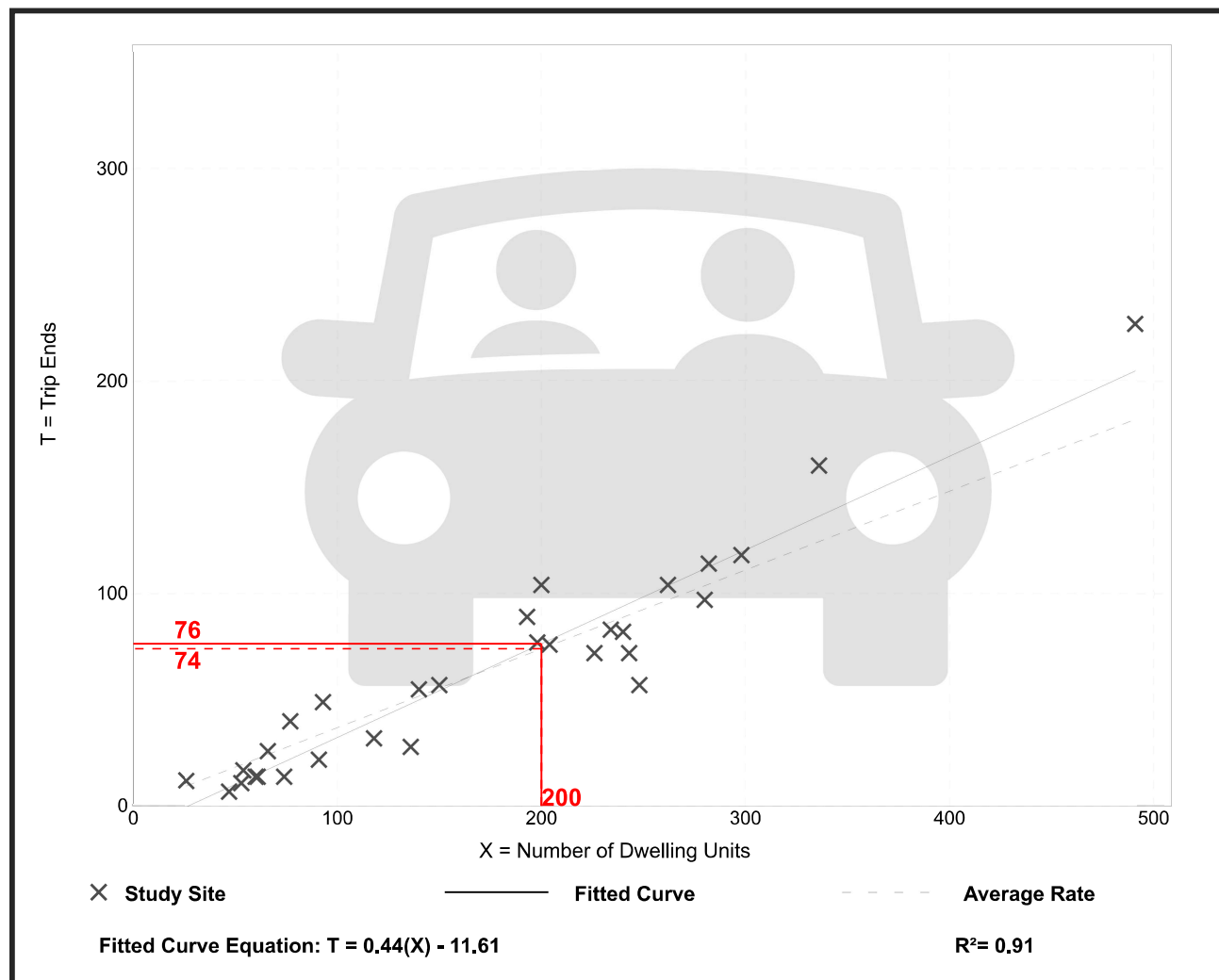
Setting/Location: General Urban/Suburban

Number of Studies: 30
 Avg. Num. of Dwelling Units: 173
 Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

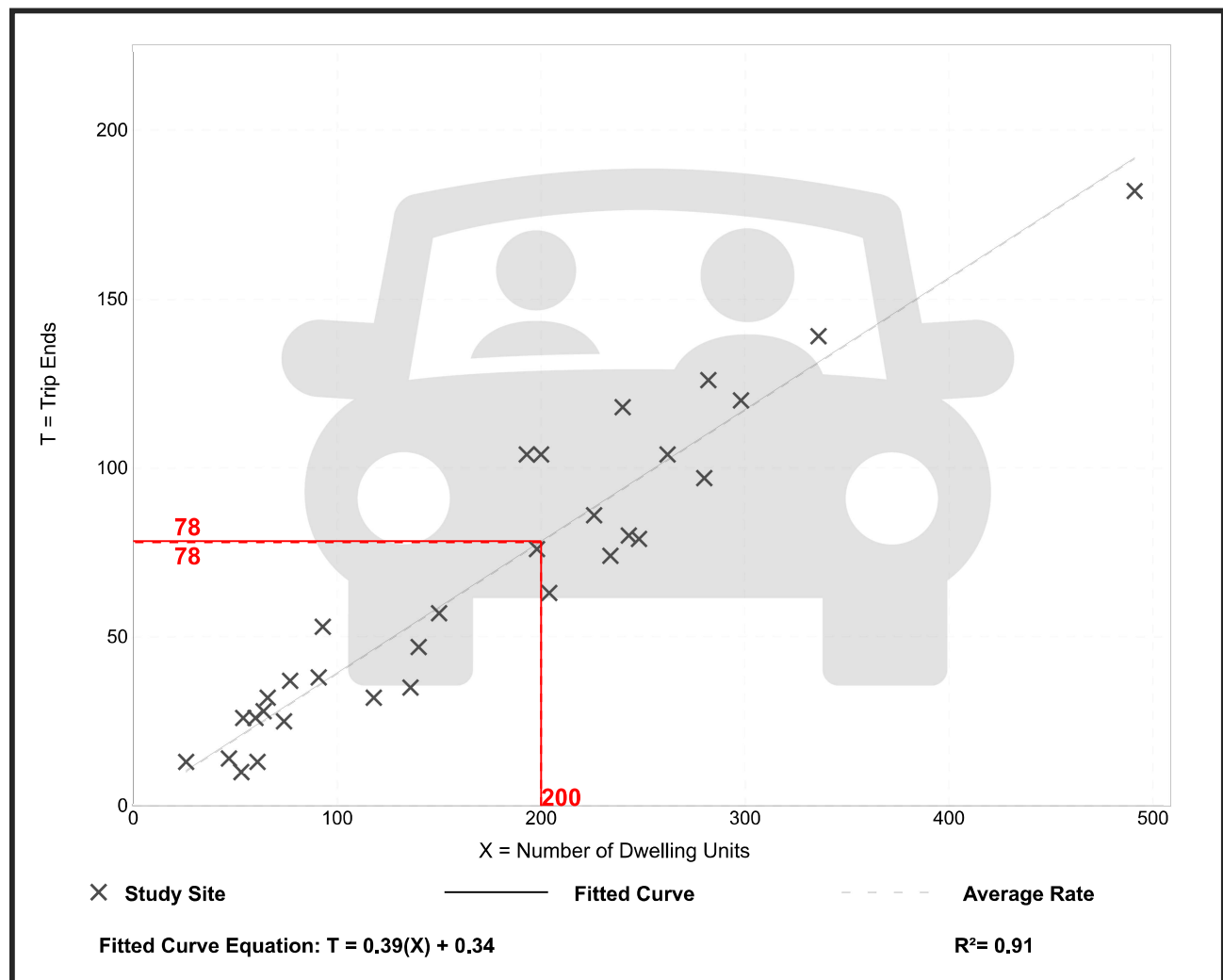
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

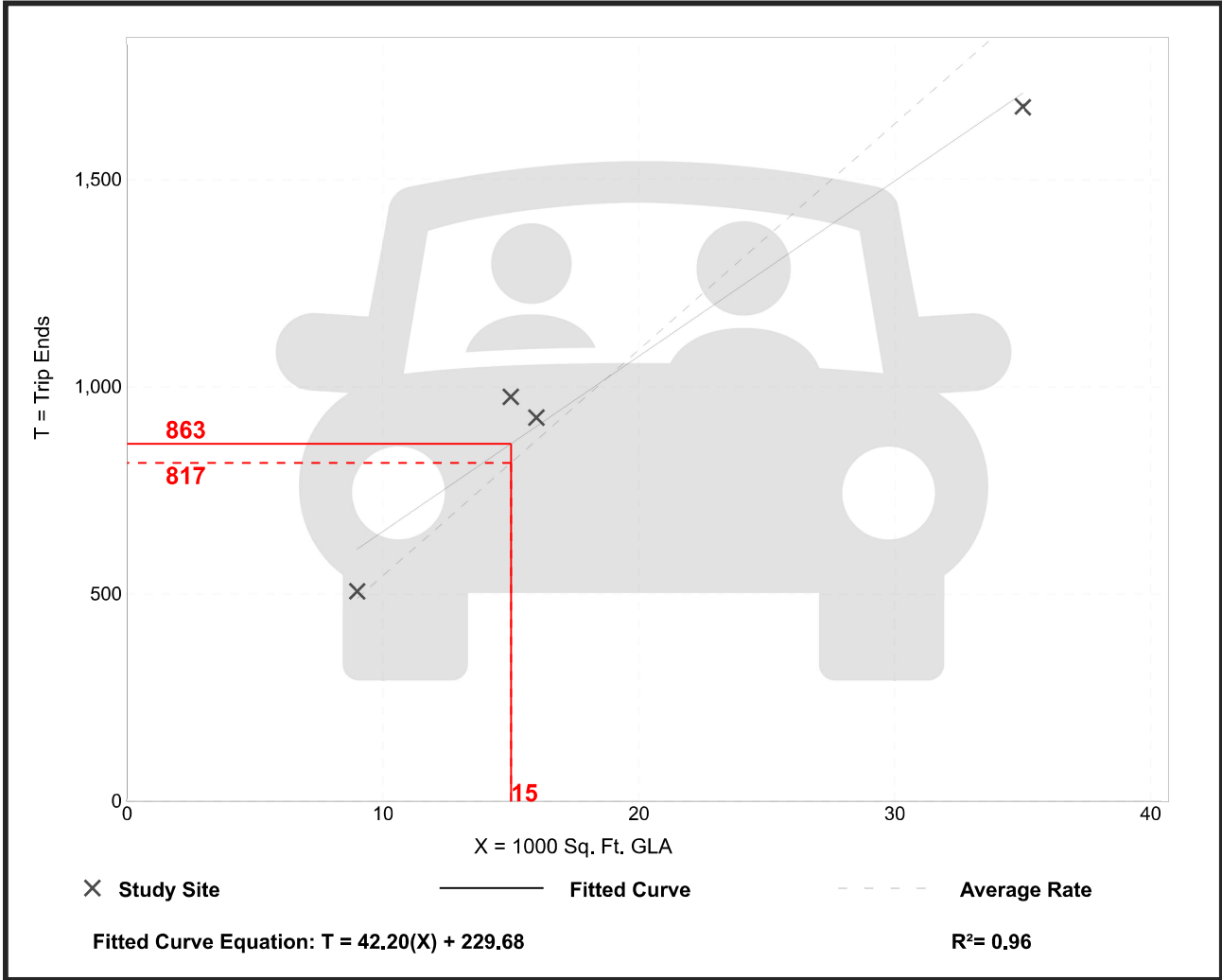
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)

(822)

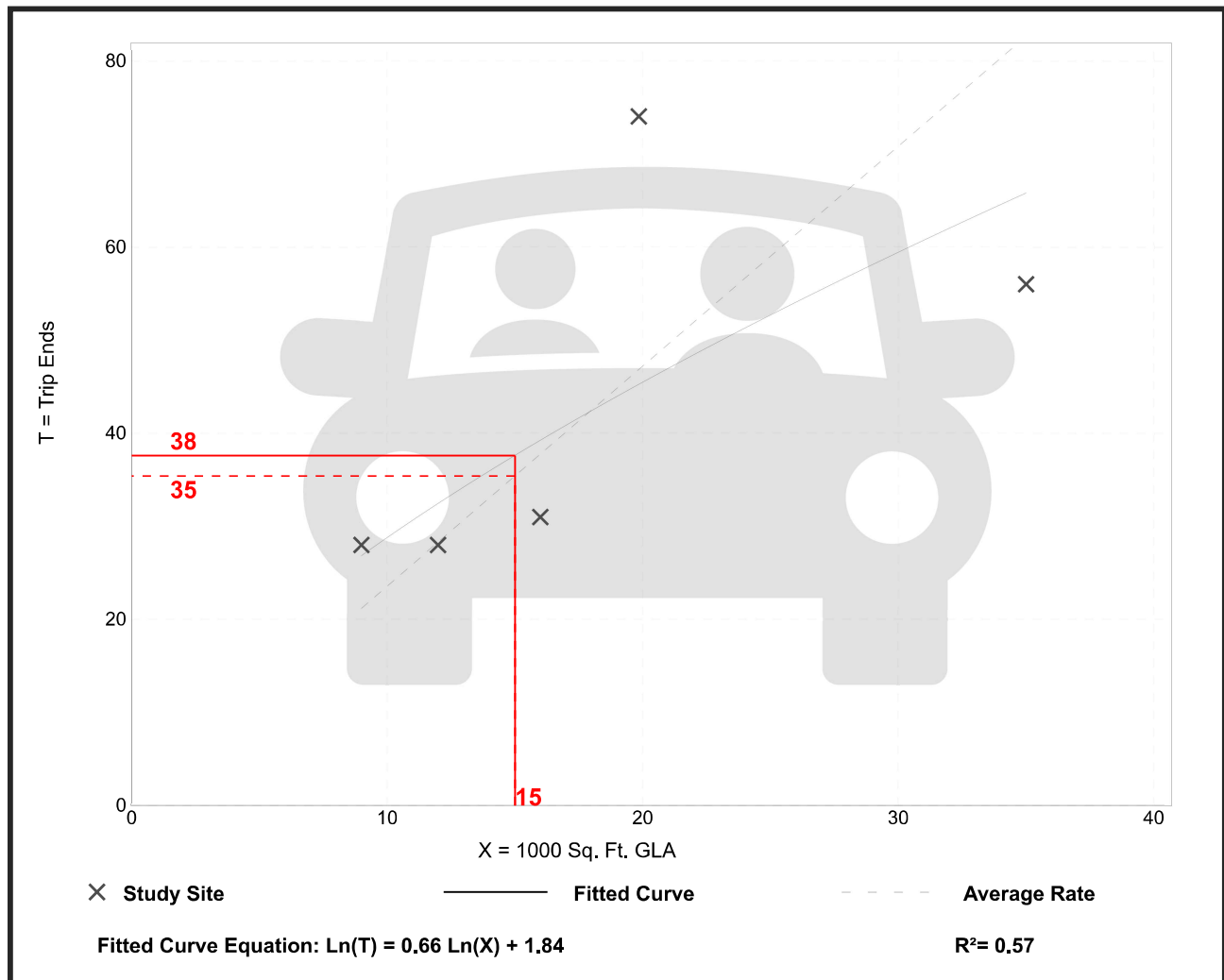
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GLA: 18
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation

