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 August 6, 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

Stockbridge
Where Community Connects

AGENDA
PLANNING COMMISSION MEETING
CITY OF STOCKBRIDGE

THURSDAY, AUGUST 6, 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

March 19, 2026 Summary Minutes

VII. Public Hearing

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.

2 **REZONING CASE #RZ-2026-01. (Council District 4.)**
Consideration of a rezoning application for the property at **112 Old Conyers Road** to rezone the property from the C-3 (Heavy Commercial) District to the RR (Rural Residential) District to better align the zoning of the property with the existing bed-and-breakfast operations, and to access residential resources. There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres.

3 **SPECIAL USE PERMIT CASE #SP-2026-01. (Council District 4.)**
Consideration of a special use permit application for the property at **112 Old Conyers Road** to allow a special use permit for a bed-and-breakfast inn within the RR (Rural Residential) District. There are no plans to change the current operations or property footprint of the bed-and-breakfast inn that was established in 2018. Applicant: Anita Johnson. Property Owner: Marvin Johnson. Property Location: District 12, Land Lot 68, within the Stockbridge City Limits. Property Size: 3.734 +/- acres.

4 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)**
Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at **4231 North Henry Boulevard** from Low-Density Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP.

Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

5 **REZONING CASE #RZ-2026-02. (Council District 4.)**
Consideration of a rezoning application to rezone the property at **4231 North Henry Boulevard** from the C-2 (General Commercial) District to the HI (Heavy Industrial) District to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

6 **SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)**
Consideration of a special use permit application for the property at **4231 North Henry Boulevard** to allow for the development of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery, within the HI (Heavy Industrial) District. Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

VIII. Project Updates

IX. Staff Comments

X. Board Comments

XI. Adjournment

Project/Case #

ZMOD-2026.04.0941

Address:

111 OLD CONYERS RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S24-01017000

City of Stockbridge

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

Zoning Case Number:

Ordinance Case Number:

The undersigned, having an interest in the property herein described respectfully request:

Property Owner Authorization Form please click here

SECTION I

○ A. **Administrative Modification:** Minor changes are those which implement only slight alterations to the approved site design layout; which are made necessary by actual field conditions at the time of development; or which do not alter the impact of the development on nearby properties, nor the intent or integrity of the conditions as they were originally imposed. Any request for a minor change of the master development plan shall be made in written form to the Director. Furthermore, the request for a minor change shall be accompanied by copies of the revised master development plan. This does not require a public hearing, but an administrative decision by the Director of Community Development. Section 9.2.3

⊘ B. **Zoning Modification (Major):** Major modifications to zoning conditions include any changes to allowable uses, maximum density, maximum intensity, or compatibility requirements attached to the zoning approval as conditions of approval. This requires a public hearing by the City of Stockbridge. Section 9.2.4

List previous case number: #M

SECTION II

1. Planner to be assigned during review cycle.

2. Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)

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

3. Petition number of the Zoning or Use Permit to which this application applies: RZ-2024-02 - CP-2024-02 VR-2024-01

4. Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

Is the property within a recorded subdivision? ○ Yes ⊘ No

Subdivision Name: N/A

Lot Number:

Block Designation:

Land Lot(s):

District: District 4 Recorded in Plat Book: Page:

Please refer to the SagesGov Council District Finder.

Road Name: 111 Old Conyers Road

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Primary Owner Name:	First SOLUTIONS DEVELOPMENT LLC		Last
Mailing Address:	131 PINE DR STOCKBRIDGE, GA 30281		
City: stockbridge	State: Georgia	Zip:	
Phone #: 678-791-6260	Email: solutions13117@yahoo.com		

Owner Signature

Name of Secondary Owner	First		Last
Mailing Address:			
City:	State	Zip:	
Phone #:	Email:		

Secondary Owner Signature

SECTION IV: Applicant, if different from the owner, states under oath that:

1. ○ The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
2. ☑ The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type of name of Owner as indicated in Section III; or
3. ○ The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Name of Applicant:	First Marlon Burton	Last Morgan Jackson & Powell, Inc.	
Applicant's Address:	5944 Waggoner Court		
City: Rex	State: Georgia	Zip: 30273	
Phone: 404-693-1739	Email: morganjacksonpowell@gmail.com		

Applicant Signature

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Attorney/Agent Name:	First Steve	Last Moore

Address:	1350 Keys Ferry Court		Check One: ○ Attorney ◉ Agent
City: McDonough	State: Georgia	Zip: 30253	
Phone #: (770) 914-9394	Email: atlpermitting@moorebass.com		

2025 PLANNING & ZONING SCHEDULE (Revised on 04/23/25)

CZIM & City Council meetings begin at 6:00 p.m.

Planning Commission meetings begin at 6:30 p.m.

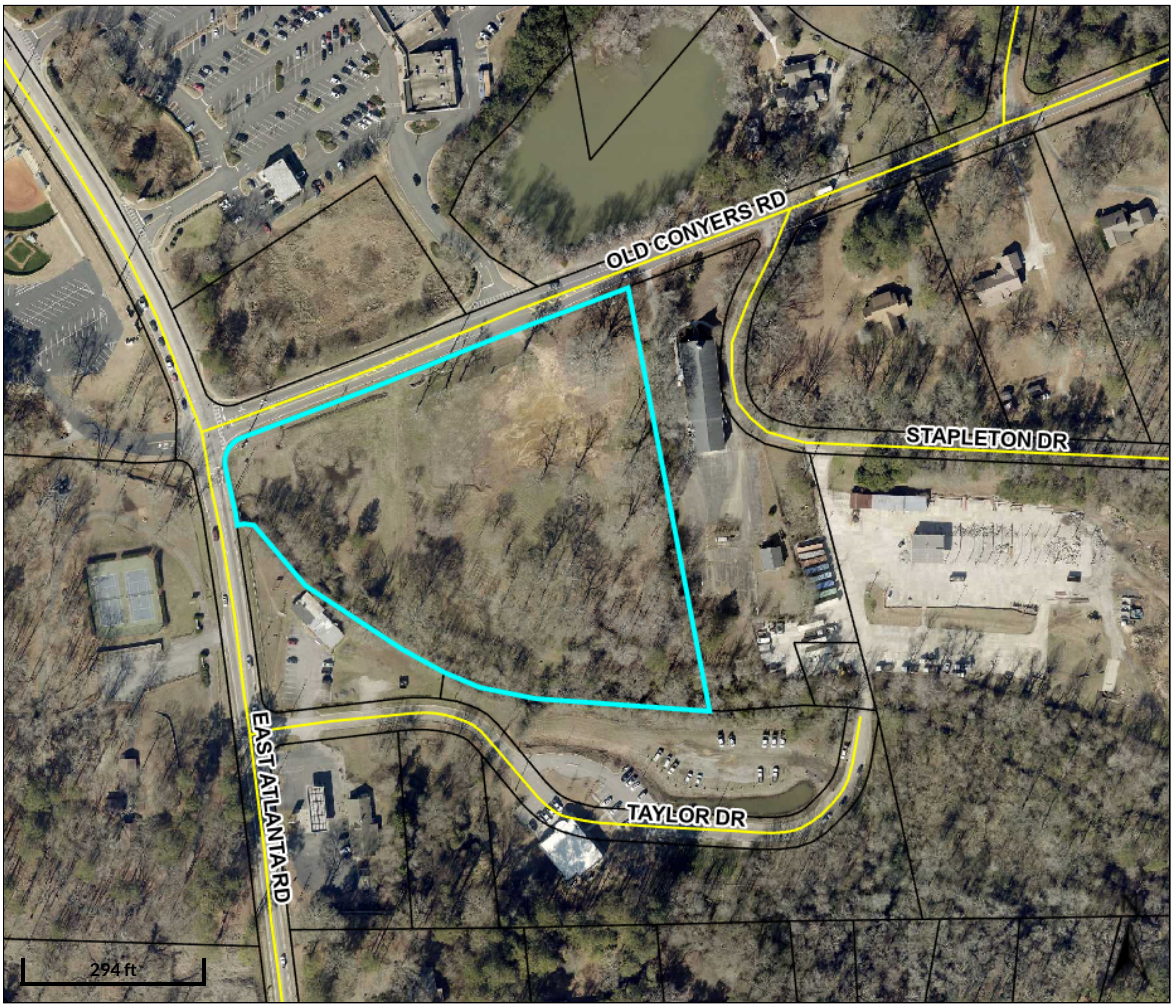
All meetings are held in the Council Chamber at City Hall.

"Notice of such hearing shall be provided at least 30 days prior to the quasi-judicial hearing . . . "(State Zoning Procedures Law, Revised; Sec. 36-66-4(g).)

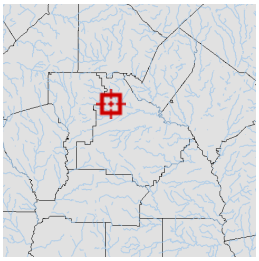
Each row across the table below represents an Application Cycle.

Application Cycle	Application Filing Deadline (Beginning of Application Cycle)	Public Notification/ Sign Posting Deadline	Community Zoning & Information (C.Z.I.M) Meeting	Planning Commission (3rd Thursday of the Month)	Mayor & City Council Meeting (2nd Monday of the Month)
1	January 5, 2026	February 4, 2026	February 11, 2026	February 19, 2026	March 9, 2026
2	February 2, 2026	March 4, 2026	March 11, 2026	March 19, 2026	April 13, 2026
3	March 2, 2026	April 1, 2026	April 8, 2026	April 16, 2026	May 11, 2026
4	April 6, 2026	May 6, 2026	May 13, 2026	May 21, 2026	June 8, 2026
5	May 4, 2026	June 3, 2026	June 10, 2026	June 18, 2026	July 13, 2026
6	June 1, 2026	July 1, 2026	July 8, 2026	July 16, 2026	August 10, 2026
7	July 6, 2026	August 5, 2026	August 12, 2026	August 20, 2026	September 14, 2026
8	August 3, 2026	September 2, 2026	September 9, 2026	September 17, 2026	October 12, 2026
9	September 8, 2026	October 7, 2026	October 14, 2026	October 22, 2026	November 9, 2026
10	October 5, 2026	November 4, 2026	November 10, 2026	November 19, 2026	December 14, 2026
11	November 2, 2026	December 2, 2026	December 9, 2026	December 17, 2026	January 11, 2027
12	December 7, 2026	January 6, 2027	January 13, 2027	January 21, 2027	February 8, 2027

Henry County, GA



Overview



Legend

- Parcels
- Roads

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

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

Date created: 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 HENRY COUNTY, GEORGIA

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

Marlon Burton
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.

Notary Public

OFFICIAL SEAL
J DURHAM
NOTARY PUBLIC-GEORGIA
HENRY COUNTY
My Comm. Expires November 18, 2029

* 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, 2026

James Turner, member
Applicant's Name - Printed

x 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 2026.

Notary Public

CHARLES SMITH NOTARY PUBLIC HENRY COUNTY, GA EXP. OCT. 29, 2027

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


DESIGN
BIM
GROUP


DESIGN
BIM
GROUP


DESIGN
BIM
GROUP


BRYN HOUSE

EXHIBIT A (LEGAL DESCRIPTION)

All that tract or parcel of land lying and being in Land Lot 68 of the 12th District, Henry County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a point formed by the intersection the Northwesterly right-of-way of Collier Road (a 50 foot right-of-way) and the Northwesterly right-of-way of Old Conyers Road (a 80 foot right-of-way); run thence in a Southwesterly direction along the Northwestly right-of-way of Old Conyers Road (a 80 foot right-of-way) a distance of 89.3 feet to an iron pin found (nail) and the TRUE POINT OF BEGINNING; run thence South 68 degrees 42 minutes 32 seconds West a distance of 646.43 feet to an iron pin placed (1/2 inch rebar); run thence North 57 degrees 36 minutes 20 seconds West a distance of 90.00 feet to an iron pin found (1/2 inch rebar); run thence North 42 degrees 28 minutes 54 seconds West a distance of 89.92 feet to an iron pin found (1/2 inch rebar); run thence North 25 degrees 05 minutes 10 seconds East a distance of 91.88 feet to an iron pin found (1/2 inch rebar); run thence North 45 degrees 12 minutes 52 seconds East a distance of 83.07 feet to an iron pin found (1/2 inch rebar); run thence North 37 degrees 31 minutes 06 seconds East a distance of 68.95 feet to an iron pin found (1/2 inch rebar); run thence North 43 degrees 36 minutes 10 seconds East a distance of 66.88 feet to an iron pin found (1/2 inch rebar); run thence South 07 degrees 14 minutes 37 seconds East a distance of 172.97 feet to a property corner (in lake); run thence North 38 degrees 45 minutes 00 seconds East a distance of 411.12 feet to an iron pin found (nail); run thence South 12 degrees 24 minutes 58 seconds East a distance of 45.19 feet to an iron pin found (nail); run thence South 41 degrees 08 minutes 10 seconds East a distance of 84.20 feet to an iron pin found (nail); run thence South 52 degrees 45 minutes 49 seconds East a distance of 51.63 feet to an iron pin found (nail); run thence South 63 degrees 11 minutes 31 seconds East a distance of 113.59 feet to an iron pin found (nail); South 38 degrees 23 minutes 34 seconds East a distance of 106.73 feet to an iron pin found (nail) and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 3.734 acres, more or less, and having a frame house located thereon as per plat of survey prepared by Jonathan B. Prince, registered land surveyor No. 3244, for Marvin Johnson, dated 4/8/2015, a copy of which is attached hereto as Exhibit "A-1" and incorporated herein by this reference.

MOORE BASS CONSULTING

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.

MOORE BASS CONSULTING

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
Revised June 10, 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 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 nine (9) stories or 110’ feet, whichever is greater.
- 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.

MOORE BASS CONSULTING

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

July 14, 2026

Veronica Green, Chief Planner
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
Summary of Plan Changes

Dear Veronica:

Please allow this letter to serve as a summary of the recent changes made to the site plan (last revised 7-13-2026) for the above-mentioned project in the City of Stockbridge.

The following changes were made to the site plan:

- The proposed building height has increased from 110 feet to 120 feet
- The interior configuration of the building has changed as follows:
  - The number of 1-bedroom and studio units has decreased from 150 to 129 units
  - The number of 2-bedroom units has increased from 50 to 71 units
  - The area devoted to non-residential uses (retail / restaurants) has increased from 15,000 SF to 24,484 SF.
- Due to the above building changes, we modified the surface parking and parking deck configuration as follows:
  - The number of surface parking spaces has increased from 193 to 213 spaces
  - The number of deck parking spaces has increased from 150 to 199 spaces
  - The total number of parking spaces has increased from 343 to 412 spaces, which meets the code-required minimum for each of the proposed uses.

Overall, the updated layout is very similar to what was previously submitted. The changes are primarily related to the uses within the building and the associated parking adjustments needed for the new mixed-use areas.

I trust the above adequately explains the proposed changes to this new layout. Should you have any questions or require any additional information, please do not hesitate to call me at (770) 616-7094

Sincerely,

Moore Bass Consulting, Inc.

Steve Moore, CEO

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

REQUESTED MODIFICATION TO PRIOR APPROVALS

1. VARIANCE REQUESTED TO INCREASE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 160 UNITS TO 200 UNITS
2. 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.
3. VARIANCE REQUESTED TO INCREASE THE MAXIMUM NUMBER OF FLOORS FROM FOUR TO SIX.

EXISTING POND
PUBLIX ENTRANCE
OLD CONYERS ROAD
EAST ATLANTA ROAD
BRUSH CREEK
FIRE ACCESS / NO PARKING
OUTDOOR DINING AREA
MIXED USE BUILDING
6 STORIES TOTAL
GROUND FLOOR
RETAIL = 15,000 SF
5 STORIES
MULTI-FAMILY
76 SPACES ALLOCATED FOR RETAIL
OPEN SPACE
RETAIL USE DUMPSTER PAD
GATED EMERGENCY ENTRY
GATED RESIDENT ENTRY
MULTI-FAMILY BUILDING
6 STORIES TOTAL
ROOF-TOP POOL
AMENITY AREA
THERAPY GARDEN
DOG PARK
PLAYGROUND
PERGOLA / SITTING AREA
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER
RESIDENTIAL USE DUMPSTER PAD
213 SPACES ALLOCATED FOR RESIDENTIAL (63 SURFACE PARKING, 150 DECK PARKING
PARKING STRUCTURE
5 STORIES
30 SPACES PER FLOOR
150 SPACES
PROPSOED SWMF
OPEN SPACE

(GA WEST ZONE) GRID NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

©Moore Bass Consulting

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

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1178

SEAL

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1

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

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	37,000 SF
PROPOSED NUMBER OF FLOORS:	9
TOTAL BUILDING AREA:	37,000 SF X 9 STORIES = 333,000 SF
PROPOSED RETAIL / COMMERCIAL AREA:	15,000 SF (40% OF GROUND FLOOR AREA)
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	110'
PROPOSED PARKING CALCULATION	
ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 150 UNITS = 188 SPACES
TWO BED:	1.75 SPACES PER UNIT X 50 UNITS = 88 SPACES
RETAIL	5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED	351 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
ADJUSTED PARKING REQUIRED	321 SPACES
NON-RESIDENTIAL PARKING PROVIDED	75 SPACES
RESIDENTIAL PARKING PROVIDED	273 SPACES
TOTAL PARKING PROVIDED	343 SPACES

REQUESTED MODIFICATION TO PRIOR APPROVALS

1. REQUEST TO INCREASE MAXIMUM NUMBER OF RESIDENTIAL UNITS FROM 160 UNITS TO 200 UNITS
2. REQUEST TO INCREASE MAXIMUM BUILDING HEIGHT TO 110 FEET
3. REQUEST TO DECREASE PARKING REQUIREMENTS FOR RESIDENTIAL USE TO 1 SPACE PER 1 BEDROOM OR STUDIO UNIT AND 1.25 SPACES PER 2 BEDROOM UNIT.

EXISTING POND
PUBLIX ENTRANCE
EX. R/W
OLD CONYERS ROAD
OLD CONYERS ROAD (80' R/W)
N65° 10'41"E
674.00'
FIRE ACCESS W/O PARKING
OUTDOOR DINING AREA
MIXED USE BUILDING
GROUND FLOOR
RETAIL = 15,000 SF
MULTI-FAMILY
3
145'
90'
GATED RESIDENT ENTRY
RETAIL USE DUMPSTER PAD
RESIDENTIAL AMENITY AREA
MULTI-FAMILY BUILDING
ROOF-TOP POOL
25' LANDSCAPE STRIP
S08°45'08"E
644.19'
PARKING STRUCTURE
150 SPACES
PROPSOED SWMF
RESIDENTIAL USE DUMPSTER PAD
N11°51'29"W
103.83'
N38°02'21"W
120.97'
N61°42'45"W
11.77'
N52°24'36"W
28.90'
EAST ATLANTA ROAD
N31°27'34"W
45.80'
N58°54'55"W
52.61'
N58°02'49"W
21.12'
N43°39'13"W
25.60'
N58°02'28"W
19.04'
75' IMPERVIOUS SETBACK
50' UNDISTURBED STREAM BUFFER (CITY)
25' UNDISTURBED STREAM BUFFER (STATE)
BOUNDARY TIE LINE PER P.B. 64 PG. 164
BRUSH CREEK
CL OF BRUSH CREEK IS BOUNDARY LINE
TOP OF BANK
N76°16'25"W
44.95'
N62°13'26"W
27.95'
N48°55'19"W
26.20'
N59°21'0"W
35.5'
N65°10'57"W
47.26'
N57°10'26"W
48.23'
N58°39'01"W
12.08'
N30°23'12"W
26.33'
N64°36'14"W
46.89'
N89°37'59"W
23.76'
N68°37'29"W
21.07'
S80°01'00"W
64.67'
S77°33'22"W
19.23'
N86°56'35"W
27.96'
N86°08'36"W
48.66'
N68°40'53"W
43.00'
N72°36'53"W
18.71'
N60°07'06"W
21.23'
S86°07'29"W
13.31'
S84°06'07"W
14.37'
S63°34'28"W
23.31'
N85°08'05"W
335.39'
30' S.S.E.
20' S.S.E.
NF SOD FIRST BREAKTHROUGH MINISTRIES INC D.B. 34665 PG. 147 TAX ID. S24 010100 ZONED: SR
NF AS BUSINESS USA INC D.B. 27025 PG. 309 TAX ID. S24 010100 ZONED: SR
(GA. WEST ZONE) GRID NORTH

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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
1. REVISED BUILDING LOCATION PER CITY 06/11/2026

A4034.0001 - BASE7

DATE 04-01-2026
CONTRACT #
DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

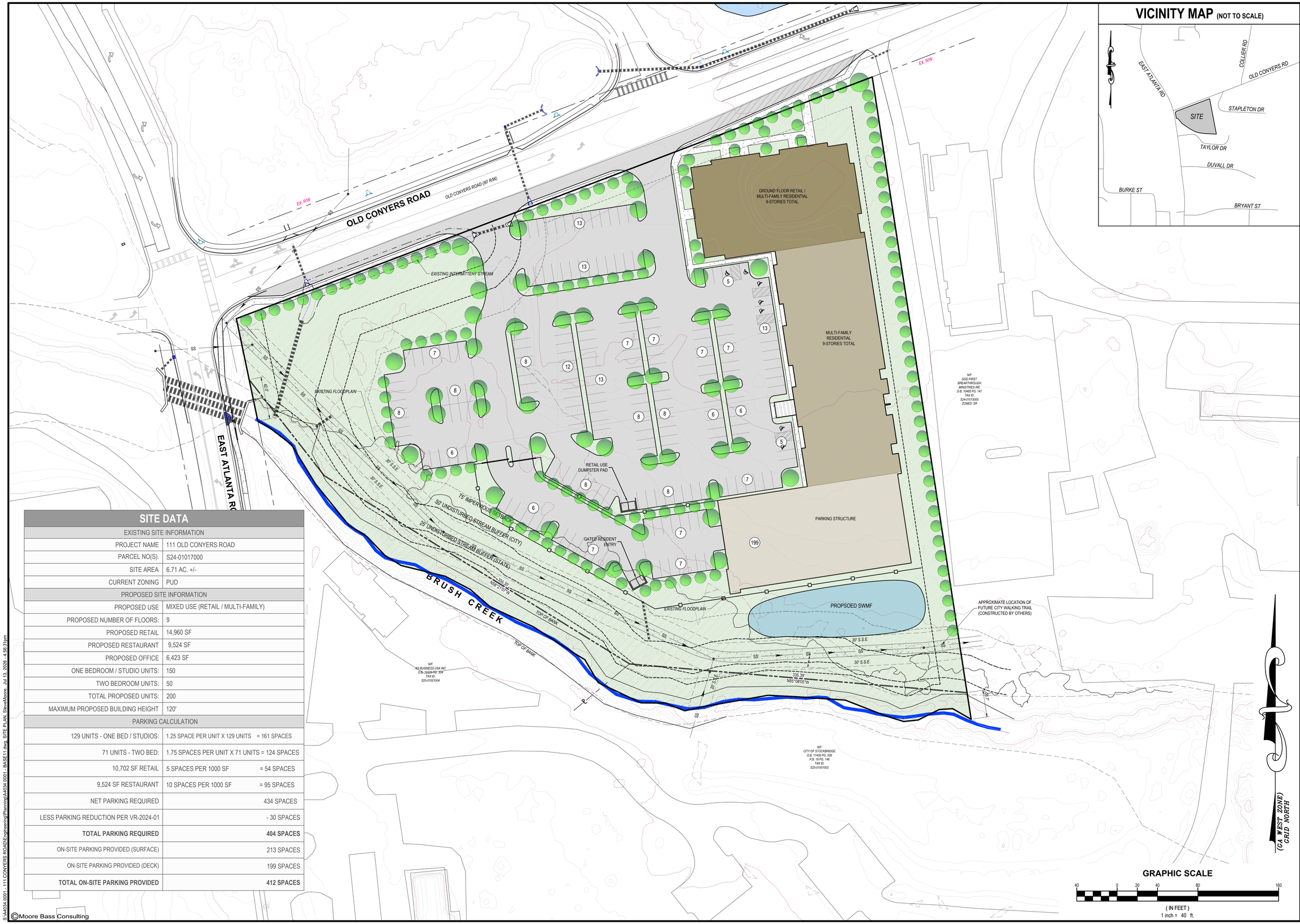
SEAL

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1

S:\A4034.0001 - 111 CONYERS ROAD\Engineering\Planning\A4034.0001 - BASE7.dwg, SITE PLAN, ltaylor Jun 12, 2026 - 8:07:33am

©Moore Bass Consulting



VICINITY MAP (NOT TO SCALE)

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 NUMBER OF FLOORS:	9
PROPOSED RETAIL	14,960 SF
PROPOSED RESTAURANT	9,524 SF
PROPOSED OFFICE	6,423 SF
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	120'
PARKING CALCULATION	
129 UNITS - ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 129 UNITS = 161 SPACES
71 UNITS - TWO BED:	1.75 SPACES PER UNIT X 71 UNITS = 124 SPACES
10,702 SF RETAIL	5 SPACES PER 1000 SF = 54 SPACES
9,524 SF RESTAURANT	10 SPACES PER 1000 SF = 95 SPACES
NET PARKING REQUIRED	434 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
TOTAL PARKING REQUIRED	**404 SPACES**
ON-SITE PARKING PROVIDED (SURFACE)	213 SPACES
ON-SITE PARKING PROVIDED (DECK)	199 SPACES
TOTAL ON-SITE PARKING PROVIDED	**412 SPACES**

©Moore Bass Consulting

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
1. REVISED BUILDING LOCATION PER CITY 06/11/2026
2. REVISED SITE PLAN PER ARCHITECT 07/13/2026

A4034.0001 - BASE11

DATE 04-01-2026

CONTRACT #

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #1179

SEAL

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1

S:\A4034.0001 - 111 CONYERS ROAD\Engineering\Planning\A4034.0001 - BASE11.dwg, SITE PLAN, StevenMoore, Jul 13, 2026 - 4:56:31pm

BK:64 PG:164-164
Filed and Recorded
Jan-04-2024 10:27 AM
DOC# 2024 - 000004
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6101204682

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

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 JURISDITION

UTILITIES PROTECTION CENTER
CALL FREE
IN METRO ATLANTA
404-335-5000
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

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

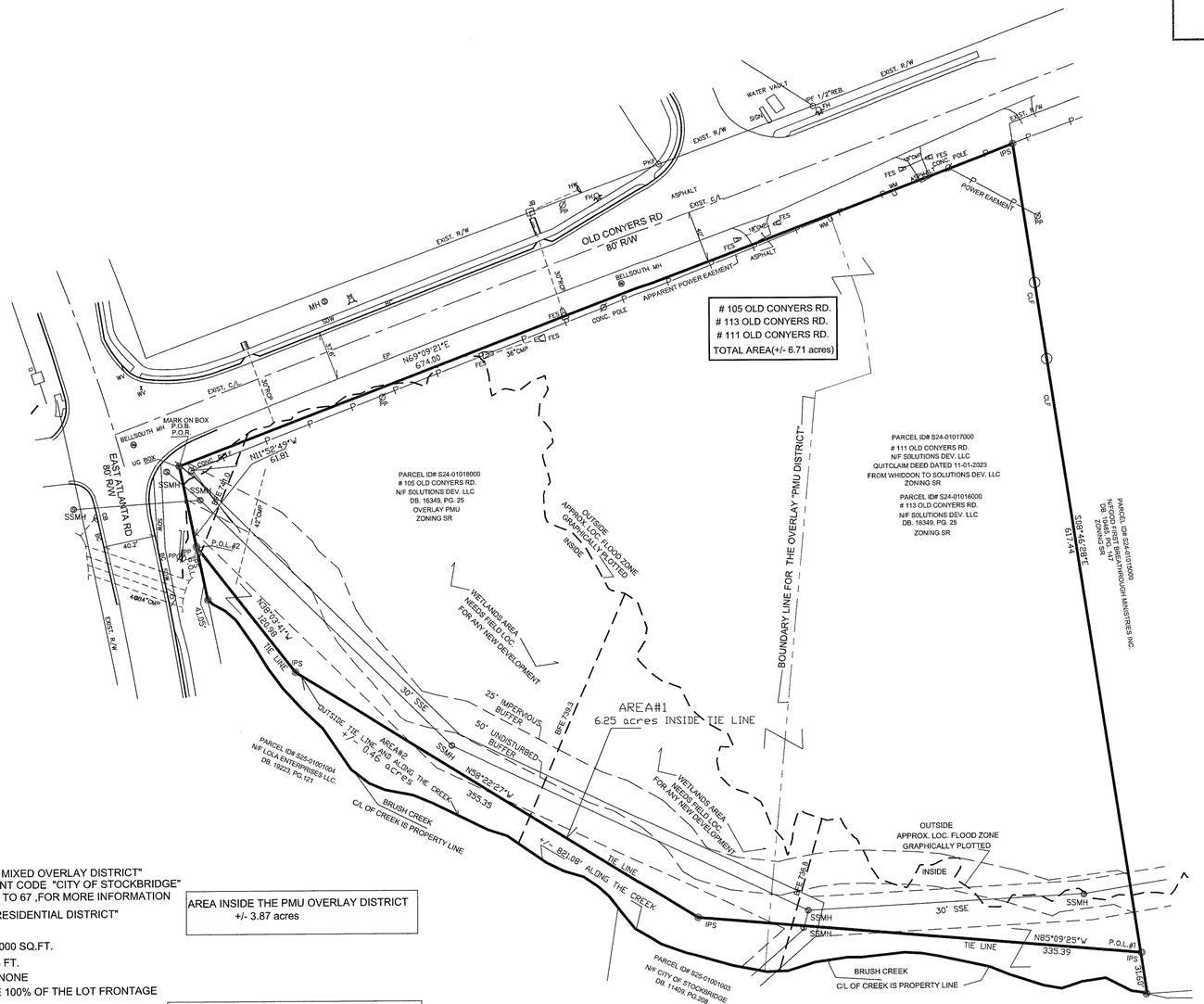
LEGENDS OF SYMBOLS

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OTP	OPEN TOP PIPE
IPF	IRON PIN FOUND
IPS	IRON PIN SET 1/2"ø REBAR W/ CAP
C/G	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
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCUTRE (RISER)
DI	DROP INLET
WM	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H.	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

GRID NORTH
GA WEST

NOTES

1. THIS PROPERTY IS ON CITY WATER.
2. THIS PROPERTY IS ON A PAVED ROAD CITY/ CITYOR 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.



105 OLD CONYERS RD.
113 OLD CONYERS RD.
111 OLD CONYERS RD.
TOTAL AREA(+/- 6.71 acres)

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 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 the stream bed. Georgia House Bill 1426

WETLANDS

1. WETLANDS SHOWN ON THIS PLAT 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.

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" MARCH14,2022, 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

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

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
A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

GEORGIA PROFESSIONAL No. 2642 LAND SURVEYOR ANGEL M. MARRERO

50' 0' 50' 100'
Scale: 1" = 50'

REV.	DESCRIPTION	DATE

SOUTHSIDE SURVEYING & PLANNING LSF000831
#155 WESTRIDGE PKWY SUITE 212 MCDONOUGH, GA 30253 Phone: (770) 320-8009
1/1

LOTS COMBINATION SURVEY FOR:
SOLUTIONS DEVELOPMEMT,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

Carter & Sloope
CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

Water & Sewer Availability

DATE: July 16, 2026
TO: Kevin Miller, City of Stockbridge
FROM: Isaac St.Clair, P.E., Carter & Sloope, Inc.
Nic Aquila, E.I.T., Carter & Sloope, Inc.

RE: City of Stockbridge
111 Old Conyers Road – Water & Sewer Availability
C & S Project No.: S9100.033 Task 041

Existing Conditions

The City of Stockbridge operates a sewer collection system which coneys wastewater through a series of gravity sewer mains and pump stations to the City's Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The Brush Creek Interceptor is one of the City's largest gravity sewer interceptors, and the subject property is adjacent to the Brush Creek Interceptor and within its service area.

Proposed Development - 111 Old Conyers Road

The proposed 111 Old Conyers Road project contains the Parcel S24-01017000 positioned on the intersection of Old Conyers Road and East Atlanta Road containing approximately 6.71 acres. The developer submitted a preliminary plat that included 200 apartment units, two food service establishments, and a retail space. The proposed development is located approximately 1,600 feet from the WPCP.

Wastewater Generation

Based on the information provided by the developer, the project is estimated to generate an Average Daily Flow (ADF) of 81,300 gallons per day (gpd) of sanitary sewer. Table 1 provides a summary of the estimated wastewater generation based on the City of Stockbridge's Minimum Development Standards and the JT-1 Table from the DPH Manual for Onsite Sewage Management Systems. The JT-1 Table was used when the Minimum Development Standards did not have an applicable flow estimate for the development type (retail floor and food service). The food service units were assumed to be counter-service establishments, and to estimate the number of seats, it was assumed these establishments would serve one customer per 20 square feet and utilize 60% of the building footprint for customer seating. The developer indicated there would be two food service units occupying 3,500 square feet each.

Table 1 - Wastewater Generation Estimate

Item	Description	Quantity	Units	Rate	Units	ADF [gpd]
1	Retail Floor	8,000	SF	0.1	100 gpd/1,000 SF	800
2	Food Service	210	Seats	50	gpd/seat	10,500
3	Residential Unit (Apartment)	200	Residential Dwelling Unit (RDU)	350	gpd/unit	70,000
					Total =	**81,300**

Based on the size of the development and the Ten State Standards, an hourly peaking factor of 4.0 is recommended, providing a peak hourly flow rate of approximately **226** gallons-per-minute (gpm) (325,200 gpd).

Water Demand

Carter & Sloope developed a hydraulic model of the City's water distribution system in 2021, generated using 2019 billing data. It was assumed the water demand will be approximately equal to the wastewater demand (81,300 gpd), and the water demand was plugged into the model and assigned a residential diurnal curve. At peak usage times, the model predicts the system pressure at the point of connection would be approximately 120-130 psi. The developer is responsible for determining if the system pressure at the point of connection is adequate to serve the development at its point of use.

A fire suppression demand of 1,000 gpm was assumed. The water model predicts the system can provide this fire flow for up to two hours, if needed. The developer is responsible for verifying the assumed fire flow is adequate for the proposed fire suppression system.

Wastewater Capacity Assessment

The *Brush Creek Interceptor Wastewater Capacity Evaluation* (December 10, 2021), which estimated the peak wastewater flow and conveyance capacity in the Brush Creek Interceptor, was used to estimate the existing wastewater flow in the Brush Creek Interceptor. Any contributory developments that have been constructed since the 2021 sewer capacity analysis will not be accounted for in the existing flow estimate.

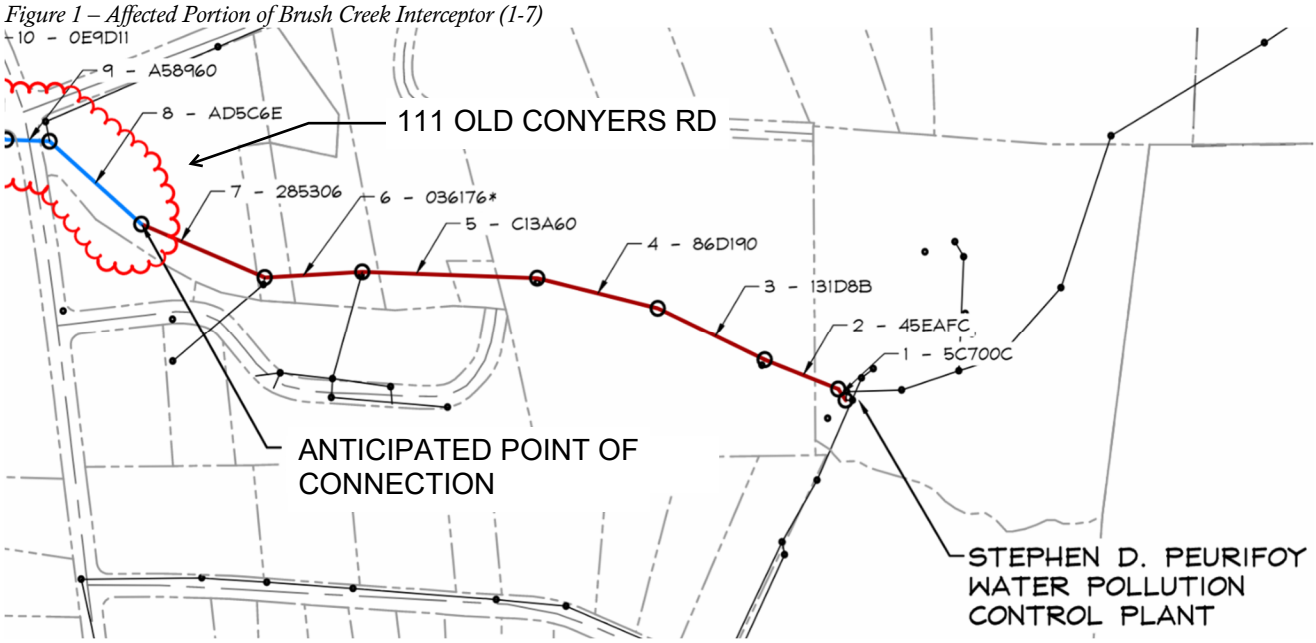
The projected peak flow rate from the proposed development was added to the existing peak flow estimate from the 2021 capacity analysis and compared to the Brush Creek Interceptor's conveyance capacity, displayed in Table 2. Figure 1 displays the portion, shown in red, of the Brush Creek Interceptor that will convey wastewater from the proposed development.

Table 2 – Sewer Capacity Analysis with Proposed Peak Flow from Development

Pipe #	Diameter [in]	Material	Slope [%]	Existing Peak Flow [MGD]	Proposed Peak Flow [MGD]	75% Full Capacity [MGD]
7	24	CL	0.313	1.39	1.72	6.48
6	24	CL	0.537	1.39	1.72	8.48
5	24	CL	0.518	1.39	1.72	8.34
4	24	CL	0.615	1.40	1.73	9.08
3	24	CL	2.13	1.40	1.73	16.91
2	24	CL	0.542	1.42	1.75	8.53
1	24	CL	0.080*	1.42	1.75	3.28

*Slope is unknown and estimated to be minimum slope per EPD design standards.

Figure 1 – Affected Portion of Brush Creek Interceptor (1-7)



Water and Sewer Availability

The projected peak hourly flow is less than the estimated conveyance capacity of the Brush Creek Interceptor at 75% level of flow, indicating the City's wastewater collection system has available capacity for the proposed development during normal and peak hourly flow conditions.

The City's water distribution system has available capacity for potable water and fire suppression for the proposed 111 Old Conyers Road development with the above assumptions noted.

It should be noted that the developer is fully responsible for confirming that connection to the existing sewer system is a viable option through a gravity conveyance system. If this development requires a local pump station to access the sewer system, this capacity review should be revisited. The analysis should also be revisited if there is any deviation from the developer's submitted plans. It is the responsibility of the developer to verify the assumed fire flow demand is adequate for the fire suppression system and the predicted pressure at the point of connection is adequate to serve the development at its points of use.

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: July 16, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Subject: #ZM-2026-01 for 111 Old Conyers Road

Summary of Request: The applicant, Marlon Burton of Morgan Jackson & Powell, Inc., on behalf of Solutions Development, LLC, requests approval of a major zoning modification to the previously approved Planned Unit Development (PUD) for the property located at 111 Old Conyers Road (Parcel #S24-01017000). The subject property contains approximately 6.71 acres, is currently zoned PUD (Planned Unit Development), and has a Special Purpose Future Land Use designation. Approximately 3.87 acres of the property are located within the Parkway Mixed-Use (PMU) Overlay District.

The previously approved development consisted of a mixed-use project containing 160 residential dwelling units and approximately 15,000 square feet of ground-floor retail/commercial space within a four-story building. The applicant proposes to modify the approved development by increasing the maximum number of residential units from 160 units to 200 units and increasing the maximum building height from four (4) stories to nine (9) stories (110 feet). The proposed development will continue to provide approximately 15,000 square feet of ground-floor retail/commercial space while maintaining the mixed-use character established under the prior approvals.

The revised site plan incorporates a structured parking facility containing approximately 150 parking spaces, resulting in a total parking supply of 343 spaces, which exceeds the adjusted parking requirement established under Variance VR-2024-01. Additional site improvements include a rooftop pool, centralized Residential Amenity Area, outdoor dining space, gated residential and emergency access points, enhanced pedestrian connectivity, preservation of open space and stream buffers associated with Brush Creek, and a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries. The property's zoning classification and Future Land Use designation will remain unchanged. The purpose of the requested zoning modification is to allow increased residential density and building height while implementing a more compact, vertically integrated mixed-use development pattern that emphasizes structured parking, pedestrian-oriented design, and efficient land utilization.

I. PURPOSE

Consideration of a request for a major zoning modification to amend the previously approved Planned Unit Development (PUD) under Rezoning Case RZ-2024-02 for property located at 111 Old Conyers Road. The request proposes to increase the maximum number of residential

dwelling units from 160 units to 200 units, increase the maximum building height from four (4) stories to nine (9) stories (110 feet), and revise the approved site plan to incorporate structured parking, a centralized Residential Amenity Area, enhanced pedestrian connectivity, and a more compact, vertically integrated mixed-use development pattern. The proposed development will continue to provide approximately 15,000 square feet of ground-floor retail/commercial space while maintaining the mixed-use character established through the original approval.

II. PROPERTY INFORMATION

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	Marlon Burton
Owner	Solutions Development, LLC.
Current Zoning of Property	PUD (Planned Unit Development)
Current Future Land Use Designation of Property	Special Purpose
Proposed Number of Units Per Acre	29.80 units per acre
Current Use of Property	Vacant, undeveloped property characterized by wooded vegetation and natural features, including an intermittent stream (Brush Creek) and associated buffer areas that constrain portions of the developable area.

III. LAND USE ANALYSIS

The table below identifies the zoning classifications and existing land uses of adjacent properties surrounding the subject site.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-2 (General Commercial District) C-3 (Heavy Commercial District)	Vacant; Publix Shopping Center Stockbridge Lakes Bed & Breakfast
Property to the South	C-2 (General Commercial District)	Downtown Food Mart (Convenience Store) Korner Store (Convenience Store) City of Stockbridge Public Works Facility
Property to the East	OI (Office Institutional District)	God First Breakthrough Ministries
Property to the West	DT (Downtown District)	Cochran Park

The surrounding area consists of a mix of commercial, institutional, and recreational uses, with proximity to downtown Stockbridge. The subject property is located within a transitional area that supports a mix of land uses and development intensities.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	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) City of Stockbridge Public Works Facility	Low Density Residential
Property to the East	God First Breakthrough Ministries	Public Institutional
Property to the West	Cochran Park	Park/Recreation/Conservation

The Future Land Use Map (FLUM) identifies the subject property as Special Purpose, with surrounding areas consisting of a mix of Low Density Mixed Use, Low Density Residential, Public/Institutional, and Park/Recreation/Conservation designations.

SURROUNDING LAND USE DENSITIES (SUBDIVISION)

Name of Subdivision/Development	Number of Units	Estimated Density (Units per Acre)
Spanish Village Subdivision	28	1.5 units/acre
HH Duvall Subdivision	16	1.0 units/acre

Name of Subdivision/Development	Number of Units	Estimated Density (Units per Acre)
Diamante Townhomes	200	7.0 units/acre
135 East Townhomes	27	16.36 units/acre
Pine Grove	270	4.0 units/acre
Pineview	77	2.49 units/acre
111 Old Conyers Road (Subject Property)	**200**	**29.80 units/acre**

The table above summarizes the existing land uses and corresponding future land use designations for adjacent properties.

The proposed development's residential density has been evaluated in relation to nearby subdivisions to determine its compatibility with the surrounding built environment. The table below provides a comparison of the total number of dwelling units and the overall density of existing residential developments within the immediate area.

As shown in the table, surrounding residential developments generally range in density from approximately 1.0 to 16.36 units per acre, with the majority of developments characterized by low- to moderate-density residential patterns. The proposed development at 29.80 units per acre represents a higher-density development compared to surrounding subdivisions. However, the subject property's location near downtown Stockbridge, its adjacency to commercial and institutional uses, and its designation as Special Purpose on the Future Land Use Map support a higher-density, mixed-use development pattern at this location. Additionally, the proposed vertical design and incorporation of structured parking allow for increased density while minimizing land disturbance and enhancing open space, further supporting compatibility with the surrounding area.

IV. FINDING OF FACTS

1. The subject property is currently zoned PUD (Planned Unit Development) and has a Special Purpose future land use designation.
2. The surrounding area consists of a mix of zoning classifications, including C-2 (General Commercial), C-3 (Heavy Commercial), OI (Office Institutional), DT (Downtown), and SR (Suburban Residential).
3. The surrounding land uses include commercial, institutional, recreational, and residential developments, indicating that the subject property is located within a transitional area near downtown Stockbridge.
4. The subject property contains an intermittent stream (Brush Creek) and associated environmental buffers, which constrain portions of the developable area.
5. The proposed modification introduces a more vertically integrated development design, incorporating structured parking and reducing the overall development footprint.
6. The property is located within proximity to downtown Stockbridge, Cochran Park, and nearby commercial centers, supporting the viability of a mixed-use development pattern.
7. Approximately 3.87 acres of the subject property are located within the Parkway Mixed-Use (PMU) Overlay District. While portions of the site, including parking areas, landscaping, and open space, are located within the overlay district, the proposed mixed-use building and parking structure are located primarily outside of the PMU Overlay boundary.

8. The subject property is located within the Tax Allocation District (TAD), which is intended to encourage quality development and redevelopment within underutilized or distressed areas of the City.
9. In accordance with the requirements of the City of Stockbridge Unified Development Code, a public notice sign was posted on the subject property on June 3, 2026, notifying the public of the proposed zoning modification request.
10. A legal advertisement for the public hearing was published on June 3, 2026, in accordance with the public notice requirements of the City of Stockbridge Unified Development Code and applicable state law.
11. The applicant submitted documentation demonstrating that notice letters were mailed via certified mail to surrounding property owners. The applicant also provided a mailing list identifying the parcels and property owners notified of the proposed zoning modification request. Certified mail receipts indicate that the notices were mailed on June 2, 2026.
12. The mailing list provided by the applicant included adjacent and nearby property owners within the notification area, including residential, commercial, institutional, and governmental properties surrounding the subject property.
13. The subject property is located within an area that was evaluated as part of the 2012 Livable Centers Initiative (LCI) Update. The LCI planning effort identified opportunities for redevelopment, mixed-use development, improved walkability, and higher-intensity development patterns in proximity to Downtown Stockbridge. The proposed mixed-use development is generally consistent with several of the redevelopment and land use objectives identified through that planning process.

V. MAPS, SITE PLAN, AND RENDERINGS

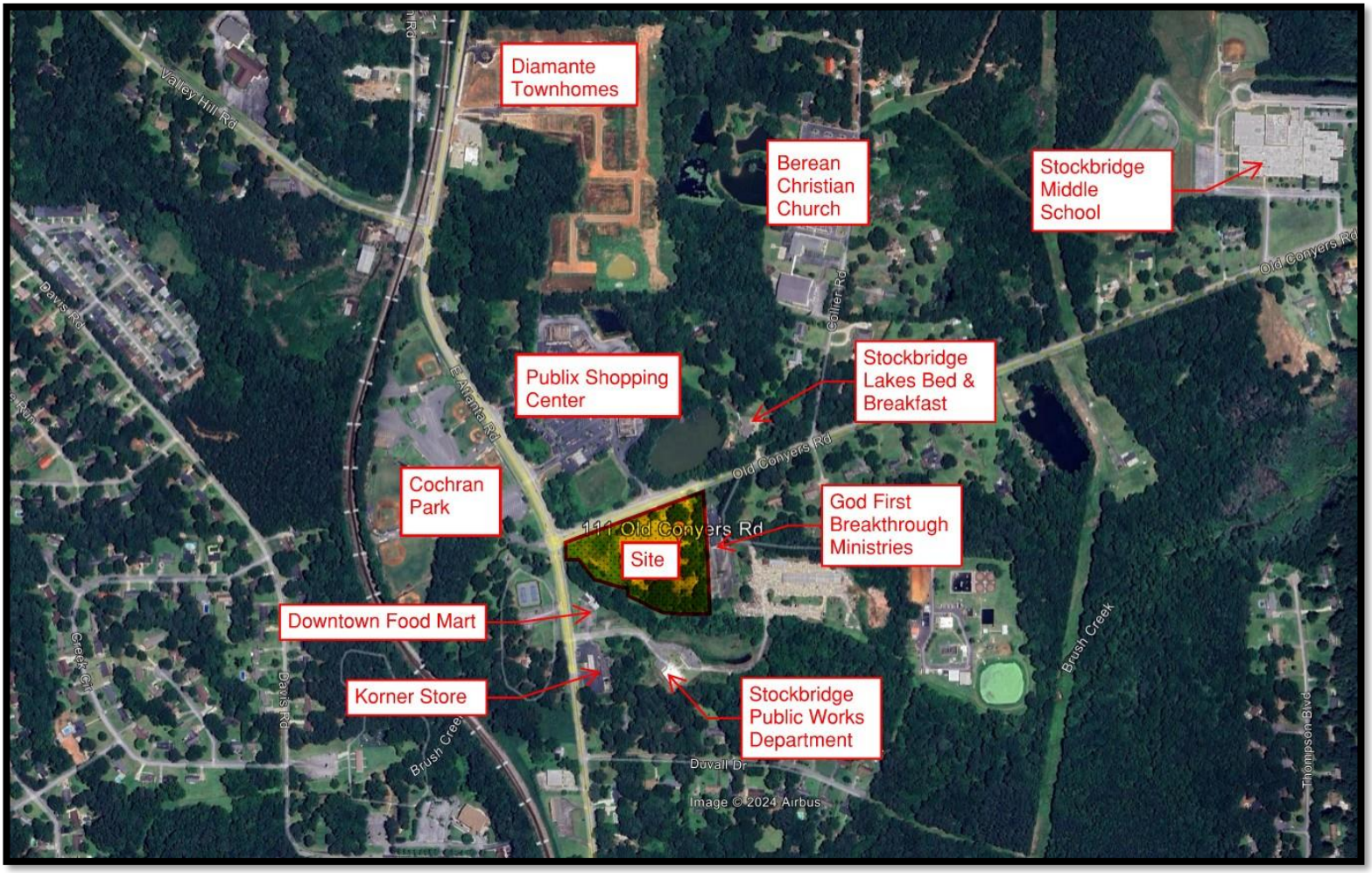
The following exhibits are included as part of the review of the requested zoning modification:

- Vicinity Map of 111 Old Conyers Road
- Aerial Photograph of the Subject Property and Surrounding Area
- Acreage Map of 111 Old Conyers Road
- Zoning Map of 111 Old Conyers Road
- Surrounding Residential Developments Map
- Residential Density Comparison Map
- Future Land Use Map of 111 Old Conyers Road
- Parkway Mixed-Use (PMU) Overlay District Map
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay
- Development Data Summary for Proposed Development
- Applicant's Conceptual Rendering of Proposed Nine-Story Mixed-Use Development
- Applicant's Conceptual Rendering of Proposed Residential Amenity Area and Parking Structure
- Applicant's Conceptual Rendering of Proposed Mixed-Use Building (Southwest Perspective)

These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, overlay district boundaries, nearby residential developments, and comparative residential densities within the surrounding area. The exhibits also depict the proposed site layout, parking configuration, open space and amenity areas, environmental features, and conceptual architectural design of the proposed nine-story mixed-use development.

The PMU Overlay District Map further demonstrates that a portion of the subject property is located within the Parkway Mixed-Use Overlay District, while the principal mixed-use building and structured parking facility are located primarily outside of the overlay boundary. Collectively, these exhibits assist in evaluating the relationship of the proposed development to surrounding properties and the modifications requested under ZM-2026-01.

Vicinity Map of 111 Old Conyers Road



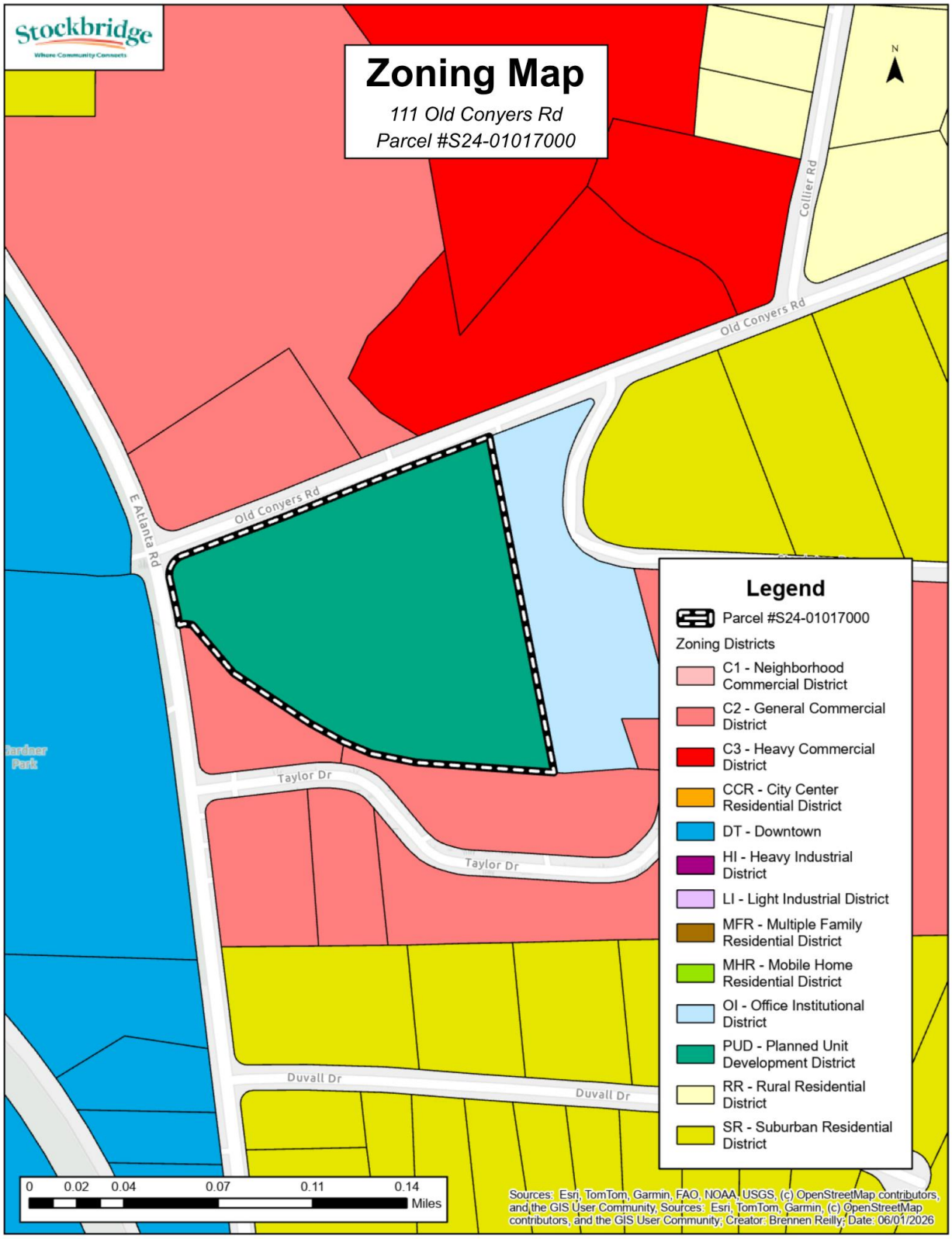
Aerial Photograph of 111 Old Conyers Road



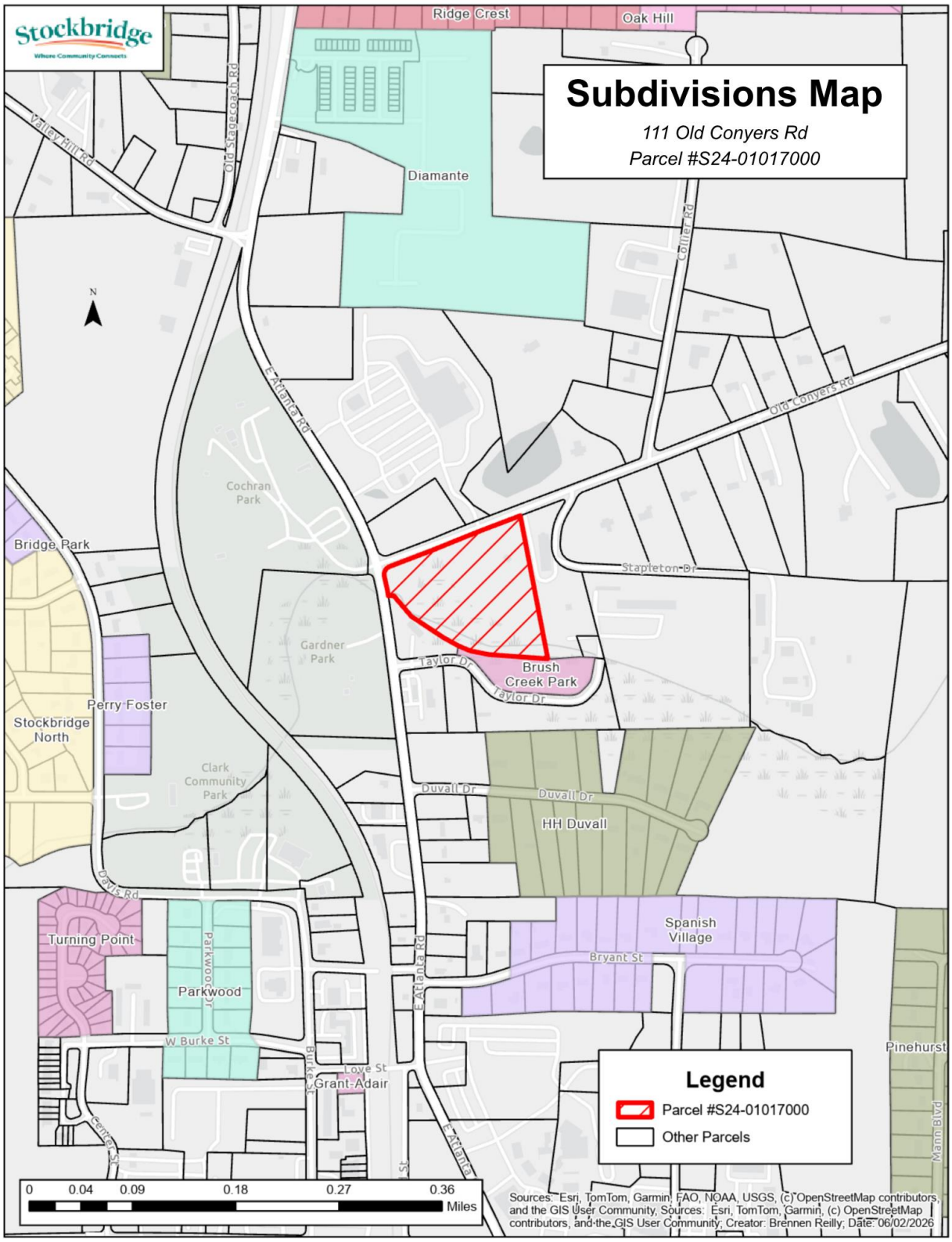
Acreage Map of 111 Old Conyers Road



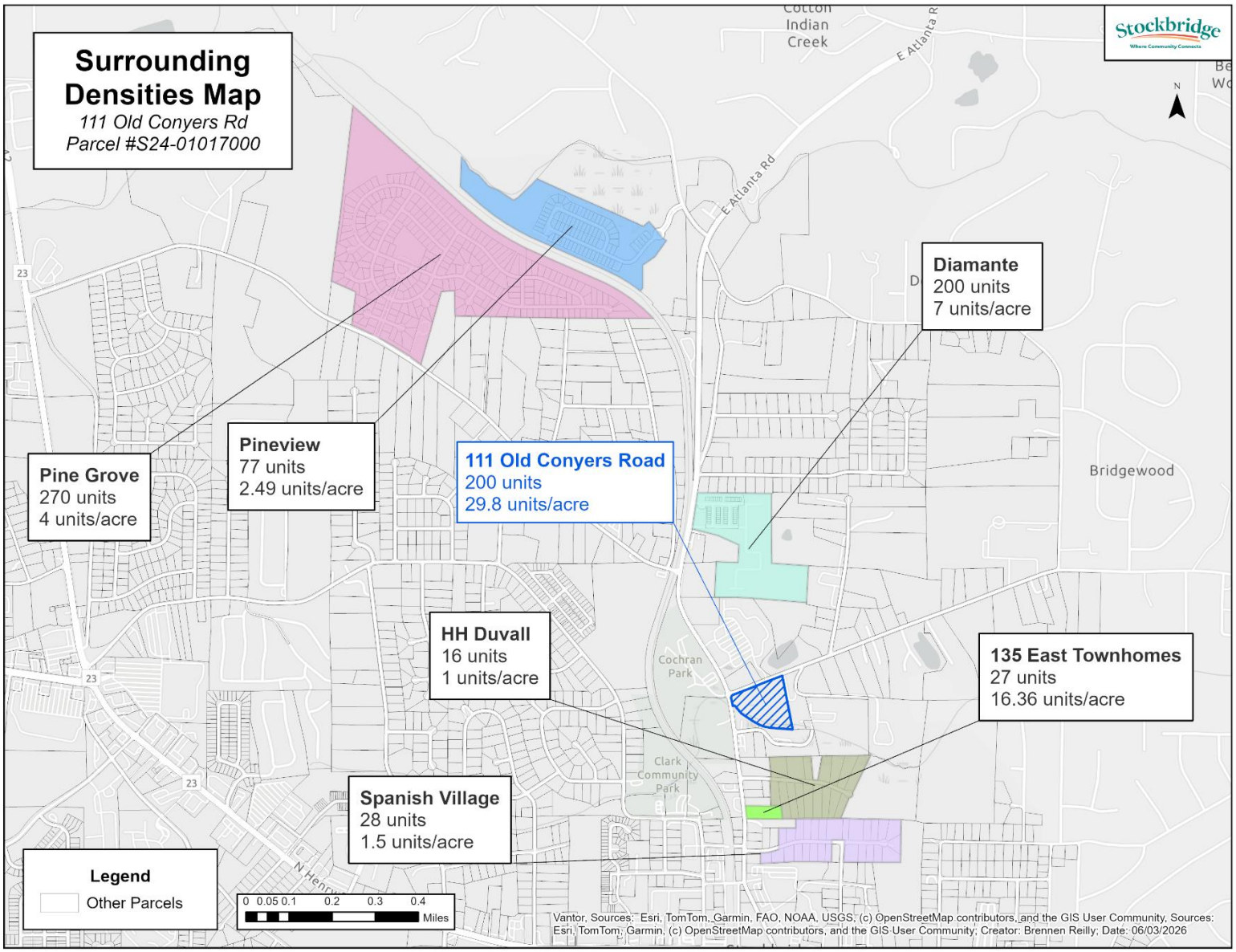
Zoning Map – 111 Old Conyers Road



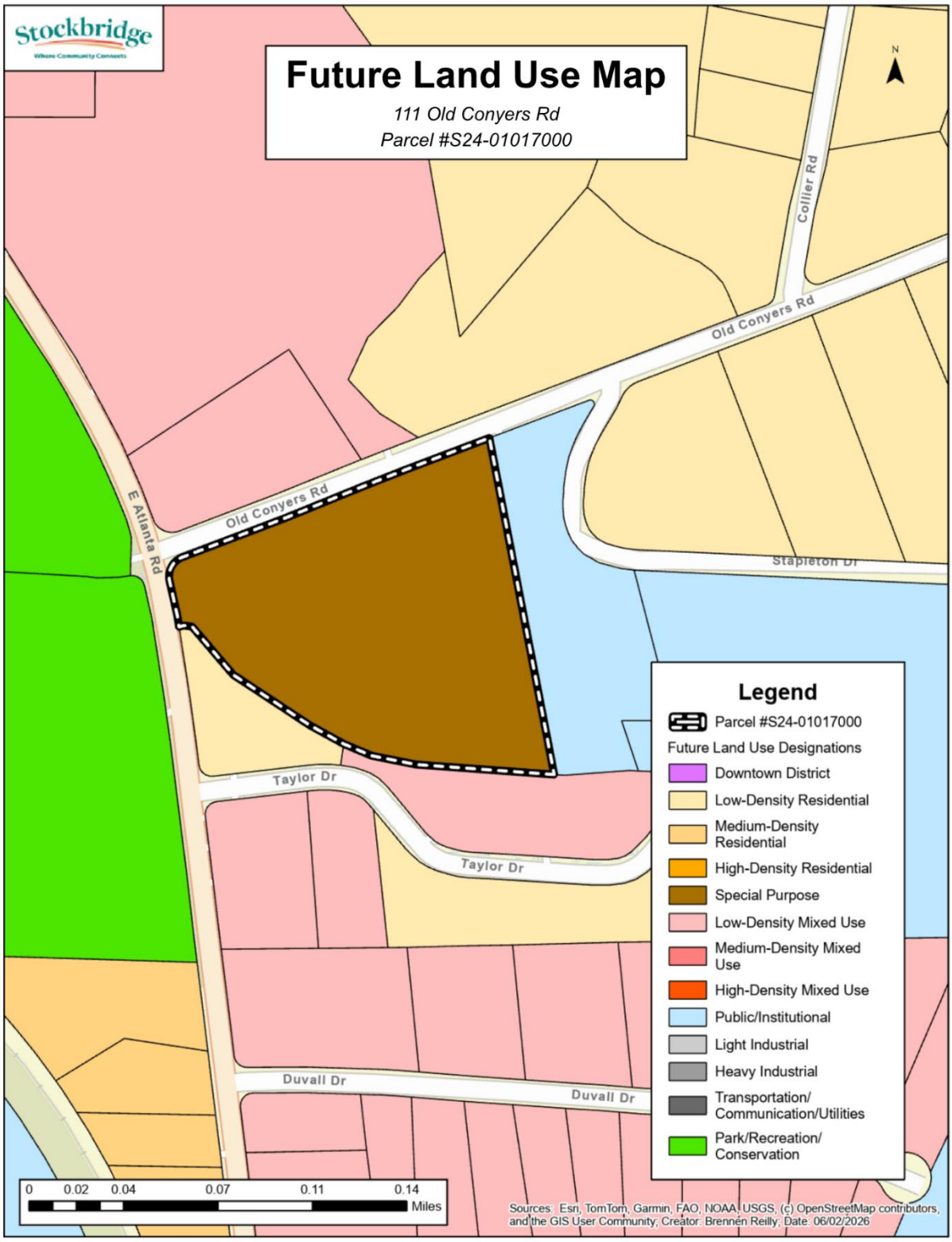
Surrounding Residential Developments Map



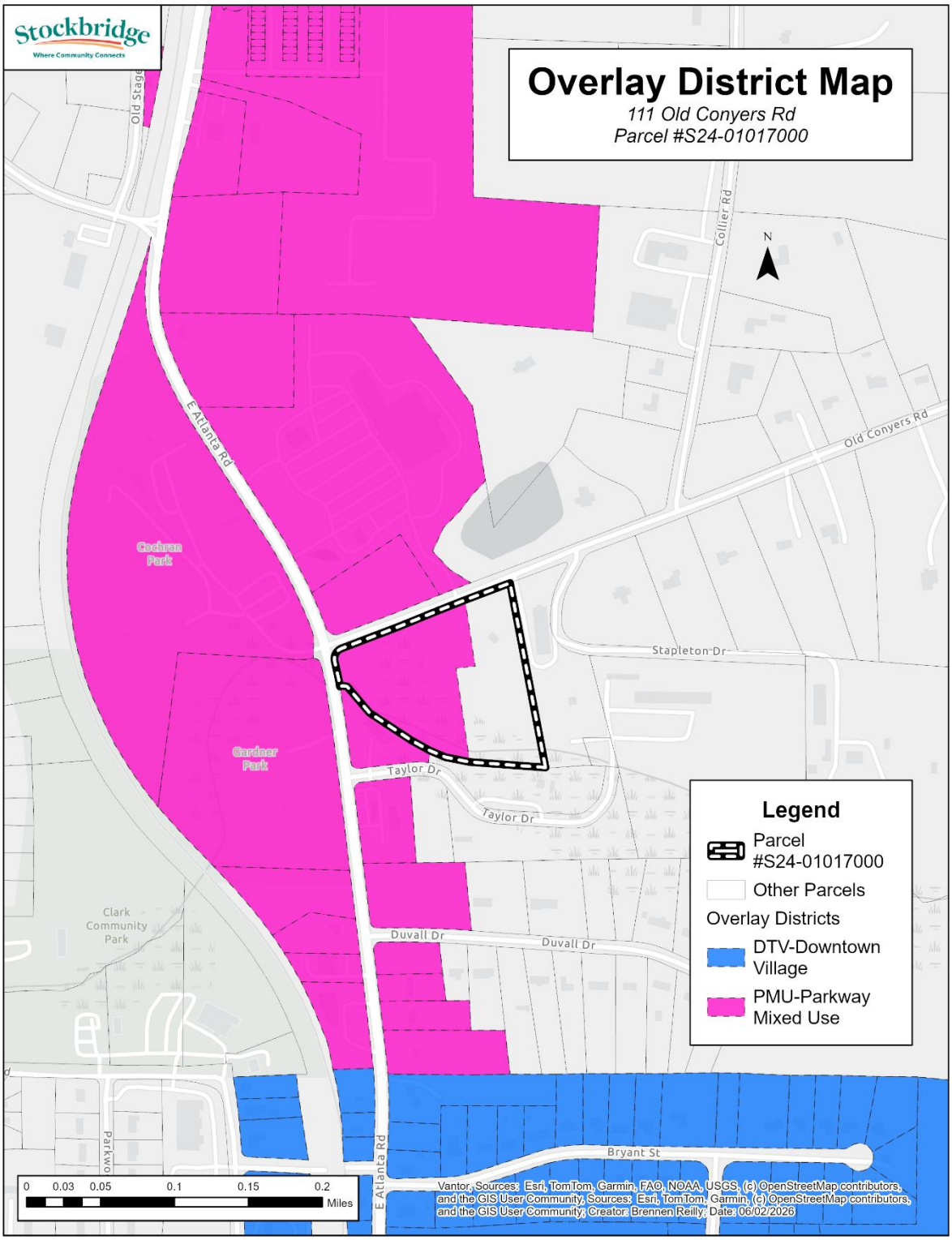
Residential Density Comparison Map



Future Land Use Map – 111 Old Conyers Road



Overlay District Map of 111 Old Conyers Road



Proposed Site Plan



Proposed Site Plan for 111 Old Conyers Road (ZM-2026-01)

Development Data Summary – Proposed Development

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	37,000 SF
PROPOSED NUMBER OF FLOORS:	9
TOTAL BUILDING AREA:	37,000 SF X 9 STORIES = 333,000 SF
PROPOSED RETAIL / COMMERCIAL AREA:	15,000 SF (40% OF GROUND FLOOR AREA)
ONE BEDROOM / STUDIO UNITS:	150
TWO BEDROOM UNITS:	50
TOTAL PROPOSED UNITS:	200
MAXIMUM PROPOSED BUILDING HEIGHT	110'
PROPOSED PARKING CALCULATION	
ONE BED / STUDIOS:	1.25 SPACE PER UNIT X 150 UNITS = 188 SPACES
TWO BED:	1.75 SPACES PER UNIT X 50 UNITS = 88 SPACES
RETAIL	5 SPACES PER 1000 SF = 75 SPACES
TOTAL PARKING REQUIRED	351 SPACES
LESS PARKING REDUCTION PER VR-2024-01	- 30 SPACES
ADJUSTED PARKING REQUIRED	321 SPACES
NON-RESIDENTIAL PARKING PROVIDED	75 SPACES
RESIDENTIAL PARKING PROVIDED	273 SPACES
TOTAL PARKING PROVIDED	343 SPACES

Development Data Summary for Proposed Mixed-Use Development at 111 Old Conyers Road

Aerial Photograph with Proposed Site Plan Overlay – 111 Old Conyers Road



Architectural Rendering of Proposed Nine-Story Mixed-Use Development



Conceptual rendering depicting the proposed nine-story mixed-use development consisting of approximately 200 residential units, 15,000 square feet of ground-floor retail/commercial space, and structured parking as submitted by the applicant.

Applicant's Conceptual Rendering of Proposed Residential Amenity Area and Parking Structure



Conceptual rendering depicting the proposed nine-story mixed-use development, including the centralized Residential Amenity Area, structured parking facility, internal open space, pedestrian gathering areas, and upper-story residential units.

Applicant's Conceptual Rendering of Proposed Mixed-Use Building (Southwest Perspective)



Conceptual rendering depicting the proposed nine-story mixed-use development consisting of approximately 200 residential dwelling units, 15,000 square feet of ground-floor retail/commercial space, structured parking, and associated residential amenities.

VI. ZONING HISTORY

The subject property consists of approximately 6.71 acres located along Old Conyers Road, identified as Parcel #S24-01017000. The property was previously zoned SR (Suburban Residential District), which does not permit mixed-use developments.

Under Rezoning Case RZ-2024-02, the applicant, Charlie Hightower of First National Land Trust, requested to rezone the property from SR (Suburban Residential District) to PUD (Planned Unit Development) to allow for the development of a mixed-use project consisting of 200 residential units and approximately 15,000 square feet of ground-floor retail space. The proposed development included a five-story building, surface parking, and associated amenities such as open space areas, pedestrian connections, and recreational features.

The rezoning was accompanied by Comprehensive Plan Amendment CP-2024-02, which amended the Future Land Use Map designation from Low-Density Residential to Special Purpose to support a higher-density, mixed-use development pattern consistent with the City's vision for redevelopment in proximity to downtown Stockbridge.

Additionally, under Variance VR-2024-01, the applicant received approval to modify development standards, including:

- Reducing required parking ratios based on unit type
- Modifying the residential-to-retail ratio
- Increasing the allowable residential density from 24 units per acre to 29 units per acre

These approvals collectively established the development framework for a 200-unit mixed-use development on the subject property.

Conditions of Approval

As part of the rezoning approval, the Mayor and City Council imposed the following conditions governing development of the property:

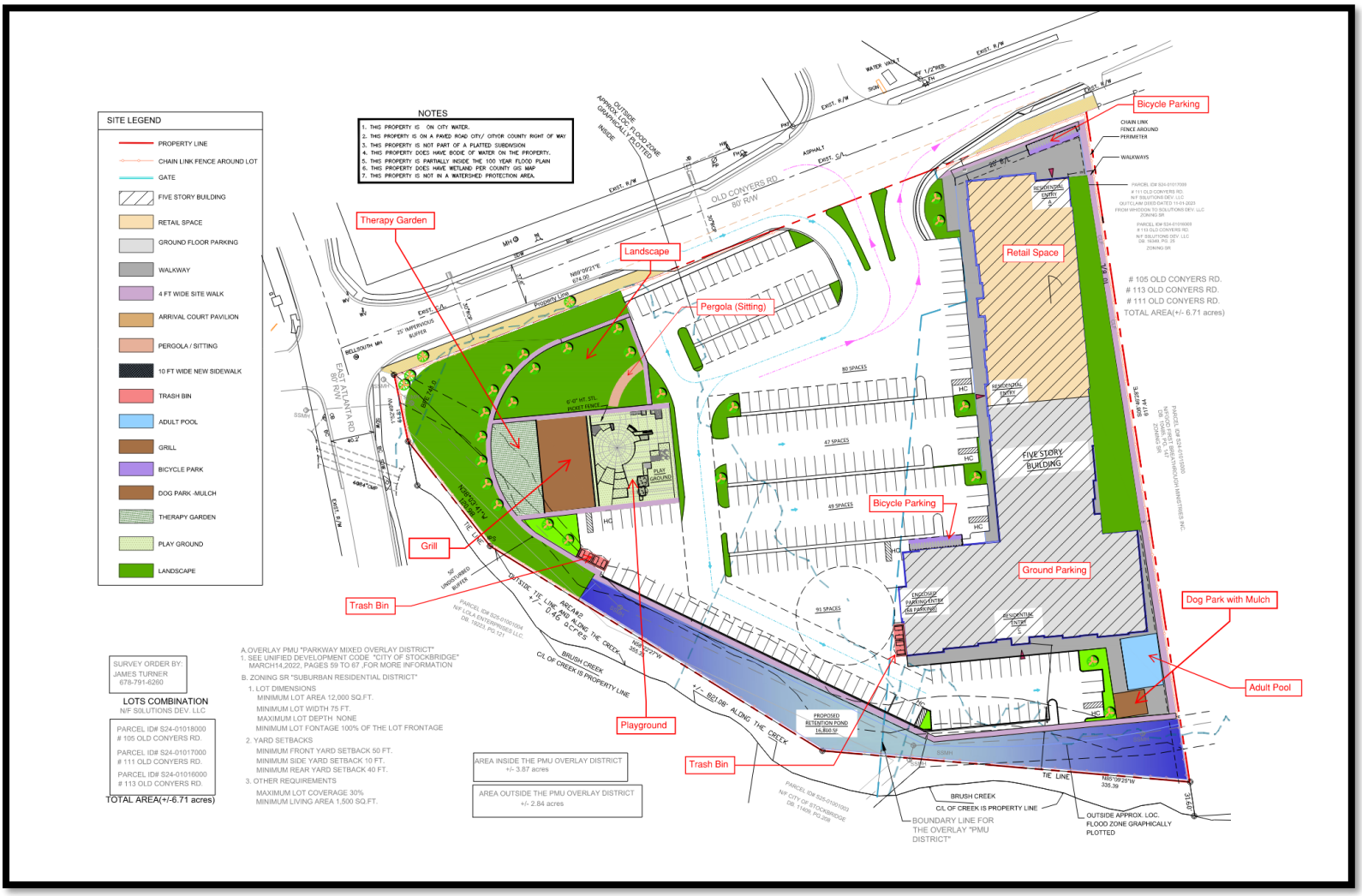
1. The number of residential units shall be limited to 160 units (23.84 units per acre) in accordance with the maximum density permitted under the Special Purpose future land use designation.
2. Flock cameras shall be installed at the entrance of the development.
3. On the eastern side of the property, the 25-foot buffer area shall be extended beyond the pool area shown on the conceptual site plan.
4. The front façade of the residential building shall consist of not less than 50% primary materials, including brick, stone, or stucco, with the remaining materials consisting of stucco, shake, and/or cement fiberboard siding.
5. The side and rear façades shall consist of a combination of primary and secondary materials, with secondary materials not exceeding 30% of the entire building.
6. Building colors shall consist of a cohesive and complementary palette, with limited use of accent colors that are not bright or fluorescent.
7. The development shall not exceed four (4) stories in height.
8. All parking spaces shall be located to the rear of the building in accordance with Section 2.5.2(H)(1) of the Unified Development Code.
9. Decorative streetlights shall be installed throughout the development.

10. Electric vehicle (EV) charging stations shall be provided on-site.
11. A ten-foot-wide multi-use path shall be constructed along the frontage of East Atlanta Road and Old Conyers Road.
12. A centralized bus stop shall be provided for residents.
13. The unit mix shall consist of fewer studio units and a greater proportion of two- and three-bedroom units.

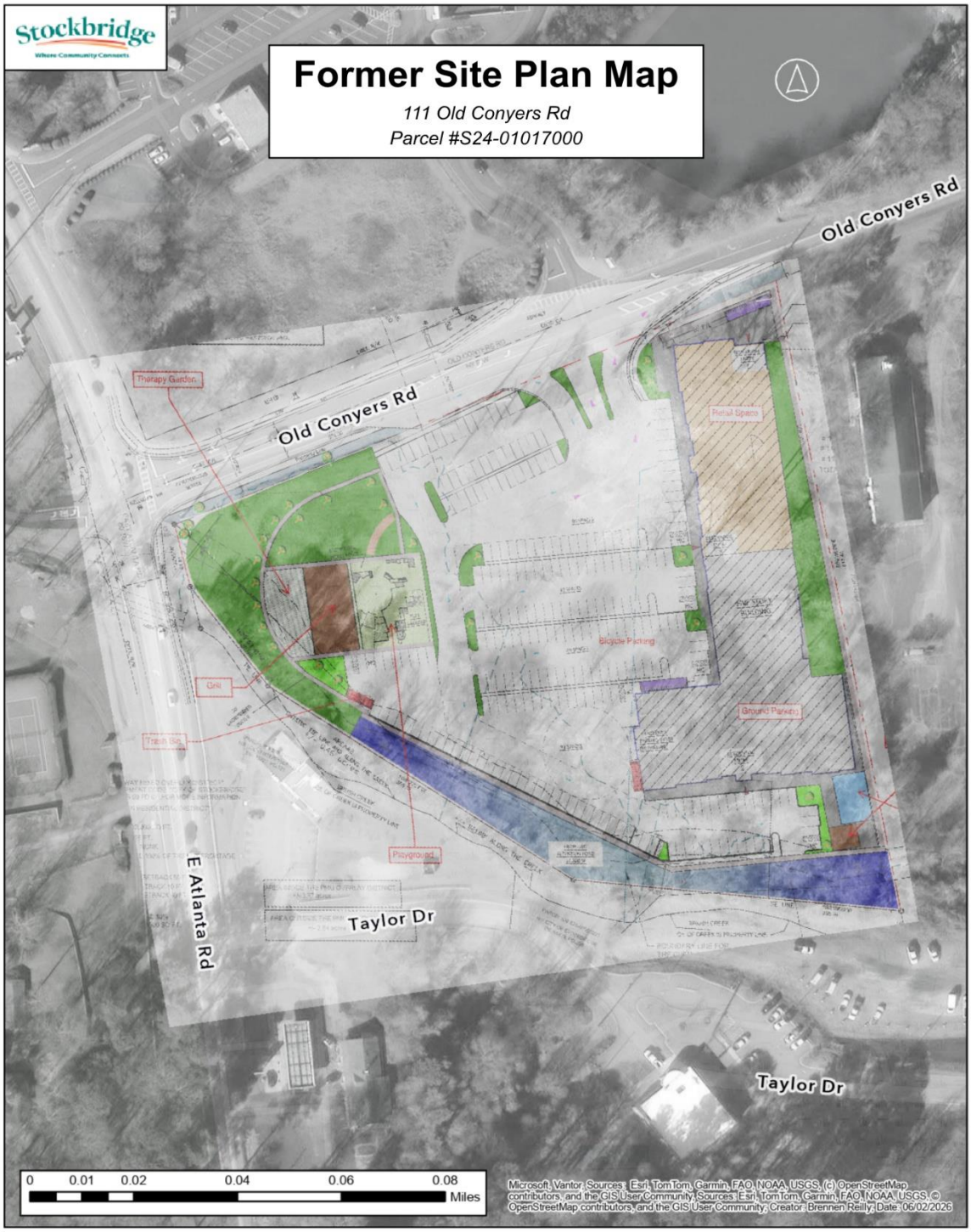
Transition to Current Request

Collectively, these approvals and conditions established the original development framework for the subject property. The current request for a major zoning modification seeks to amend the previously approved site plan and modify certain conditions of approval, including building height, density, and site design, while maintaining the overall mixed-use character of the development.

Previously Approved Site Plan for 111 Old Conyers Road



Aerial Photograph with Previous Approved Site Plan Overlay – 111 Old Conyers Road



Development Site Data of Previously Approved Site Plan for 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: SUB URBAN RESIDENTIAL DISTRICT

PROPOSED USE 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%)

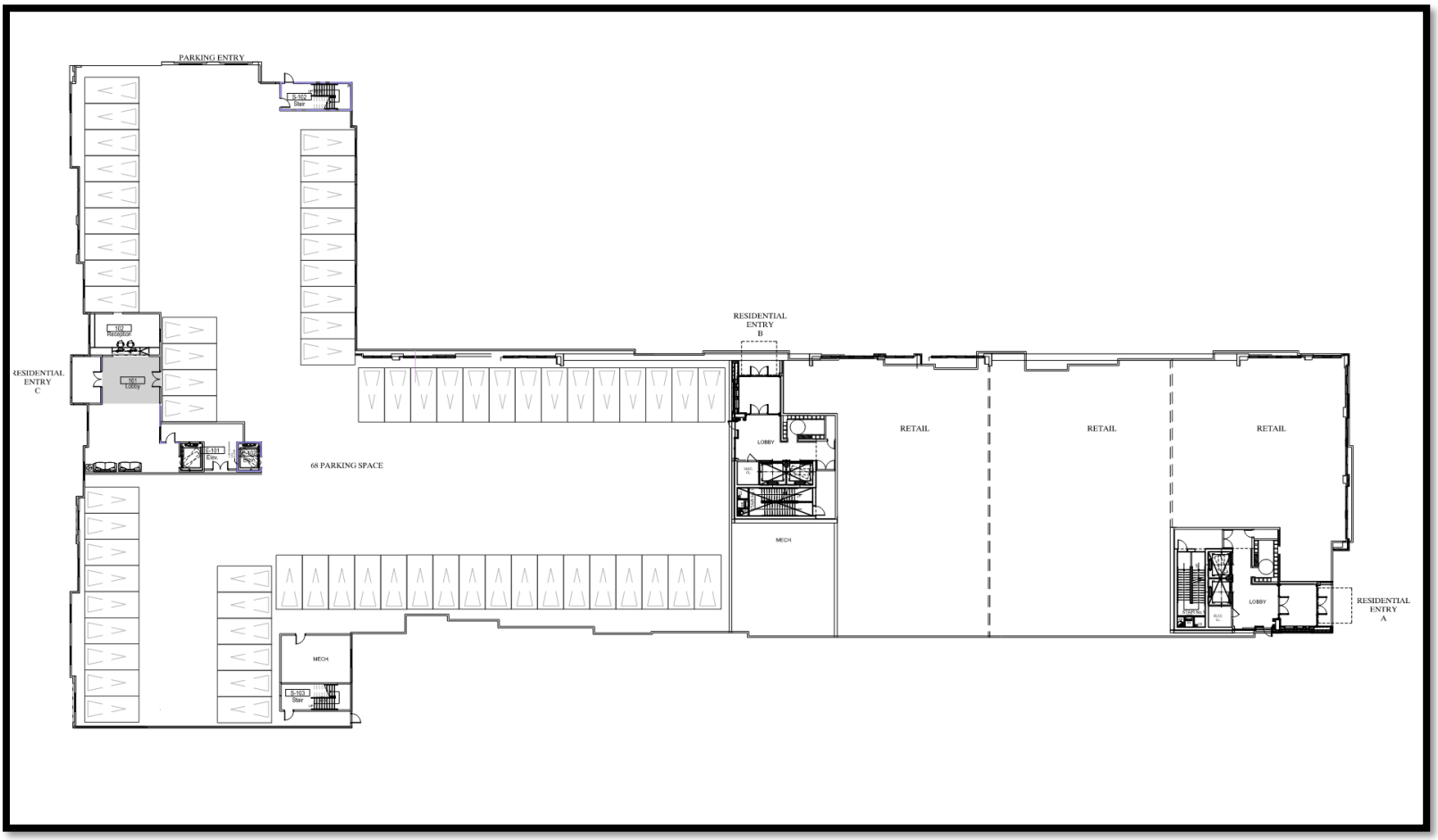
Exterior Elevations of Proposed Mixed Use Development



RIGHT ELEVATION (2)
SCALE: 1/8" = 1'-0



First Floor Plan of Proposed Mixed-Use Development



Ordinance for RZ-2024-02 that was Approved by Mayor and Council on July 8, 2024

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO REZONE CERTAIN PROPERTY AT 111 OLD CONYERS ROAD FROM 'SR' (SINGLE-FAMILY RESIDENTIAL) TO 'PUD' (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR A MIXED-USE DEVELOPMENT.

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

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

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

WHEREAS, Parcel No. S24-01017000 comprising the property located on 111 Old Conyers Road and located in Land Lot 68 of District 12, is currently designated as SR (Suburban Residential) (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that rezoning these parcels to PUD (Planned Unit Development) ~~zoning~~ district to the Parcels are in the best interest of the public health, safety, and welfare.

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

SECTION 1. Rezoning of Parcel No. S24-01017000.

The City Council hereby rezones and designates Parcel No. S24-01017000, having frontage on 111 Old Conyers Road in Land Lot 68 of District 12 (hereinafter collectively referred to as the "Parcels"), and subject to 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.

1

Ordinance for RZ-2024-02 that was Approved by Mayor and Council on July 8, 2024 (cont.)

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.

8. All parking spaces must be located in the rear of the building per Section 2.5.2 H (1) of the Stockbridge Unified Development Code.

9. Decorative streetlights shall be installed.

10. EV charging stations shall be installed on the development.

11. A ten-foot multi-use path shall be established along the frontage of East Atlanta Road and Old Conyers Road.

12. A center bus stop shall be established for kids.

13. The unit ratio shall be less studio apartments and more on ~~two to three bedroom~~ apartments.

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

SECTION 3. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice from the date of publication of notice on June 5, 2024, and which a public hearing was held on the 20th of June 2024, and 8th day of July 2024.

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

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

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

SECTION 7. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary

2

Ordinance for RZ-2024-02 that was Approved by Mayor and Council on July 8, 2024 (cont.)

amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO ORDAINED 8th day of July 2024.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____(SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

3

VII. DEVELOPMENT INFORMATION

A. Overview of Development

The proposed development consists of a nine (9) story mixed-use project containing approximately 200 residential units and 15,000 square feet of ground-floor retail/commercial space. The residential component includes a mix of studio, one-bedroom, and two-bedroom units, consisting of approximately 150 studio and one-bedroom units and 50 two-bedroom units. The proposed development is designed to provide a variety of housing options while maintaining the mixed-use character previously approved for the site.

The proposed building has a footprint of approximately 37,000 square feet and a total building area of approximately 333,000 square feet. The building includes approximately 15,000 square feet of retail/commercial space on the ground floor, representing approximately 40 percent of the ground-floor area, with the remaining floor area dedicated to residential uses. The proposed building height is approximately 110 feet.

The revised site plan incorporates a combination of structured and surface parking. The development includes a parking structure providing approximately 150 parking spaces, supplemented by surface parking throughout the site. Based on the applicant's parking calculations, the development requires 351 parking spaces under the standard provisions of the Unified Development Code. Pursuant to the previously approved parking reduction granted under Variance VR-2024-01, the adjusted parking requirement is 321 spaces. The proposed development provides a total of 343 parking spaces, including approximately 273 residential parking spaces and 75 retail parking spaces.

The development includes a variety of amenity features designed to serve future residents, including a rooftop pool and a centralized Residential Amenity Area. The amenity area incorporates landscaped open space, pedestrian gathering areas, seating opportunities, and recreational features intended to enhance the residential experience and promote community interaction within the development.

Vehicular access to the site is provided from Old Conyers Road through a clearly defined internal circulation system. The development includes a gated residential entrance to provide controlled access for residents, as well as a separate gated emergency access point to ensure adequate emergency vehicle access while maintaining site security. The revised site layout also improves internal circulation and organizes parking areas more efficiently than the previously approved development plan.

Pedestrian connectivity is enhanced through the inclusion of internal walkways, landscaped open spaces, and active frontage elements. The proposed site plan replaces the previously approved bicycle parking area located adjacent to the building frontage with an outdoor dining area associated with the ground-floor retail uses, creating a more active and pedestrian-oriented environment.

The revised site plan preserves substantial open space and environmentally sensitive areas associated with Brush Creek and its required stream buffers. In addition, the plan incorporates a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries to provide visual screening and separation from adjoining properties. By concentrating development vertically and incorporating structured parking, the proposal reduces the overall development footprint and allows for greater preservation of open space, buffering, and environmentally sensitive areas than would otherwise be possible under a more conventional development pattern.

Overall, the proposed development reflects a more compact and vertically integrated mixed-use design that incorporates structured parking, enhanced pedestrian amenities, centralized open space, improved buffering, and efficient site organization while maintaining the overall mixed-use character of the previously approved development.

B. Architectural Renderings Summary

The architectural renderings submitted by the applicant depict a contemporary mixed-use development consisting of a nine (9) story building containing approximately 200 residential dwelling units and 15,000 square feet of ground-floor retail/commercial space. The renderings illustrate a vertically integrated development pattern that combines residential, commercial, parking, and amenity components within a cohesive architectural design.

The proposed building incorporates a variety of architectural elements intended to reduce the perceived mass and scale of the structure, including changes in building materials, façade articulation, recessed balconies, vertical design features, extensive glazing, and variations in building plane. The ground floor is designed to accommodate commercial uses and pedestrian activity, while upper floors are dedicated to residential uses. The renderings also depict a structured parking facility integrated into the overall building design, reducing the visual prominence of parking areas and supporting a more urban development pattern.

The submitted renderings illustrate several pedestrian-oriented design features, including ground-floor storefronts, outdoor dining areas, landscaped open spaces, internal walkways, and a centralized Residential Amenity Area. These features are intended to enhance walkability, encourage resident interaction, and create an active mixed-use environment. The renderings further depict the relationship between the residential building, parking structure, amenity areas, and open space network, demonstrating how the proposed development concentrates density vertically while preserving portions of the site for landscaping, recreation, and environmental protection.

The renderings also highlight the proposed rooftop pool and amenity areas, which provide recreational opportunities for residents while reducing the need for additional ground-level development. By incorporating structured parking, centralized amenities, and vertically integrated building design, the proposal seeks to maximize site efficiency while preserving open space and required environmental buffers associated with Brush Creek.

Overall, the architectural renderings depict a development that is more urban in character than the previously approved four-story mixed-use project. The renderings illustrate a compact, pedestrian-oriented mixed-use environment that emphasizes structured parking, enhanced amenities, active ground-floor commercial uses, and improved site organization. While the proposed nine-story building represents a significant increase in height and visual prominence, the renderings demonstrate the applicant's intent to create a cohesive mixed-use development that supports redevelopment and investment objectives within the Downtown Stockbridge area.

C. Site Design and Layout

The proposed site plan reflects a compact, vertically integrated development pattern, representing a departure from the previously approved layout, which relied primarily on surface parking and a more horizontally oriented design.

The development is centered around a nine (9) story mixed-use building containing ground-floor retail/commercial space and upper-story residential units. The building is strategically positioned to

maximize site efficiency while maintaining appropriate setbacks, buffering, and pedestrian connections throughout the site. The proposed building footprint allows for the concentration of development within the most suitable portion of the property while preserving substantial open space and environmentally sensitive areas.

A defining feature of the proposed layout is the incorporation of a structured parking facility providing approximately 150 parking spaces. The parking structure significantly reduces the need for extensive surface parking and allows for a more efficient allocation of land. Surface parking is strategically located throughout the site to support both residential and retail uses, resulting in a more balanced and organized development pattern.

The site design incorporates a centralized Residential Amenity Area intended to serve future residents of the development. The amenity area includes landscaped open space, pedestrian gathering areas, seating opportunities, and recreational features that enhance the overall residential environment. In addition, the development includes a rooftop pool that provides recreational opportunities while reducing the need for additional ground-level amenity space.

The proposed layout preserves and integrates environmentally sensitive areas associated with Brush Creek, including required state and local stream buffers, setbacks, and open space areas. A stormwater management facility is located along the southern portion of the site and is incorporated into the overall landscape design. The plan also includes a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, providing visual screening and separation between the development and adjoining properties.

Vehicular circulation is improved through a more organized internal drive system with clearly defined access points from Old Conyers Road. The development includes a gated residential entrance that provides controlled access for residents, as well as a separate gated emergency access point to ensure adequate emergency vehicle access. Internal drive aisles are designed to accommodate safe and efficient traffic circulation while supporting both residential and commercial operations.

Pedestrian connectivity is enhanced through the inclusion of internal walkways, landscaped open spaces, and active frontage elements. The proposed site plan replaces the previously approved bicycle parking area located adjacent to the building frontage with an outdoor dining area associated with the ground-floor retail uses. This modification creates a more active and engaging pedestrian environment while strengthening the relationship between the retail component and public spaces within the development.

Overall, the proposed site design represents a transition from a parking-dominated, suburban-style layout to a more organized, efficient, and pedestrian-oriented mixed-use development pattern. The incorporation of structured parking, centralized amenities, enhanced buffering, preservation of environmentally sensitive areas, and improved pedestrian connectivity contributes to a more compact and integrated development while maintaining the overall intent of the previously approved mixed-use project.

D. Letter of Intent

The applicant submitted a Letter of Intent dated April 28, 2026, and revised June 10, 2026, describing the proposed major zoning modification and the rationale supporting the request. According to the Letter of Intent, the proposed development consists of a vertically integrated mixed-use project containing approximately 200 residential dwelling units and 15,000 square feet of ground-floor retail/commercial space on the 6.71-acre subject property. The applicant states that the development will provide a combination of multifamily residential and commercial uses

within a single building while incorporating structured parking, open space, and resident amenities.

The applicant requests approval of the following modifications to the previously approved Planned Unit Development: (1) an increase in the maximum number of residential units from 160 units to 200 units; (2) an increase in the maximum building height from four (4) stories to nine (9) stories or 110 feet, whichever is greater; and (3) continuation of the previously approved parking reduction allowing one (1) parking space per studio and one-bedroom unit and 1.25 parking spaces per two-bedroom unit.

The applicant asserts that the proposed modifications maintain the overall intent of the previously approved Planned Unit Development while creating a more efficient and walkable mixed-use environment. The Letter of Intent states that the inclusion of structured parking and a consolidated building footprint allows for the preservation of open space, enhanced pedestrian connectivity, and the incorporation of resident amenities, including a rooftop pool, open space areas, and recreational facilities. According to the applicant, the revised development pattern promotes efficient land utilization and a higher-quality development along the Old Conyers Road corridor.

Table 1. Summary of Requested Modifications

Reason #	From (Approved RZ-2024-02)	To (Proposed Modification)	Reason / Explanation
1	Maximum of 160 residential units (23.84 units per acre)	Increase to 200 residential units (29.80 units per acre)	To increase residential density, expand housing opportunities, and support a more compact mixed-use development pattern within proximity to Downtown Stockbridge.
2	Maximum building height of four (4) stories	Increase to nine (9) stories (110 feet)	To accommodate additional residential units while concentrating development vertically, reducing the overall building footprint, and preserving open space and environmentally sensitive areas.
3	Surface parking-oriented site design	Structured parking facility and revised site layout	To improve site efficiency, reduce reliance on surface parking, preserve open space, and support a more organized and pedestrian-oriented development pattern.
4	Dispersed amenity areas and ground-level pool	Centralized Residential Amenity Area and rooftop pool	To improve accessibility to resident amenities, enhance recreational opportunities, and make more efficient use of developable land.
5	Bicycle parking area along building frontage	Outdoor dining area associated with ground-floor retail uses	To create a more active streetscape, strengthen pedestrian activity, and enhance the interaction between commercial uses and public spaces.

6	Previously approved parking reduction under VR-2024-01	Continuation of parking reduction and revised parking layout providing 343 spaces	To maintain the previously approved parking ratios while incorporating structured parking and providing sufficient parking to support both residential and retail uses.
7	Previously approved site layout	Revised site layout with gated residential entry, gated emergency access, structured parking, and enhanced pedestrian connectivity	To improve site circulation, resident security, emergency access, and overall site functionality.

E. Site Plan Comparison

The proposed site plan reflects several notable changes from the previously approved development plan under Rezoning Case RZ-2024-02. These changes primarily relate to building height, residential density, parking configuration, site layout, open space preservation, and the overall design of the development.

The previously approved site plan consisted of a four (4) story mixed-use building containing 160 residential units and approximately 15,000 square feet of ground-floor retail/commercial space. The approved development relied primarily on surface parking and a more horizontally oriented site layout. In contrast, the proposed site plan introduces a nine (9) story mixed-use building containing 200 residential units and approximately 15,000 square feet of ground-floor retail/commercial space, resulting in a more compact and vertically integrated development pattern.

One of the most significant changes is the increase in residential density from 160 units to 200 units, as well as the increase in building height from four (4) stories to nine (9) stories. These modifications allow for a greater concentration of development within the buildable portion of the site while maintaining the overall mixed-use character established through the original approval.

The proposed plan replaces the previously approved parking-dominated layout with a structured parking facility and a more efficient parking configuration. The revised development provides a total of 343 parking spaces, including approximately 273 residential spaces and 75 retail spaces, and incorporates a structured parking facility containing approximately 150 parking spaces. The inclusion of structured parking reduces the need for extensive surface parking and allows for a more organized site layout.

The revised site design also includes a centralized Residential Amenity Area, rooftop pool, enhanced pedestrian connections, outdoor dining space associated with the retail component, and improved internal circulation. These features provide a more cohesive amenity network and create a more active and pedestrian-oriented environment than the previously approved plan. In addition, the previously approved bicycle parking area located adjacent to the building frontage has been replaced with an outdoor dining area intended to support the retail component and enhance streetscape activity.

The proposed development incorporates a gated residential entrance and a separate gated emergency access point, improving site security, emergency accessibility, and overall circulation. Internal drive aisles have been refined to provide more efficient traffic flow and better organization of residential and retail parking areas.

The revised site plan also places a greater emphasis on open space preservation and environmental protection. Development is concentrated within the eastern portion of the property, allowing for the preservation of substantial open space, required stream buffers, and environmentally sensitive areas associated with Brush Creek. Additionally, the plan incorporates a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries to provide visual screening and separation from adjoining properties.

Overall, the proposed site plan reflects a transition from a more suburban-style, surface parking-oriented development pattern to a compact, vertically integrated mixed-use development that emphasizes structured parking, pedestrian connectivity, open space preservation, and efficient land utilization while increasing the overall intensity of development on the site.

Comparison of Approved vs. Proposed Site Plan

Category	Approved (RZ-2024-02)	Proposed (ZM-2026-01)	Change / Impact
Residential Units	160 units	200 units	Increase in density (+40 units)
Density	23.84 units/acre	29.80 units/acre	Higher development intensity
Building Height	4 stories (maximum)	9 stories (110 feet)	Significant increase in vertical scale and building mass
Building Design	Horizontally oriented mixed-use building	Compact, vertically integrated mixed-use building	More efficient land utilization and reduced building footprint
Building Area	Smaller building footprint and floor area	Approximately 37,000 SF footprint and 333,000 SF total building area	Increased development intensity and floor area
Parking Type	Primarily surface parking	Structured parking facility and surface parking	Reduced reliance on surface parking
Total Parking	Approximately 336 spaces	343 spaces	Increased parking supply and improved organization
Parking Layout	Surface parking distributed throughout site	Structured parking with organized residential and retail parking areas	Improved site efficiency and circulation
Parking Requirement	Previously approved parking reduction under VR-2024-01	Continues approved parking reduction and provides parking in excess of adjusted requirement	Improved parking performance compared to prior concept
Amenity Layout	Dispersed amenity areas	Centralized Residential Amenity Area and rooftop pool	Improved accessibility and amenity organization

Pool Location	Ground-level pool	Rooftop pool	Frees ground-level space and supports compact site design
Open Space	More fragmented open space areas	Centralized open space and amenity areas	Improved functionality and usability
Environmental Features	Preservation of Brush Creek corridor	Preservation of Brush Creek corridor, stream buffers, and integrated stormwater management	Enhanced environmental stewardship
Eastern Buffer	25-foot landscape strip required by condition	25-foot landscape strip maintained along eastern property boundary	Maintains compatibility and visual screening
Frontage Design	Bicycle parking area along building frontage	Outdoor dining area associated with retail component	Increased pedestrian activity and streetscape activation
Pedestrian Design	Secondary to vehicular circulation	Enhanced pedestrian connectivity, walkways, and active frontage elements	Improved walkability and pedestrian experience
Site Access	Standard site access	Gated residential entrance and gated emergency access	Improved security and emergency access
Internal Circulation	Parking-oriented circulation pattern	Organized internal circulation system with improved traffic flow	Enhanced site functionality
Open Space Preservation	Limited preservation through horizontal layout	Greater preservation of open space through vertical development and structured parking	Reduced development footprint and improved environmental protection
Development Pattern	Suburban-style mixed-use development	Urban-style, vertically integrated mixed-use development	Significant shift in overall development character

V. STAFF ANALYSIS

1. Reasonableness of Applicant's Request.

The applicant is requesting a major zoning modification to the previously approved Planned Unit Development (PUD) for the property located at 111 Old Conyers Road. Specifically, the request seeks to increase the maximum number of residential units from 160 units to 200 units and increase the maximum building height from four (4) stories to nine (9) stories, while maintaining the previously approved mixed-use development pattern and reduced parking ratios approved under Variance VR-2024-01. These modifications represent a significant increase in development intensity when compared to the development plan approved under Rezoning Case RZ-2024-02.

In evaluating the reasonableness of the request, staff considered the location of the subject property, surrounding land uses, the Future Land Use Map designation, prior approvals, and the proposed site design modifications. The subject property is located within a mixed-use environment near Downtown Stockbridge and is surrounded by a variety of commercial, institutional, recreational, and residential uses, including Cochran Park, the Publix Shopping

Center, Stockbridge Public Works, God First Breakthrough Ministries, and other commercial and residential developments. The property is also located within the City's Tax Allocation District (TAD) and within an area identified for redevelopment and investment through previous planning efforts, including the 2012 Livable Centers Initiative (LCI) planning process.

The property is designated Special Purpose on the Future Land Use Map. The Special Purpose designation is intended to accommodate innovative development projects and mixed-use developments that may not fit within traditional land use categories. The proposed development continues the mixed-use concept previously approved by the City and incorporates residential and commercial uses within a single integrated development. The revised site plan includes structured parking, a centralized Residential Amenity Area, a rooftop pool, enhanced pedestrian connectivity, outdoor dining areas, preservation of environmentally sensitive areas associated with Brush Creek, and improved site circulation.

Staff finds that several aspects of the proposed development represent improvements over the previously approved site plan. The proposal utilizes a structured parking facility in lieu of a parking-dominated site layout, allowing for more efficient land utilization and greater preservation of open space. The development also incorporates a rooftop pool, centralized resident amenities, pedestrian-oriented design features, improved internal circulation, and enhanced streetscape elements that contribute to the overall quality of the project. Additionally, the increase in residential units may contribute to the City's housing inventory while supporting nearby commercial businesses and redevelopment objectives within the Downtown area.

The revised site plan also preserves substantial open space and environmentally sensitive areas associated with Brush Creek and its required stream buffers. Furthermore, the plan maintains a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, providing visual screening and separation from adjoining properties while supporting compatibility with surrounding land uses.

However, the request also raises several concerns. The increase from 160 units to 200 units represents a twenty-five percent (25%) increase in residential density. Additionally, the increase in building height from four (4) stories to nine (9) stories represents a substantial increase in the vertical scale and visual intensity of the development. The proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation, which identifies a range of approximately 16.01 to 24 units per acre. Parking remains an important consideration. The proposed development provides 343 parking spaces and exceeds the adjusted parking requirement established under the previously approved variance. While the parking supply has been substantially improved from earlier iterations of the project, staff recognizes that the increased residential density and building intensity may generate additional parking demand and should be considered as part of the overall evaluation of the request.

Overall, staff finds that the applicant's request is reasonable based on the property's location, mixed-use character, redevelopment context, Tax Allocation District designation, and Special Purpose Future Land Use designation. The proposed development incorporates several site design improvements, enhanced amenities, structured parking, improved pedestrian connectivity, and greater preservation of open space than the previously approved development. However, the proposed increase in density and building height represent substantial modifications to the original approval and warrant careful consideration by the Planning Commission and Mayor and Council.

2. Suitability for the Proposed Development

The subject property is generally suitable for the proposed mixed-use development based on its location, surrounding land use pattern, existing zoning classification, and Future Land Use Map designation. The property consists of approximately 6.71 acres located along Old Conyers Road and is situated within an area characterized by a mixture of commercial, institutional, recreational, and residential uses. Adjacent properties include commercial businesses, the Stockbridge Public Works Department, God First Breakthrough Ministries, Cochran Park, and other developed and undeveloped properties. The diverse land use pattern surrounding the site supports consideration of a mixed-use development at this location.

The property is currently zoned Planned Unit Development (PUD), and the proposed modification does not alter the overall mixed-use character of the development approved under Rezoning Case RZ-2024-02. Rather, the request seeks to increase the development intensity through additional residential units and increased building height while maintaining the previously approved combination of residential and commercial uses. As such, the proposed use remains consistent with the overall development concept previously approved by the City.

The subject property is designated as Special Purpose on the Future Land Use Map. The Special Purpose designation is intended to accommodate innovative development projects, mixed-use developments, and redevelopment opportunities that may not fit within conventional land use categories. The proposed development's integration of residential units, ground-floor retail space, structured parking, and pedestrian-oriented amenities reflects the type of flexible and innovative development envisioned by this designation. The inclusion of approximately 15,000 square feet of retail/commercial space and 200 residential units promotes a mixed-use environment that encourages both residential occupancy and commercial activity within a single development.

The revised site plan incorporates several design elements that improve the overall functionality and organization of the site. These improvements include a structured parking facility, centralized amenity area, rooftop pool, therapy garden, playground, dog park, outdoor dining area, improved pedestrian circulation, and gated residential and emergency access points. Collectively, these features contribute to a more efficient use of land and support a development pattern that is more urban in character than the previously approved site plan.

The property's proximity to Downtown Stockbridge, commercial services, employment opportunities, public facilities, Cochran Park, and other community amenities further supports mixed-use residential development at this location. The proposed development may provide opportunities for residents to access goods and services within walking distance, thereby promoting a more connected and pedestrian-oriented environment. Additionally, the property is located within the City's Tax Allocation District (TAD) and within an area that was identified for redevelopment and investment through the 2012 Livable Centers Initiative (LCI) planning process, further supporting consideration of a higher-intensity mixed-use development pattern.

However, while the proposed use is generally suitable for the property, the scale and intensity of the development warrant careful consideration. The proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation. Furthermore, the increase in building height from four (4) stories to nine (9) stories represents a substantial increase in the vertical scale and visual prominence of the development. While the site's location within a mixed-use area near Downtown Stockbridge supports a more intensive form of development, the proposed height may create compatibility

considerations related to building mass, visual impacts, buffering, and the relationship of the development to surrounding properties. These modifications also have the potential to increase demands on parking, transportation infrastructure, utilities, and public services.

Despite these concerns, staff finds that the property's location, mixed-use character, existing PUD zoning designation, Special Purpose Future Land Use designation, inclusion within the Parkway Mixed-Use Overlay District, and proximity to Downtown Stockbridge support consideration of the proposed development. The overall mixed-use concept remains appropriate for the site; however, the increased density, substantial increase in building height, parking considerations, and buffering modifications should be carefully evaluated to ensure compatibility with surrounding properties and consistency with the intent of prior approvals and long-range planning objectives.

3. Effects on Surrounding Properties and Infrastructure

The proposed major zoning modification has the potential to generate both positive and adverse effects on surrounding properties and public infrastructure. Staff evaluated the request based on the proposed increase in residential density, building height, parking supply, site design, environmental considerations, and compatibility with adjacent land uses.

The proposed development would increase the number of residential units from 160 units to 200 units and increase the maximum building height from four (4) stories to nine (9) stories. These modifications will increase the overall intensity of development on the site and may result in greater activity levels, increased traffic generation, and additional demand on public infrastructure when compared to the previously approved development plan. However, the increased density may also contribute additional housing opportunities within proximity to Downtown Stockbridge, commercial services, employment centers, parks, and public facilities.

From a land use compatibility standpoint, the subject property is surrounded by a mixture of commercial, institutional, recreational, and residential uses. Properties to the north and south are primarily commercial in nature, while Cochran Park is located to the west and God First Breakthrough Ministries is located to the east. The property is also located within the City's Tax Allocation District (TAD), within an area identified for redevelopment through the 2012 Livable Centers Initiative (LCI) planning process, and partially within the Parkway Mixed-Use Overlay District. Due to the mixed-use character of the surrounding area and the property's Special Purpose Future Land Use designation, the proposed development is generally compatible with the broader redevelopment pattern envisioned for this portion of the City.

The revised site plan incorporates several design features that may positively impact surrounding properties. The inclusion of structured parking reduces the amount of land devoted to surface parking and allows for a more efficient site layout. The proposal also includes a centralized Residential Amenity Area, rooftop pool, outdoor dining area, enhanced pedestrian connectivity, gated residential access, and improved internal circulation. These elements contribute to a more organized, walkable, and pedestrian-oriented development pattern than the previously approved site plan.

The proposed development may also generate positive economic impacts through increased residential population, support for nearby businesses, additional commercial activity, and expansion of the City's tax base. The continued inclusion of approximately 15,000 square feet of ground-floor retail/commercial space further supports a mixed-use environment that encourages

both residential occupancy and commercial investment within close proximity to Downtown Stockbridge.

The revised site plan preserves substantial open space and environmentally sensitive areas associated with Brush Creek and its required stream buffers. Development is concentrated within the developable portion of the site, allowing for greater preservation of open space than would otherwise be possible under a more conventional development pattern. The plan also maintains a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, providing visual screening and separation between the development and adjoining properties.

Parking impacts have been improved through the revised site design. The proposed development provides a total of 343 parking spaces, including approximately 273 residential spaces and 75 retail spaces. While the development continues to utilize the parking reduction previously approved through Variance VR-2024-01, the proposed parking supply exceeds the adjusted parking requirement associated with that approval. Staff finds that the revised parking configuration substantially improves upon previous iterations of the development and better accommodates anticipated residential and commercial parking demand.

Notwithstanding these improvements, the proposed increase in building height from four (4) stories to nine (9) stories remains a significant consideration. The proposed height and density increase the visual prominence and overall scale of the development and may affect views, building massing, and perceived compatibility with surrounding properties. Additionally, the proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation.

With respect to infrastructure, the subject property is located within an urbanized area of the City and has access to existing public roadways, water service, sanitary sewer service, and other municipal utilities. The proposed development is expected to utilize existing infrastructure systems; however, the increased intensity of development may result in additional demands on transportation, utility, and public service infrastructure. Engineering, Public Works, and other reviewing departments should continue to evaluate infrastructure capacity and operational impacts during the development review process.

Overall, the proposed development is expected to have both positive and negative effects on surrounding properties and infrastructure. Positive effects include additional housing opportunities, support for redevelopment objectives, increased economic activity, preservation of open space and environmental resources, enhanced pedestrian amenities, improved site organization, and a more efficient mixed-use development pattern. Potential adverse effects include increased traffic generation, increased building mass and height, visual impacts associated with a nine-story structure, and the increased density proposed for the site. These impacts should be carefully considered when evaluating the requested zoning modification.

Parking Requirement Comparison

Residential Unit Type	Number of Units	UDC Requirement (Spaces per Unit)	UDC Required Spaces	Approved Variance Ratio (Spaces per Unit)	Adjusted Required Spaces
Studio / 1 Bedroom	150	1.25	188	1.00	150
2 Bedroom	50	1.75	88	1.25	63
Residential Subtotal	**200**	—	**276**	—	**213**
Retail (15,000 SF)	—	5 spaces / 1,000 SF	75	5 spaces / 1,000 SF	75
Total Required Parking	—	—	**351 Spaces**	—	**288 Spaces**
Previously Approved Parking Reduction (VR-2024-01)	—	—	(30 Spaces Reduction)	—	—
Adjusted Required Parking	—	—	—	—	**321 Spaces**
Total Parking Provided	—	—	—	—	**343 Spaces**
Difference from Standard UDC Requirement	—	—	**8 Space Deficit**	—	—
Difference from Adjusted Requirement (VR-2024-01)	—	—	—	—	**22 Space Surplus**

Parking Summary

Category	Required Under UDC	Required Under Approved Variance (VR-2024-01)	Parking Provided	Difference
Residential	276 Spaces	213 Spaces	273 Spaces	+60 (Variance Standard) / -3 (UDC Standard)
Retail	75 Spaces	75 Spaces	75 Spaces	0
Total	**351 Spaces**	**321 Spaces**	**343 Spaces**	**+22 (Variance Standard) / -8 (UDC Standard)**
The proposed development provides 273 residential parking spaces, consisting of approximately 150 structured parking spaces within the parking deck and 123 surface parking spaces distributed throughout the site.				

The proposed development provides a total of 343 parking spaces, including 273 residential parking spaces and 75 retail parking spaces. Under the standard provisions of the Unified Development Code, the development would require 351 parking spaces. Pursuant to the previously approved parking reduction granted under Variance VR-2024-01, the adjusted parking requirement is 321 spaces. As proposed, the development exceeds the adjusted parking requirement by 22 spaces while remaining 8 spaces below the standard UDC parking requirement. Staff finds that the revised parking plan substantially improves parking availability compared to previous iterations of the development and adequately supports the proposed mixed-use development pattern.

VI. STAFF RECOMMENDATION

Based upon the findings contained herein, staff recommends **APPROVAL WITH CONDITIONS** of ZM-2026-01, a request to amend the previously approved Planned Unit Development (PUD) for the property located at 111 Old Conyers Road (Parcel #S24-01017000).

Staff finds that the proposed mixed-use development remains generally consistent with the overall vision established through Comprehensive Plan Amendment CP-2024-02 and Rezoning Case RZ-2024-02. The proposed development maintains the previously approved mixed-use character of the site while incorporating several site design improvements, including a structured parking facility, centralized Residential Amenity Area, rooftop pool, enhanced pedestrian connectivity, outdoor dining areas, improved internal circulation, and preservation of environmentally sensitive areas associated with Brush Creek.

The subject property is designated Special Purpose on the Future Land Use Map and is partially located within the Parkway Mixed-Use Overlay District. The property is also located within the City's Tax Allocation District (TAD) and within an area identified for redevelopment and investment through the 2012 Livable Centers Initiative (LCI) planning process. Staff finds that the proposed development supports redevelopment objectives by introducing additional residential opportunities, commercial activity, and investment within proximity to Downtown Stockbridge.

The revised site plan provides several improvements over the previously approved development plan. The incorporation of structured parking reduces reliance on surface parking, allows for greater preservation of open space, and creates a more efficient site layout. The plan preserves required stream buffers associated with Brush Creek, incorporates a twenty-five (25) foot landscape strip along the eastern property boundary adjacent to God First Breakthrough Ministries, and provides a total of 343 parking spaces, which exceeds the adjusted parking requirement established under Variance VR-2024-01.

Notwithstanding these improvements, staff recognizes that the proposed increase from 160 residential units to 200 residential units and the increase in building height from four (4) stories to nine (9) stories represent substantial modifications to the original approval. Staff further notes that the proposed density of approximately 29.80 units per acre exceeds the density range typically associated with the Special Purpose Future Land Use designation. These factors should be carefully considered by the Planning Commission and Mayor and Council when evaluating the request.

Subject to the conditions listed below, staff finds that the proposed development may contribute positively to the continued redevelopment and investment objectives of the City while maintaining

compatibility with the surrounding area and advancing the mixed-use development vision previously established for the property.

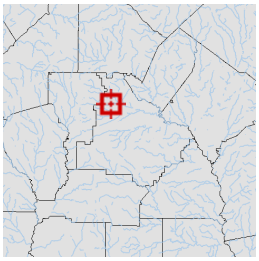
1. The subject property shall be developed in substantial conformance with the revised site plan entitled "111 Old Conyers Road," prepared by Moore Bass Consulting, Inc., revised June 10, 2026, unless otherwise modified by the conditions of approval herein.
2. The number of residential dwelling units shall not exceed 200 units as depicted on the approved site plan.
3. The development shall not exceed nine (9) stories or one hundred ten (110) feet in height as depicted on the approved site plan.
4. Flock cameras shall be installed and maintained at all vehicular entrances to the development.
5. A minimum twenty-five (25) foot landscape strip shall be maintained along the eastern property boundary adjacent to God First Breakthrough Ministries. Said landscape strip shall be landscaped in substantial conformance with the approved site plan.
6. All four (4) façades of the mixed-use building shall comply with Section 4.4.4 of the Unified Development Code, as amended. A minimum of seventy-five percent (75%) of each façade shall consist of brick or stone, with the remaining façade materials limited to those materials permitted by the Unified Development Code. Vinyl siding shall be prohibited.
7. Architectural elevations submitted at the time of permitting shall demonstrate compliance with the façade material requirements established herein and shall be subject to review and approval by the Community Development Director.
8. The side and rear façades shall consist of a combination of primary and secondary materials, with secondary materials not exceeding thirty percent (30%) of the total exterior façade area.
9. Building colors shall consist of a cohesive and complementary palette. Accent colors may be utilized provided they are not bright, fluorescent, or otherwise incompatible with the overall architectural design of the development.
10. The development shall be constructed substantially in accordance with the architectural elevations and renderings submitted with ZM-2026-01.
11. Decorative streetlights shall be installed throughout the development and maintained by the property owner or property owners' association.
12. A minimum ten-foot (10') multi-use path shall be installed along the property's frontage on Old Conyers Road, subject to approval by the City Engineer.
13. The proposed development shall provide and maintain a minimum of 343 parking spaces as depicted on the approved site plan unless otherwise approved by the Mayor and Council.
14. The rooftop pool and rooftop amenity areas shall be limited to use by residents and their guests and shall not be utilized for public events, commercial events, or special-event rentals.
15. Ground-floor retail/commercial space shall not be reduced below 15,000 square feet without approval of a major zoning modification by the Mayor and Council.
16. All stormwater management facilities, stream buffers, and environmental protection measures shown on the approved site plan shall be maintained in accordance with applicable local, state, and federal regulations.
17. All other conditions of approval associated with CP-2024-02, RZ-2024-02, and VR-2024-01 shall remain in full force and effect unless specifically modified herein.
18. A centralized transit stop, transit shelter, or designated rideshare/transit pickup area shall be provided for residents at a location approved by the Community Development Director.

19. The development shall provide electric vehicle charging stations in accordance with the requirements of the Unified Development Code and all applicable building and electrical codes.
20. The approved unit mix shall remain substantially consistent with the unit mix depicted on the approved site plan unless otherwise approved by the Mayor and Council.

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01002000	**Class**	Commercial	**Owner**	JOHNSON	**Land Value:**	$167,800			
Property Address	112 OLD CONYERS RD	**Acreage**	3.73	**Address**	MARVIN 112 OLD CONYERS RD STOCKBRIDGE, GA 30281	**Building Value:**	$387,000	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,500	**Date**	**Price**	**Reason** / **Qual**
						Total Value:	$566,300	4/17/2015	$225,000	FM / Q
								9/1/1985	$0	U / U

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

Date created: 6/3/2026
Last Data Uploaded: 6/3/2026 3:11:41 AM

Developed by SCHNEIDER GEOSPATIAL

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of March 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

_____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

Project/Case #

REZ-2026.05.1127

Address:

112 OLD CONYERS RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S24-01002000

City of Stockbridge Planning and Zoning Division,
Community Development Department

Rezoning Request Application

Zoni
O

Name of Applicant	First: Anita		Last: Johnson
Applicants Address:	112 Old Conyers Rd		Phone: (404) 376-4336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com
Name of Owner:	First: Marvin		Last: Johnson
Owner's Address	112 Old Conyers Rd		Phone: 4043763830
City: Stockbridge	State: Georgia	Zip: 30281	Email: Mdjohnson226@gmail.com
Name of Second Owner:	First		Last
Second Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Third Owner:	First		Last
Third Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Agent:	First: Anita		Last: Johnson
Agent's Address:	112 Old Conyers Rd		Phone: 4043764336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-3 (Heavy Commercial District) to
(Current Zoning)

RR (Rural Residential District)
(Requested Zoning District)

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must r fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or prop reason.

For the Purpose of:

To better align zoning with the existing B&B operations and access residential resources.

(Type of Development)

Case Name: Stockbridge Lakes Bed & Breakfast

Is Development of Regional Impact (DRI)? ○ Yes ◉ No

Nearest intersection to the property: East Atlanta Rd

Size of Tract: 4 acres

Land Lot Number(s):

District: Distric

Please refer to th

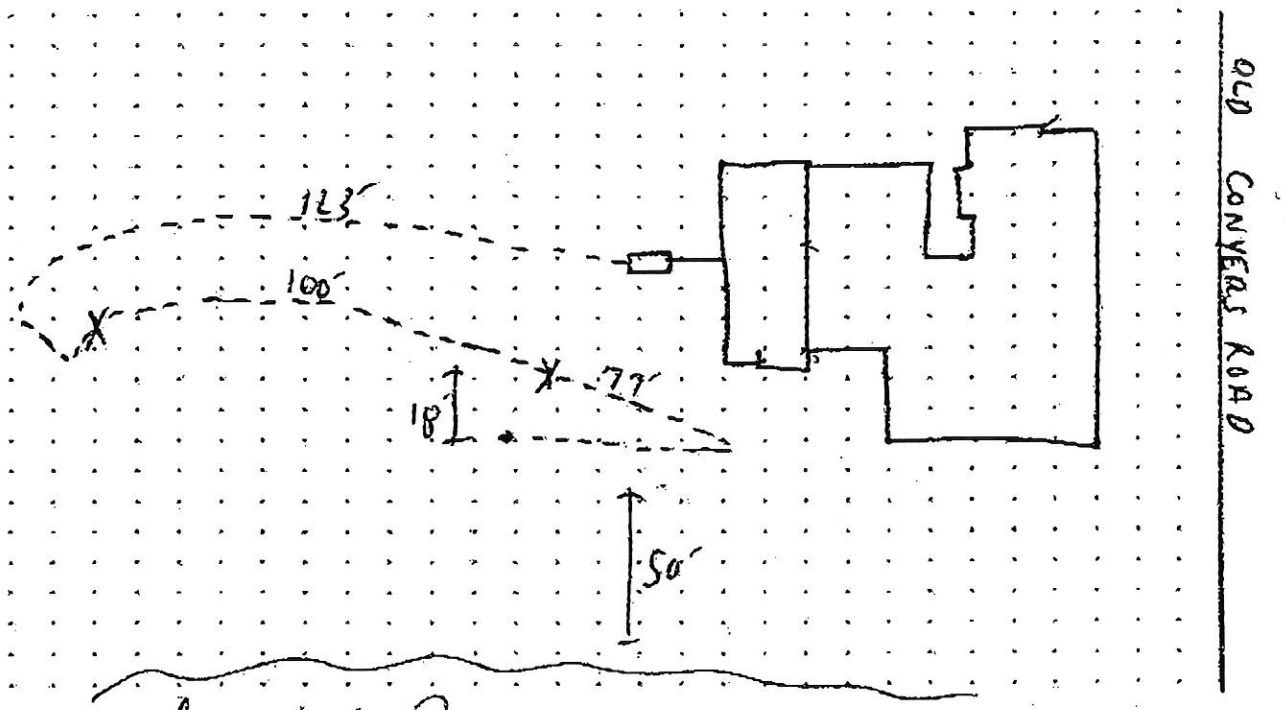
HENRY COUNTY BOARD OF HEALTH
INSPECTION REPORT
FOR A NEW ON-SITE SEWAGE MANAGEMENT SYSTEM

112 OLD CONYERS RD. LL: 68 DIST. 12
PLAT BY: JOE ROWAN JR PLAT DATE 01/23/95

APPLICANT HERMAN O. MANESS Phone 770-474-6362
OWNER HERMAN O. MANESS
124 OLD CONYERS RD STOCKBRIDGE, GA 30281 PH 770-474-6362

BUILDING DESIGN	SYSTEM DESIGN	WATER SUPPLY	FACILITY
BASEMENT	Tank/gallons [1000]	Public	RESIDENCE
	Linear ft. [300]		Disposal NO
	Square ft. [900]		Pump NO
	Gravel, inches [12]		Refuse NO
Outlet Level	Field Layout	LOT SIZE	
GROUND	SERIAL	Acre	
		Square ft.	ENCL. Time 60 Min.
		IF COMMERICAL	Depth LEACH FIELD 36 inches
Bedrooms		gallons/day	TRENCH WIDTH 36 inches
THREE			

Permit 13735	Issued 02/21/95	Inspected 11/06/95	Approved YES	Cont. JAMES RUTLEDGE 48



Inspected by Joseph M. Farmer Date inspected: Mon, November 6, 1995
Joseph Farmer

Printed: Wed, November 8, 1995 9:05 A. M.

See Comments on back:

Henry County Department of Planning & Zoning
Septic System Information for Zoning Requests

135 Henry Parkway McDonough, GA 30253
(770) 954-2078

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Anita Johnson Phone: 404-376-4336 Mobile: _____
Applicant Address: 1355 Mt Zion Rd City, State: Morrow GA Zip: 30260
Name of Agent: _____ Phone: _____ Mobile: _____
Agent Address: _____ City, State: _____ Zip: _____
Request (Check one):
Rezoning __ (Current Zoning _____ Requested Zoning _____) Conditional Use __
For the Purpose of Bed & Breakfast
Property Address: 112 Old Conyers Rd, Stockbridge Nearest Intersection to property: East Atlanta Rd
Size of Tract: 3.734 acres Land Lot:(s) 68, District(s): 12
Property Tax Parcel Number: S24-01-002-000 Proposed Number of Lots: 1
Signature of Owner: Anita Johnson Printed Name of Owner: Anita Johnson
Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.
_____ There are not suitable soils for the installation of a septic system on the subject property.
✓ There is an existing septic system on the subject property.
_____ The existing septic system will support the proposed development.
Comments: The existing system is designed for a 3 bedroom residence

Name of Person Completing: Brian Carson Title: Env. Health Spec III
Signature: Brian Carson Date: 6/6/2016
E-mail Address: _____ Phone Number: (770)288-6196

Contact Planning and Zoning with questions at (770) 288-7526.

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to a residential district to better align zoning with the existing B&B operations and access residential resources.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to Residential. More specifically, RR (rural residential district) to better align zoning with the existing B&B operations and access residential resources.

A special use permit application is also being submitted, in compliance with Section 3.2.6(F) of the UDC, for a bed and breakfast facility to operate in the RR district,.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM *(See NOTE above.)*

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 112 old Conyers Rd, Stockbridge [address], with Parcel Number _____, which is the subject of this application.

Name of Property Owner: Marvin Johnson

Property Owner's Address: 112 old Conyers Rd, Stockbridge GA 30281

Telephone: 404-376-3830 E-mail: mdjohnson226@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], GA [State].

Signature: X _____ Date: 5/26/26

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Anita Johnson

Company/law firm (if applicable): Stockbridge Lakes Bed & Breakfast, LLC

Telephone, E-Mail, & Address: 112 old Conyers Rd, Stockbridge GA 30281 stockbridgelakesbb@gmail.com / 404-376-4336

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

5/26/26
Date

Signature of Notary Public

Charles Smith
Printed Name of Notary Public

5/26/26
Date

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

Notary Public's Seal or Stamp

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of May 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1_____ 2_____ or 3 _____

TO: Planning Commission; Mayor and Council

FROM: Brennen Reilly, GIS Analyst/Planner II

CC: R. Ryan Anderson, Community Development Director
Veronica Green, Chief Planner

DATE: Thursday, July 16, 2026 (Planning Commission)

Monday, August 10, 2026 (Mayor and Council)

Subject: #RZ-2026-01 for 112 Old Conyers Road

I. PURPOSE

Consider a rezoning request by Anita Johnson of Stockbridge Lakes Bed & Breakfast to rezone 112 Old Conyers Road from 'C-3' (Heavy Commercial') to 'RR' (Rural Residential) to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

II. BACKGROUND

Proposed Development	Rezone from C-3 (Heavy Commercial) to RR (Rural Residential) to better align zoning with the existing operations of Stockbridge Lakes Bed & Breakfast and to access residential resources.
Site Address	112 Old Conyers Rd
Parcel Identification	S24-01002000
Parcel Acreage	3.73 acres
Applicant	Anita Johnson
Owner:	Marvin Johnson

Current Zoning	C-3 (Heavy Commercial District)
Current Use	This property currently operates as a Bed & Breakfast, built in 1995. The property partially encompasses a lake to the West of the Bed & Breakfast.
Current Future Land Use Designation	Low-Density Residential

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant Berean Christian Church; Residences	C-3 (Heavy Commercial District) RR (Rural Residential District)
Property to the South	Residences Stockbridge Public Works Department God First Breakthrough Ministries	SR (Suburban Residential) C-2 (General Commercial District) OI (Office Institutional District)
Property to the East	Vacant Residences	C-3 (Heavy Commercial District) RR (Rural Residential District)
Property to the West	Vacant Domino's Pizza; Great Clips; Public Super Market; Vacant	C-2 (General Commercial District)

III. FINDINGS OF FACTS

1. The applicant submitted a rezoning application (RZ-2026-01) from a Heavy Commercial District (C-3) to a Rural Residential District (RR).
2. The vicinity of the area is mostly Heavy Commercial (C-3).
3. Surrounding Zoning Districts include General Commercial (C-2) & Rural Residential (RR).
4. The applicant submitted a Special Use Permit which complies with Section 3.2.6 (F) of the Unified Development Code (UDC) to operate in the Rural Residential District.
5. The current Future Land Use Map designates the listed property as Low-Density Residential.

IV. ZONING HISTORY OF THE PROPERTY

The subject property lies in Land Lot 68 of the 12th District, Henry County, and was historically part of a larger roughly 10.98-acre tract along with 118 and 124 Old Conyers Road, tracked under Parcel IDs S24-01-002-000, S24-01003000, and S24-01002002, respectively (the 112 Old Conyers Road parcel corresponds to Tax ID R054-01-002-000 in later City records). On December 9, 1985, a portion of this tract was rezoned from RA-200 (Residential Agricultural) to R-125 (Single-Family Residence) under County file 85-10, and on November 10, 1986, the City Council considered an exemption from the minimum road frontage requirement for the 118 Old Conyers Road portion of the tract, which was landlocked.

On January 8, 2007, the property was rezoned from RA (Residential Agricultural) to C-2 (General Commercial), subject to a development agreement contemplating combined development of all three parcels as an event center known as "Touch of Elegance," per a site plan prepared by TJM and Associates dated August 2006. That agreement limited use of the property to a defined list of social, business, religious, military/government, educational, and club or organizational functions—including weddings, banquets, family reunions, corporate meetings, religious retreats, military formals, graduations, and charity events—and imposed ten development conditions: residential-appearing building materials (brick, stone, stucco, wood siding, or glass); a monument-style ground sign no taller than eight feet; a fully enclosed, concrete-pad dumpster area matching the site's architecture; a moderate-brightness, downcast exterior lighting plan; a six-to-eight-foot decorative brick or stone privacy fence along residentially abutting property lines; construction of acceleration/deceleration lanes at each entrance and exit to Henry County DOT standards; minimum intersection sight distance at every entrance, exit, and driveway along Old Conyers Road and Collier Road; a requirement that site entrances be located at least 250 feet from Collier Road and 125 feet from Stapleton Drive (with one entrance permitted to align with Stapleton Drive); installation of five-foot-wide sidewalks along the site's Old Conyers Road and Collier Road frontages; and dedication of right-of-way sufficient to achieve an 80-foot right-of-way on Old Conyers Road and a 60-foot right-of-way on Collier Road. The contemplated development included up to 8,000 square feet of banquet kitchen, ballroom, and banquet room space accommodating 600 seated or 800 total guests, a new wedding chapel, gazebos, a pavilion, a softball field, and renovation of the existing house on Old Conyers Road into an office center. The City of Stockbridge's Official Zoning Map, adopted December 10, 2012, continued to reflect all three parcels as C-2 (General Commercial).

By 2016, no progress had been made toward combining the three parcels or constructing the event center envisioned by the 2007 development agreement. The City accordingly initiated reversion proceedings under Section 3-7-318 of the City Code, docketed as RZ-16-20-S, to revert 112, 118, and 124 Old Conyers Road from C-2 back to RA (Residential Agricultural). At the same time, the 112 Old Conyers Road parcel had separately been brought forward for rezoning to C-3 (Heavy Commercial) to allow development of a bed and breakfast, characterized in the evaluation as "a type of hotel," consistent with the Future Land Use Map's Commercial designation for the western portion of that parcel (the remainder being designated Low-Density Residential). Because the proposed bed and breakfast parcel remained bound to the same development agreement as the other two parcels—and the remaining two parcels alone could not satisfy that agreement—staff determined that reversion of 112 Old Conyers Road should be declined only if the City Council chose to approve its rezoning to C-3. A rezoning sign was posted on the property July 12, 2016, and site photographs were taken the same day showing the residence at 112 Old Conyers

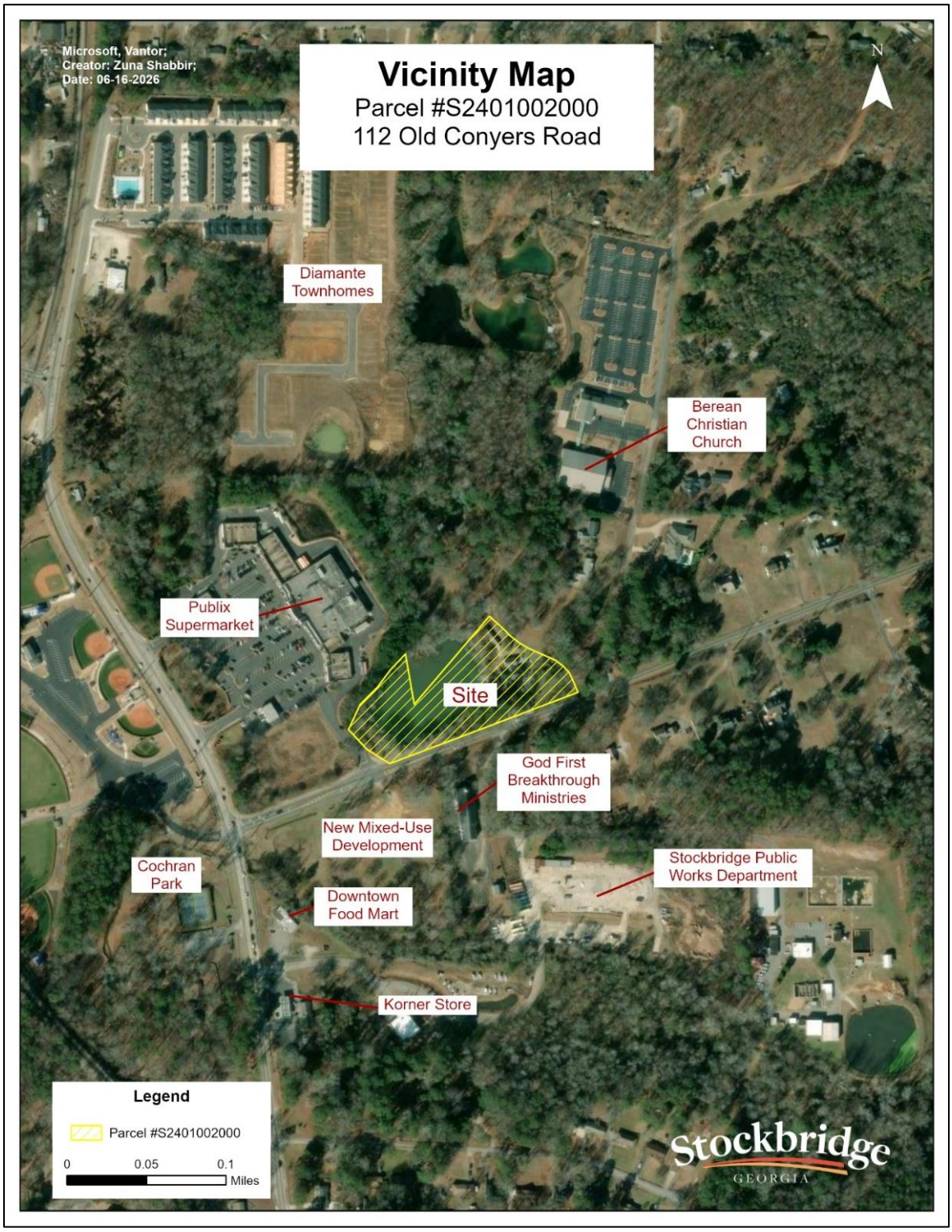
Road and the driveways serving 118 and 124 Old Conyers Road. The Henry County Zoning Advisory Board reviewed the matter at its July 28, 2016 meeting, based on a report prepared by Planner II Stacey Jordan-Rudeseal for City ZAB member Quaneisha Robinson-Green. That evaluation noted the property's adjacent zoning and land uses as C-2/single-family residential to the north and east, OI and R-2 (church and single-family residential) to the south, and C-2/shopping center to the west, and found the proposed use generally consistent with RA district development standards for minimum lot area, lot width, and front, side, and rear yard setbacks, with the exception of minimum frontage, which 118 Old Conyers Road could not meet due to being landlocked; the report also flagged ambiguity as to whether 124 Old Conyers Road's front yard setback would comply depending on whether Old Conyers Road or Collier Road was treated as the parcel's front. Staff ultimately recommended reversion of 118 and 124 Old Conyers Road from C-2 to RA, and recommended that 112 Old Conyers Road be reverted to RA as well unless the City Council elected to rezone it to C-3 for the bed and breakfast use, in which case reversion of that parcel specifically should be declined.

The City Council subsequently acted on the 112 Old Conyers Road parcel through Ordinance No. OR16-415 (Case RZ-16-20-S), ordained September 12, 2016, and presented to and received by the Mayor on September 19, 2016, signed by Mayor Pro Tem Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Michael Williams. Consistent with the staff recommendation, the Council rezoned 112 Old Conyers Road to C-3 (Heavy Commercial), declining reversion of that parcel, subject to seven new conditions specific to bed and breakfast use: the only allowable use of the property is a bed and breakfast; the number of bedrooms is limited to six; social events and weddings are permitted on-site; sixty feet of right-of-way from the centerline of Old Conyers Road must be preserved along the site's frontage, with any new facilities set back accordingly; any new site development requires improving or replacing the existing driveway, with new or relocated curb cuts meeting buffer and intersection sight-distance standards in coordination with the City and Henry County DOT; any commercial development beyond the bed and breakfast use may trigger additional access requirements from the City or County; and all events require a Special Event Permit. The record reviewed does not confirm whether 118 and 124 Old Conyers Road were formally reverted to RA as separately recommended by staff, as that action would fall outside the ordinance addressing 112 Old Conyers Road.

Nearly a decade later, on January 13, 2025, the City Council adopted Ordinance No. OR25-584 (Text Amendment TX-2024-09), following a Planning Commission recommendation of approval on December 19, 2024, and signed by Mayor Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Quinton G. Washington. This citywide amendment to UDC Section 3.2.6 added Subsections F through L governing bed and breakfast accessory structures and operations generally, including Special Use Permit review for bed and breakfast facilities in the RR zoning district, non-transferability of such permits to new owners without a fresh application and hearing, permitted residential use of an existing contiguous accessory structure by the owner, a 50-person cap on weddings and similar small gatherings, a prohibition on renting the accessory structure commercially or to tenants, grandfathered status for facilities operating prior to 2022, and mandatory annual, non-transferable business licensing. Because this amendment's Special Use Permit trigger applies to properties zoned RR, and 112 Old Conyers Road remains zoned C-3 under the site-specific conditions of RZ-16-20-S, the property's bed and breakfast operation continues to be governed primarily by its 2016 rezoning conditions, with the citywide UDC standards providing general baseline context. No subsequent site-specific rezoning action affecting the parcel has been identified in the records reviewed.

V. MAPS, SITE PLAN, AND RENDERINGS

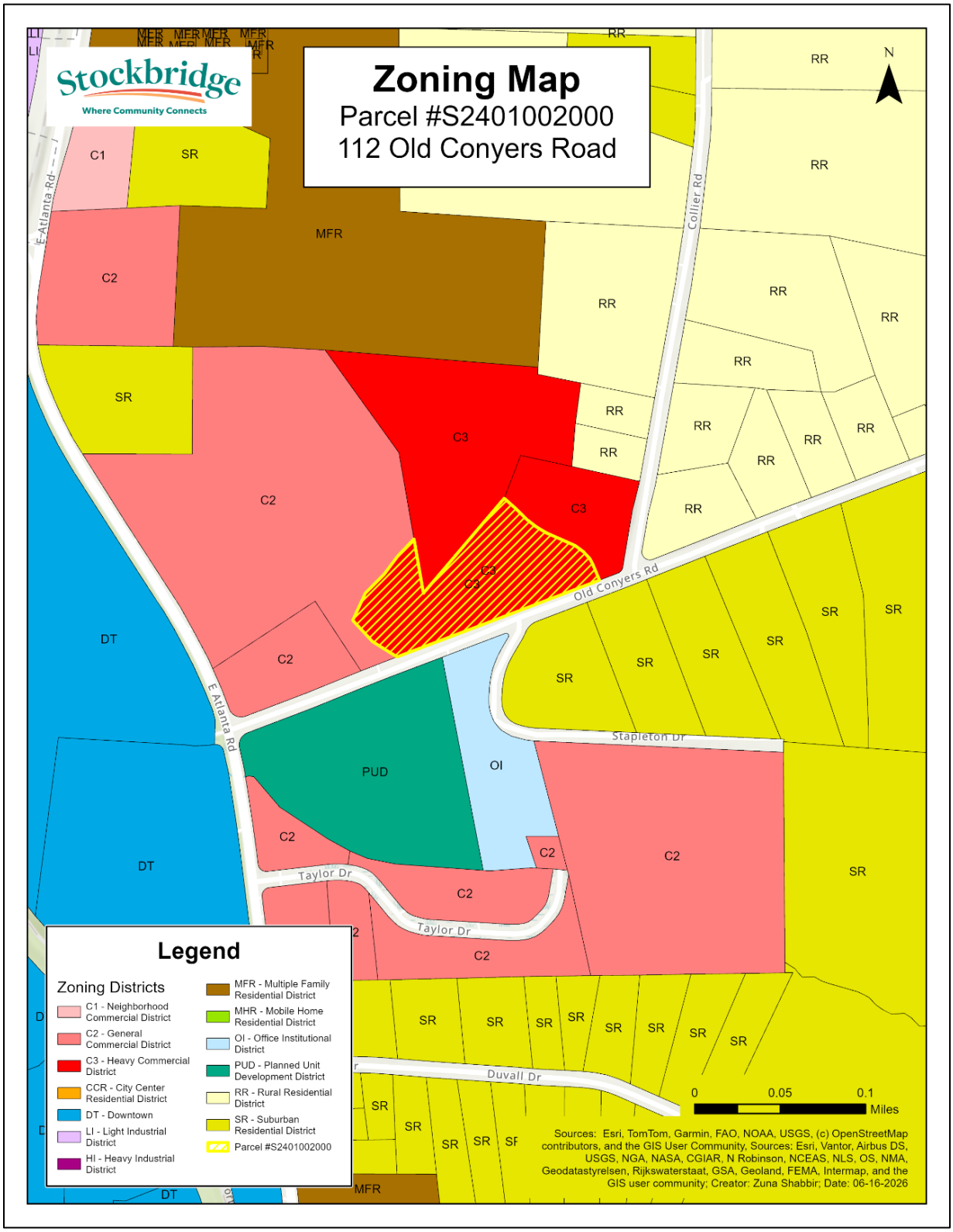
Vicinity Map



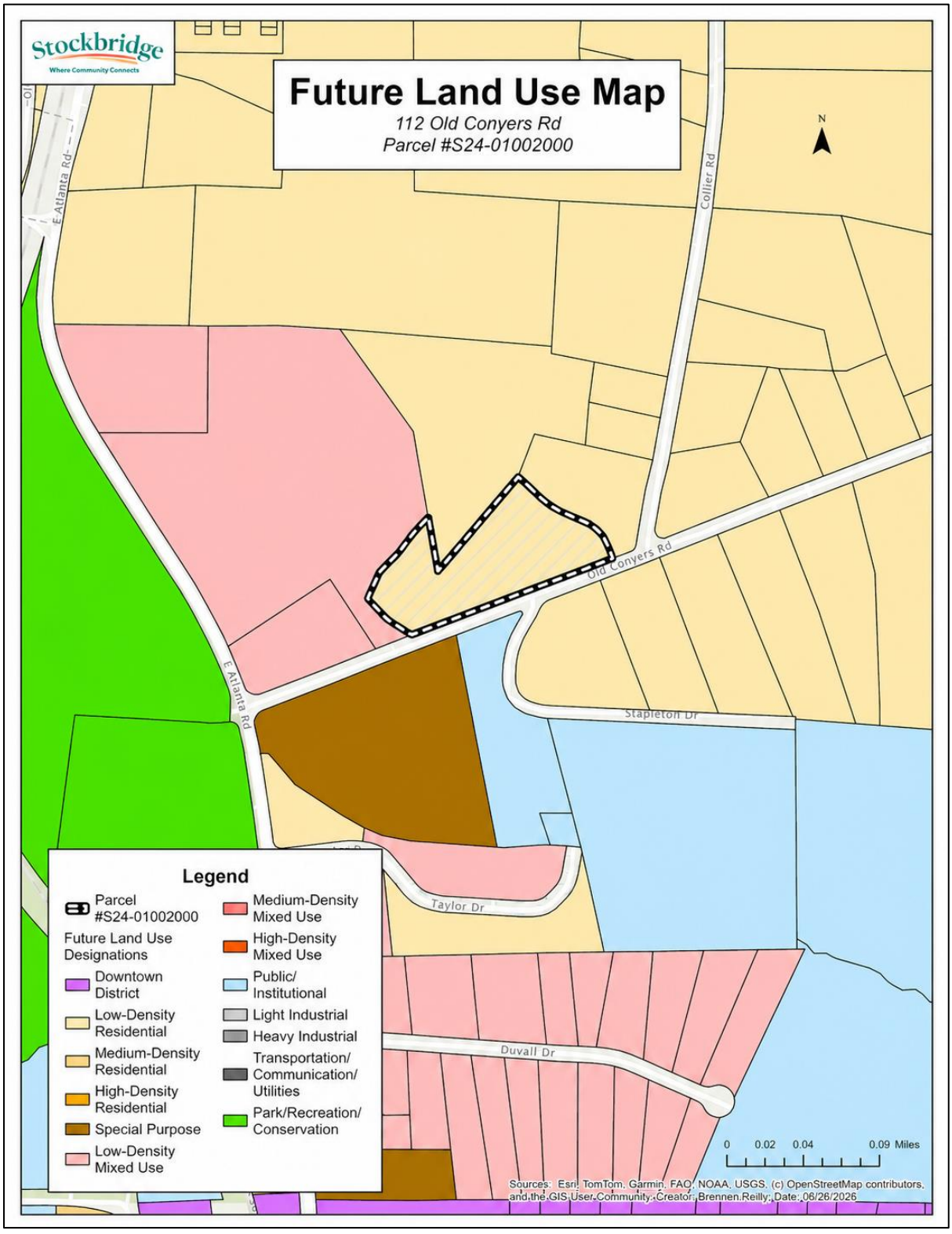
Aerial Photo with Survey of 112 Old Conyers Road



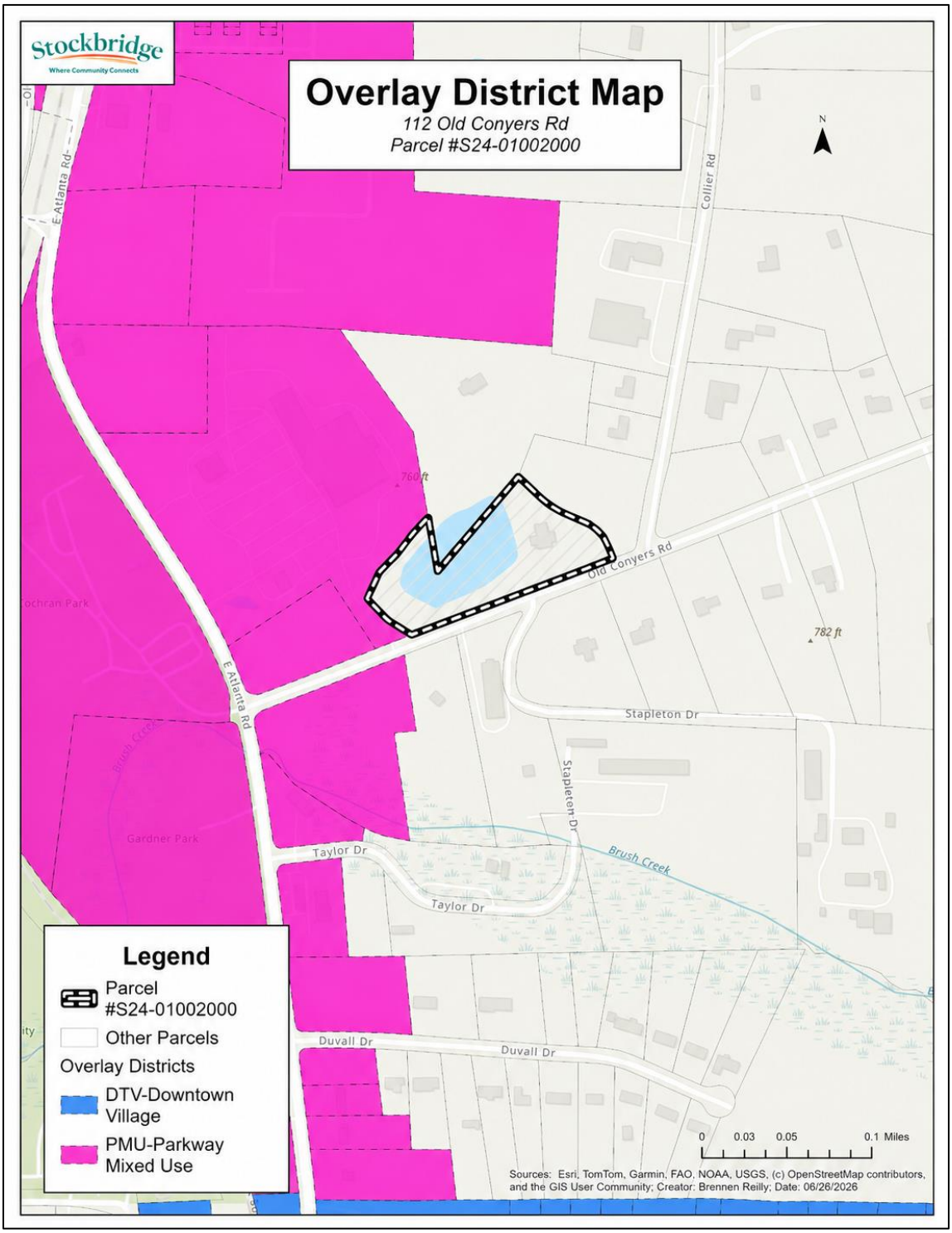
Zoning Map of 112 Old Conyers Road



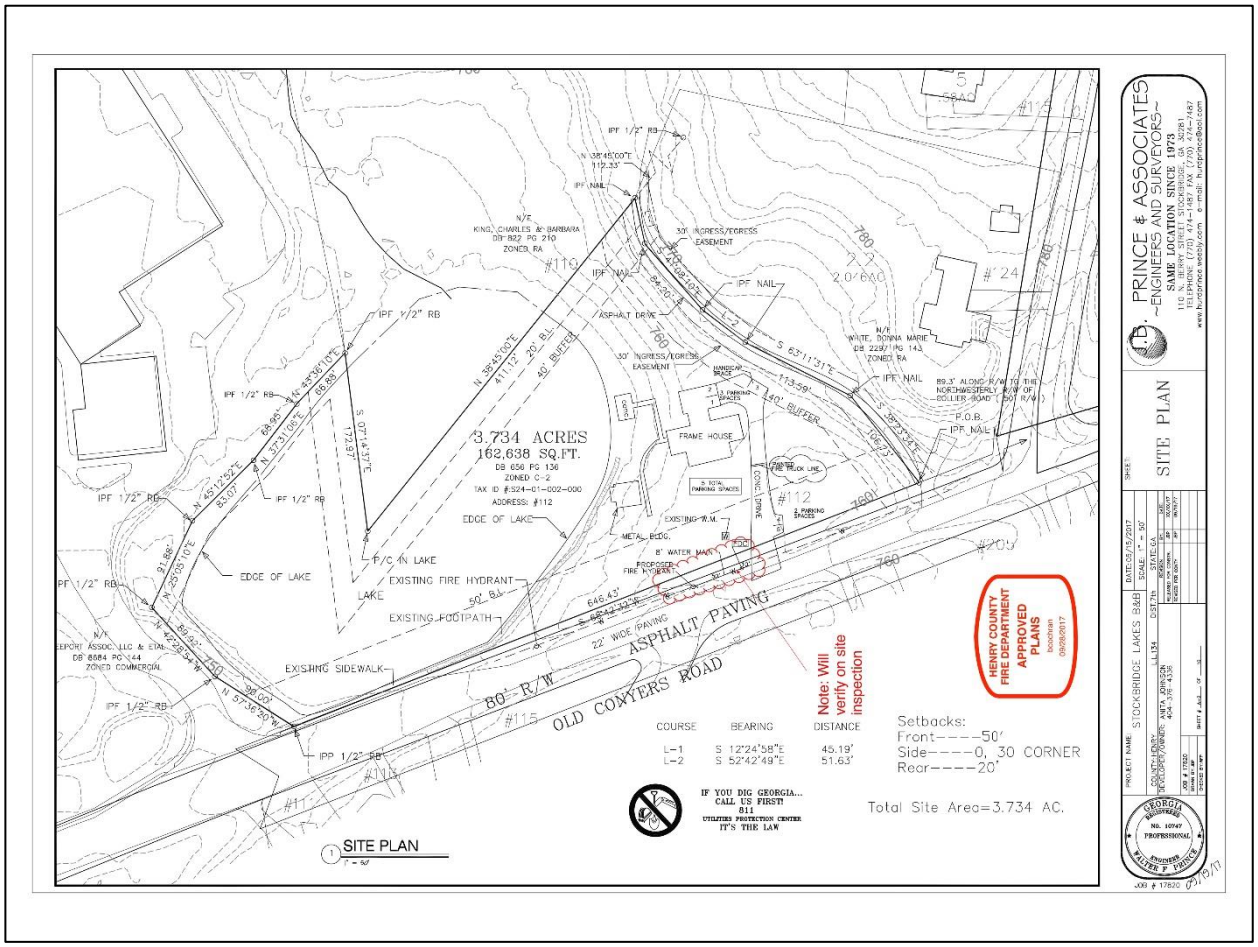
Future Land Use Map of 112 Old Conyers Rd



Location of 112 Old Conyers Rd Relative to the Parkway Mixed-Use Overlay District



Site Plan of 112 Old Conyers Road



VI. ANALYSIS

Project Description

The applicant, proposes to rezone the property located at 112 Old Conyers Road from C-3 (Heavy Commercial District) to RR (Rural Residential) in order to better align the zoning designation with the existing operations of the Stockbridge Lakes Bed & Breakfast and to access residential resources. The subject property, owned by Marvin Johnson, is identified by Parcel #S24-01002000 and contains approximately 3.73 acres of land.

The property currently operates as a Bed & Breakfast, which was built in 1995. The site partially encompasses a lake located to the west of the Bed & Breakfast structure. The property's Current Future Land Use Designation is Low-Density Residential, which is more consistent with a Rural Residential zoning classification than the existing C-3 (Heavy Commercial District) designation. As the current C-3 zoning district is intended to accommodate heavy commercial uses, it does not align with the property's long-standing residential and hospitality operations or its future land use designation. Therefore, the applicant is requesting the rezoning of the parcel from C-3 (Heavy Commercial District) to RR (Rural Residential).

Section 2.4.1. of the Stockbridge Unified Development Code states that the purpose of the RR zoning district is to "preserve the mixed agricultural and residential character of land which presently serves as a transition between rural land and land which may become urban in character." The table below shows the development requirements for the RR zoning district. Such standards include a minimum lot size of 1, 1.25, or 3 acres depending on prospective utility use; a minimum lot width of 150 feet; and a minimum house size of either 1,000 square feet for lots with a minimum size of 1.25 acres or 1,200 square feet lots smaller than 1.25 acres. In addition, the yard setback requirements of the RR zoning district are as follows: 75 feet in the front, 20 feet at the side, and 40 feet in the rear.

RR Zoning District Requirements	
Minimum Lot Size	1 acre on public water/sewer and/or septic 1.25 acres on private well and septic 3 acres for agricultural use
Minimum Lot Width	150 feet
Minimum Lot Frontage	100 percent of the lot width
Minimum Front Yard Setback	75 feet
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	40 feet
Maximum Lot Coverage	30 percent
Minimum Heated Floor Area	1,000 square feet on lot having 1.25-acre lot or larger 1,200 square feet on lot smaller than 1.25 acres

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, at page 44, identifies the following Future Land Use goals: (1) "To ensure that new developments promote a better sense of place and preserve valued elements of community character;" and (2) "To establish land use designations that meet the needs of the City and are consistent with the new UDC." The requested rezoning of the subject property located at 112 Old Conyers Road to the Rural Residential (RR) District is consistent with the aforementioned Future Land Use goals as set forth in the City of Stockbridge 2024 Comprehensive Plan.

Furthermore, the proposed RR District designation is consistent with the following Future Land Use policy identified on page 44 of the City of Stockbridge 2024 Comprehensive Plan: “Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.”

The request is further consistent with the purpose and intent of the RR zoning district, which is designed to preserve the mixed agricultural and residential character of land serving as a transition between rural and urban development patterns. The subject property measures approximately 3.73 acres, thereby exceeding the minimum lot size requirements of the RR district and is of an appropriate size to accommodate the low-intensity residential and hospitality use currently operating on the site.

The existing C-3 zoning designation is intended to accommodate higher-intensity commercial uses that generate substantial traffic volumes and are typically located along major arterial roadways. The subject property is currently improved with a single-family residential structure operating as the Stockbridge Lakes Bed & Breakfast, a use more compatible with the character and intent of the RR district than the commercial activities permitted within the C-3 district. Accordingly, the proposed rezoning would bring the property's zoning classification into closer alignment with its existing use and the long-term vision established by the Comprehensive Plan.

The Stockbridge Unified Development Code recognizes bed and breakfast facilities as a residentially compatible lodging option when operated in a manner consistent with the preservation of neighborhood character. Subject to approval of the required Special Use Permit, the proposed rezoning would permit the continued operation of the Stockbridge Lakes Bed & Breakfast within a zoning district specifically designed to accommodate residential uses while maintaining the established character of the surrounding area. Therefore, the proposed rezoning is consistent with the Comprehensive Plan and Future Land Use Map and would advance the City's goals of orderly growth, land use compatibility, preservation of community character, and implementation of the Unified Development Code.

2. The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed rezoning of the subject property from C-3 (Heavy Commercial) to RR (Rural Residential) is consistent with the purpose and intent of the Stockbridge Unified Development Code. Section 1.4 of the Unified Development Code identifies the following objectives:

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

The proposed rezoning is further consistent with the purpose and intent of the RR zoning district. Section 2.4.1 of the Stockbridge Unified Development Code provides that the RR district is intended to preserve the mixed agricultural and residential character of land which presently serves as a transition between rural land and land which may become urban in character.

At approximately 3.73 acres, the subject property exceeds the minimum lot size requirement of one (1) acre within the RR district and is appropriately scaled to accommodate the low-intensity residential and hospitality use currently operating on the property.

The existing C-3 zoning designation, as set forth in Section 2.4.10 of the Stockbridge Unified Development Code, is intended to provide distinct areas for commercial activities that require locations along major arterial roads, highway intersections, and freeway interchange areas due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services not appropriately located in areas designated for neighborhood or other commercial retail and service activities. Uses within the C-3 district are required to be located on roads carrying a minimum classification of major arterial.

The intensity and character of uses permitted within the C-3 district are inconsistent with the existing single-family residential structure and small-scale hospitality operation currently on the property. Accordingly, rezoning to RR would more appropriately align the property's zoning classification with its existing use and the services currently provided by the Bed & Breakfast.

Section 3.2.6 of the Stockbridge Unified Development Code establishes supplemental use regulations for bed and breakfast facilities not located within a subdivision. These regulations are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas where neighborhood character is preserved, so as to maintain both the residential neighborhood experience and the bed and breakfast experience. The regulations further enable property owners to maintain large residential structures in primarily residential use while providing an alternative form of lodging for visitors who prefer a residential setting.

The proposed rezoning to RR is consistent with the purpose and intent of the Unified Development Code's supplemental regulations governing bed and breakfast facilities, provided the applicant obtains an approved Special Use Permit, as required for bed and breakfast operations within the RR zoning district pursuant to Sections 3.2.6(A) and 3.2.6(F) of the Unified Development Code. Rezoning to RR would afford the applicant access to the residential resources available under that designation and not otherwise accessible under the current C-3 zoning classification.

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 proposed rezoning of 112 Old Conyers Road from C-3 (General Commercial) to RR (Rural Residential) is consistent with the City's Future Land Use Map and Comprehensive Plan and supports the long-term vision for the area. The rezoning would reduce the intensity of development permitted on the property by transitioning from a commercial zoning classification to a low-density residential classification, thereby limiting potential traffic, noise, lighting, and other impacts commonly associated with commercial uses. The amendment would promote development that is more compatible with surrounding residential properties and help preserve the area's existing residential and rural character. Additionally, the rezoning would provide an appropriate transition between nearby land uses, reduce the potential for land-use conflicts, and discourage commercial encroachment into established residential areas. Development under the RR district would encourage a larger lot of residential uses and the preservation of open space, contributing to neighborhood stability and maintaining the visual character of the community. Overall, the proposed rezoning would support orderly growth, enhance compatibility among surrounding properties, and further the goals and policies established in the City's Comprehensive Plan.

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 site's physical conditions are suitable for the proposed use (the continued operation of the Stockbridge Lakes Bed & Breakfast). The property consists of 3.73 acres, which exceeds the minimum lot size required in the RR (Rural Residential) zoning district and provides sufficient area to accommodate the existing structures and operations associated with the Bed and Breakfast use.

The attached site plan, approved by the Henry County Fire Department in 2017, indicates front setbacks of 50 feet and rear setbacks of 20 feet for the existing structures on the subject property. The RR zoning district requires a minimum front yard setback of 75 feet and a minimum side yard setback of 20 feet, and a minimum rear yard setback of 40 feet under Section 2.4.1 of the Stockbridge Unified Development Code. The existing setbacks of the subject property render the existing structures legally non-conforming with respect to minimum setback standards. Because no new construction is proposed, the non-conforming setbacks do not prevent approval of the Special Use Permit. However, any future expansion of the structures towards Old Conyers Road would be subject to the minimum setback requirements identified under Section 2.4.1 of the Stockbridge Unified Development Code.

A small lake is located on the western portion of the subject property and has been classified as a wetland. The existing structures are located at a sufficient distance from the wetland area, and no disturbance of the wetland is proposed. The property is not located within a FEMA-designated Special Flood Hazard Area. Overall, the physical conditions of the site are well-suited to support the proposed special use and the low-intensity nature of the Bed and Breakfast operation.

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

The impact of the proposed rezoning upon adjacent property owners, should the request be approved, is anticipated to be minimal and, in relevant respects, beneficial. The subject property

is surrounded by a mixture of commercial, institutional, vacant, and residential uses. Properties to the north include vacant land zoned C-3 (Heavy Commercial District), Berean Christian Church, and residential properties zoned RR (Rural Residential District). Properties to the south include residences zoned SR (Suburban Residential District), the Stockbridge Public Works Department zoned C-2 (General Commercial District), and God First Breakthrough Ministries zoned OI (Office-Institutional District). Properties to the east consist of vacant land zoned C-3 and residential properties zoned RR. Properties to the west include vacant land and commercially developed parcels zoned C-2 and C-3, including establishments such as a pizza restaurant, a hair salon, and a grocery store.

The proposed rezoning from C-3 (Heavy Commercial) to RR (Rural Residential) would reduce the maximum intensity of development otherwise permissible on the subject property under its current zoning classification. Consequently, adjacent property owners would be less likely to experience impacts typically associated with heavy commercial development, including increased traffic volumes, outdoor lighting, noise, signage, and related commercial activities. The proposed rezoning would instead establish a lower-intensity land use pattern more compatible with the residential properties located to the north, south, and east of the subject property.

The subject property is currently improved with a single-family residential structure operating as the Stockbridge Lakes Bed & Breakfast. The proposed rezoning would align the property's zoning classification with its existing character and use while preserving the residential appearance of the site. The continued operation of the Bed & Breakfast, subject to approval of a Special Use Permit, is not anticipated to adversely affect neighboring properties given its small scale, residential setting, and compatibility with the surrounding land use pattern.

Given the surrounding mix of commercial, institutional, vacant, and residential uses, the proposed rezoning is not expected to produce adverse impacts upon adjacent property owners. To the contrary, the request may serve as a beneficial transitional designation between existing commercial and residential uses, reduce the potential for future land use conflicts, and support the preservation of neighborhood character consistent with the goals of the City of Stockbridge 2024 Comprehensive Plan and Unified Development Code.

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

The rezoning of the subject property from C-3 to RR is not anticipated to have a negative impact on City infrastructure, including the water and sewage system. The proposed rezoning does not include plans for new construction or an increase in the intensity of water use on the subject property. Because the Stockbridge Lakes Bed & Breakfast is an existing operation, water and sewage services are already being provided on the subject property. The rezoning from C-3 to RR would not increase the number of dwelling units or guest rooms on the property and therefore would not generate additional demand for the City’s water and sewage system beyond what is currently being consumed.

No letter from the Henry County Water Authority is on file with this application. Staff recommends that the applicant confirm with the Water Authority that the existing water and sewage infrastructure on the subject property is properly permitted, in good standing, and sufficient to support the continued operation of the Bed & Breakfast under the RR zoning designation.

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

The proposed amendment does not include plans that will modify the infrastructural design of adjacent thoroughfares, as well as the circulation and volume of pedestrian and vehicular traffic locally. Furthermore, the proposed amendment does not modify existing site access and parking spaces of the location. As such, the amendment will not impact the surrounding human-geographic landscape and thus satisfies the listed condition.

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.**

No other relevant guidelines and policies for development have been identified.

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

The applicant has requested that 112 Old Conyers Rd, identified by Parcel #S24-01002000, be rezoned. Although the parcel is currently zoned ‘C-3’ (Heavy Commercial), it is highly unlikely that the property will be developed for commercial uses due to the existence of a residential building occupying a significant portion of the site. Furthermore, the applicant intends to continue to use the property as a “bed and breakfast” location, a use permitted conditionally in the RR district but prohibited in the C-3 district. Also, since there are other surrounding RR zoning districts in the vicinity of the area, the most appropriate use for the subject property is rural residential.

IV. STAFF RECOMMENDATION

Based on the Planning & Zoning Staff's findings, analyses, and conclusions, the Staff recommends that Rezoning Case #RZ-2026-01 for the property at 112 Old Conyers Road be **APPROVED**.

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Holly Cobb
District 3

Makenzie McDaniel
District 5

Mary Elizabeth Davis, PhD
Superintendent

Date: 5/14/2026

Re: 112 Old Conyers Rd

Property Address and Nearest Intersection: Old Conyers Rd & Collier Rd

Projected Number of Dwelling Units: 1

Estimated Period of Construction: 1 Year

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Cotton Indian Elem	0	1 Unit x .60 Children per unit	1 students ÷25 per class	If Modular $25,000 per Classroom If Permanent $300,000 per Classroom
Stockbridge Middle	0			
Stockbridge High	0	1 student	1 Classrooms	

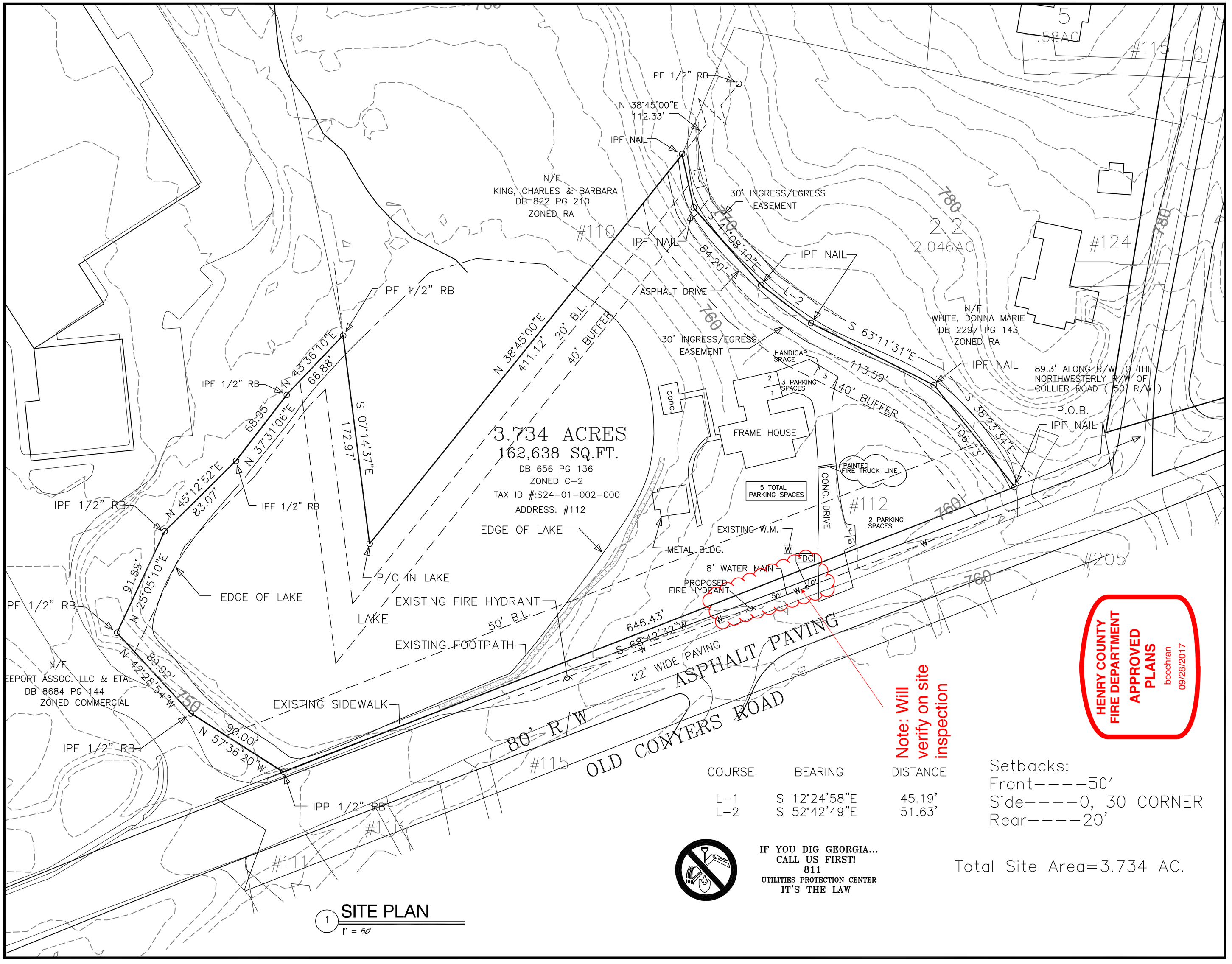
Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us



COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

Setbacks:
Front----50'
Side----0, 30 CORNER
Rear----20'

Total Site Area=3.734 AC.

IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

1 SITE PLAN
1" = 50'

J.B. PRINCE & ASSOCIATES
~ENGINEERS AND SURVEYORS~
SAME LOCATION SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-7487
www.hurdprince.weebly.com e-mail: hurdprince@aol.com

SITE PLAN

SHEET:

PROJECT NAME: STOCKBRIDGE LAKES B&B
L.L.134 DIST.7th STATE: GA
COUNTY: HENRY
DEVELOPER/OWNER: ANITA JOHNSON
404-376-4336
DATE: 05/15/2017
SCALE: 1" = 50'

REVISION	BY:	DATE:
RELEASED FOR CONSTR.	JBP	XX/XX/17
REVISED PER CONTY	JBP	09/19/17

JOB # 17820 DRAWN BY: JBP CHECKED BY: WFP
SHEET # A-2 OF 10

GEORGIA REGISTERED NO. 10747 PROFESSIONAL ENGINEER WALTER F PRINCE

JOB # 17820 09/19/17

GEORGIA DEPARTMENT OF PUBLIC HEALTH

KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

TOURIST ACCOMMODATION PERMIT

07/01/2025
(ISSUE DATE)

TAP-075-000018
(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

Anita Johnson

as the owner to maintain and operate a Tourist Accommodation under the name of

Stockbridge Lakes Bed and Breakfast

located at 112 OLD CONYERS RD (STREET, HIGHWAY, OR RFD) | STOCKBRIDGE (CITY OR TOWN) | HENRY (COUNTY) | 30281 (ZIP CODE) | GEORGIA (STATE)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 31-28-1 et seq. and is valid until the permit is suspended, revoked or expires.

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY

3.2.6 - Bed and breakfast facility (not in a subdivision).

A. The regulations below are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses and provides an alternative form of lodging for visitors who prefer a residential setting. An approved special use permit is required for all bed and breakfast facilities within the RR zoning district.

B. The dwelling must be a minimum of ten (10) years old before a bed and breakfast facility is allowed. The individual or family operating the facility must occupy the house as their primary residence.

C. Bed and breakfast facilities may have nonresident employees for such activities as booking rooms and food preparation. Hired services for normal maintenance, repair, and care of the residence such as yard maintenance are also permitted.

D. The following functions are permitted: Luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

E. The site design standards that are set forth in the table below are required for bed and breakfast facilities (not in a subdivision).

Standards for Bed and Breakfast Facilities

Development Feature	Standard
Maximum number of bedrooms	6
Maximum floor area which the bed and breakfast use may occupy within the primary structure, in relation to the homeowner's area	50 percent
Outdoor lighting	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property

Drop-off and pick-up areas	Designed and located away from residential areas, and separated from parking areas by a landscaped strip

F. Special Use Permit Review. Bed and breakfast facilities are only allowed in the RR zoning district by way of a special use permit. The permit process is the same as for all other city planning commission applications. Each application for special use must be accompanied by clear and convincing evidence that there will be no substantial interference with the health, safety and welfare of the general public, as well as the character and integrity of a residential area. In addition, a bed and breakfast facility should not promote the commercialization of residential neighborhoods. All decisions for the granting of a special use permit for the operation of a bed and breakfast facility will be made on a case-by-case basis. The planning commission will work with each applicant to accommodate both individual interests and the interests of the city, and particularly those residents of the area in question.

G. The special use permit for a bed and breakfast residence is not transferable to a subsequent owner or another property. The new owner or prospective purchaser must submit a new application to the planning commission. A public hearing on the application must take place to inform the public of changes occurring in their neighborhoods and provide an opportunity for public input on the proposed change. Special consideration will be given to properties previously operating as bed and breakfast establishments; however, all new applications must meet the provisions set forth in this section. In addition to the standards of this section, conditions of approval may be added to the approved permits consistent with the intent and purpose of this section.

H. An existing accessory building or structure which is contiguous to the bed and breakfast facility or otherwise is part of the property on which the bed and breakfast facility is located may be used for residential purposes by the owner of the bed and breakfast, subject to the building meeting all city residential code requirements.

I. Activities relating to bed and breakfast are allowed, such as weddings, birthday parties, etc., but must be in a small setting not exceeding fifty (50) people. This [does] not include event facilities, meetings, classes, or similar events.

J. The accessory structure cannot be rented for commercial purposes or to tenants. The residential use of the structure is limited to the owners or caretaker.

K. The bed and breakfast shall be located on property that conforms to the allowed uses for the zoned district in which the property is located. Any bed and breakfast facilities operating prior to 2022 are deemed "grandfathered" and shall continue to operate in compliance with this section

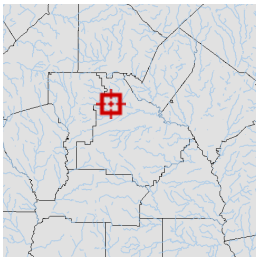
and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code.

L. All bed and breakfast owners/operators must apply for a business license permit and must maintain a valid business license. Renewals must be submitted annually before the operational permit expires. A change in ownership requires new approval. Business licenses are not transferable.

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S24-01002000	**Class**	Commercial	**Owner**	JOHNSON	**Land Value:**	$167,800			
Property Address	112 OLD CONYERS RD	**Acreage**	3.73	**Address**	MARVIN 112 OLD CONYERS RD STOCKBRIDGE, GA 30281	**Building Value:**	$387,000	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,500	**Date**	**Price**	**Reason** / **Qual**
						Total Value:	$566,300	4/17/2015	$225,000	FM / Q
								9/1/1985	$0	U / U

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

Date created: 6/3/2026
Last Data Uploaded: 6/3/2026 3:11:41 AM

Developed by SCHNEIDER GEOSPATIAL

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of March 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

_____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 _____ 2 _____ or 3 _____

Project/Case #

REZ-2026.05.1127

Address:

112 OLD CONYERS RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S24-01002000

City of Stockbridge Planning and Zoning Division,
Community Development Department

Rezoning Request Application

Zoni
O

Name of Applicant	First: Anita		Last: Johnson
Applicants Address:	112 Old Conyers Rd		Phone: (404) 376-4336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com
Name of Owner:	First: Marvin		Last: Johnson
Owner's Address	112 Old Conyers Rd		Phone: 4043763830
City: Stockbridge	State: Georgia	Zip: 30281	Email: Mdjohnson226@gmail.com
Name of Second Owner:	First		Last
Second Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Third Owner:	First		Last
Third Property Owner's Address:			Phone:
City:	State:	Zip:	Email:
Name of Agent:	First: Anita		Last: Johnson
Agent's Address:	112 Old Conyers Rd		Phone: 4043764336
City: Stockbridge	State: Georgia	Zip: 30281	Email: Stockbridgelakesbb@gmail.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-3 (Heavy Commercial District) to
(Current Zoning)

RR (Rural Residential District)
(Requested Zoning District)

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must r fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or prop reason.

For the Purpose of:

To better align zoning with the existing B&B operations and access residential resources.

(Type of Development)

Case Name: Stockbridge Lakes Bed & Breakfast

Is Development of Regional Impact (DRI)? ○ Yes ◉ No

Nearest intersection to the property: East Atlanta Rd

Size of Tract: 4 acres

Land Lot Number(s):

District: Distric

Please refer to th

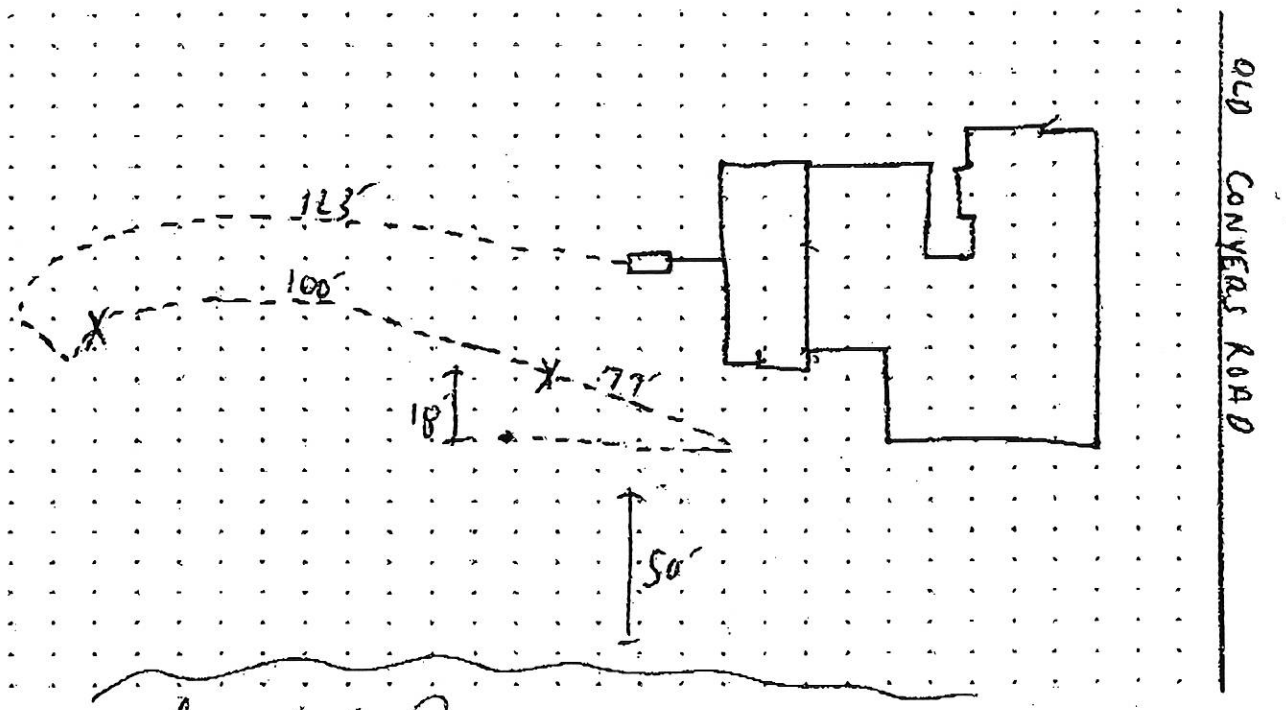
HENRY COUNTY BOARD OF HEALTH
INSPECTION REPORT
FOR A NEW ON-SITE SEWAGE MANAGEMENT SYSTEM

112 OLD CONYERS RD. LL: 68 DIST. 12
PLAT BY: JOE ROWAN JR PLAT DATE 01/23/95

APPLICANT HERMAN O. MANESS Phone 770-474-6362
OWNER HERMAN O. MANESS
124 OLD CONYERS RD STOCKBRIDGE, GA 30281 PH 770-474-6362

BUILDING DESIGN	SYSTEM DESIGN	WATER SUPPLY	FACILITY
BASEMENT	Tank/gallons [1000]	Public	RESIDENCE
	Linear ft. [300]		Disposal NO
	Square ft. [900]		Pump NO
	Gravel, inches [12]		Refuse NO
Outlet Level	Field Layout	LOT SIZE	
GROUND	SERIAL	Acre	
		Square ft.	ENCL. Time 60 Min.
		IF COMMERICAL	Depth LEACH FIELD 36 inches
Bedrooms		gallons/day	TRENCH WIDTH 36 inches
THREE			

Permit 13735	Issued 02/21/95	Inspected 11/06/95	Approved YES	Cont. JAMES RUTLEDGE 48



Inspected by Joseph M. Farmer Date inspected: Mon, November 6, 1995
Joseph Farmer

Printed: Wed, November 8, 1995 9:05 A. M.

See Comments on back:

Henry County Department of Planning & Zoning
Septic System Information for Zoning Requests

135 Henry Parkway McDonough, GA 30253
(770) 954-2078

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: Anita Johnson Phone: 404-376-4336 Mobile: _____
Applicant Address: 1355 Mt Zion Rd City, State: Morrow GA Zip: 30260
Name of Agent: _____ Phone: _____ Mobile: _____
Agent Address: _____ City, State: _____ Zip: _____
Request (Check one):
Rezoning __ (Current Zoning _____ Requested Zoning _____) Conditional Use __
For the Purpose of Bed & Breakfast
Property Address: 112 Old Conyers Rd, Stockbridge Nearest Intersection to property: East Atlanta Rd
Size of Tract: 3.734 acres Land Lot:(s) 68, District(s): 12
Property Tax Parcel Number: S24-01-002-000 Proposed Number of Lots: 1
Signature of Owner: Anita Johnson Printed Name of Owner: Anita Johnson
Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.
_____ There are not suitable soils for the installation of a septic system on the subject property.
✓ There is an existing septic system on the subject property.
_____ The existing septic system will support the proposed development.
Comments: The existing system is designed for a 3 bedroom residence

Name of Person Completing: Brian Carson Title: Env. Health Spec III
Signature: Brian Carson Date: 6/6/2016
E-mail Address: _____ Phone Number: (770)288-6196

Contact Planning and Zoning with questions at (770) 288-7526.

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to a residential district to better align zoning with the existing B&B operations and access residential resources.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

Stockbridge Lakes BED & BREAKFAST

Letter of Intent

The owners of Stockbridge Lakes Bed & Breakfast, LLC, are requesting its property to be rezoned from C3 back to Residential. More specifically, RR (rural residential district) to better align zoning with the existing B&B operations and access residential resources.

A special use permit application is also being submitted, in compliance with Section 3.2.6(F) of the UDC, for a bed and breakfast facility to operate in the RR district,.

There are no plans to change the current operations or property footprint of the B&B that was established back in 2018.

Anita Johnson, Owner

5/26/26
Date

Marvin Johnson, Owner

5/26/26
Date

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM *(See NOTE above.)*

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 112 old Conyers Rd, Stockbridge [address], with Parcel Number _____, which is the subject of this application.

Name of Property Owner: Marvin Johnson

Property Owner's Address: 112 old Conyers Rd, Stockbridge GA 30281

Telephone: 404-376-3830 E-mail: mdjohnson226@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], GA [State].

Signature: X _____ Date: 5/26/26

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Anita Johnson

Company/law firm (if applicable): Stockbridge Lakes Bed & Breakfast, LLC

Telephone, E-Mail, & Address: 112 old Conyers Rd, Stockbridge GA 30281 stockbridgelakesbb@gmail.com / 404-376-4336

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

5/26/26
Date

Signature of Notary Public

Charles Smith
Printed Name of Notary Public

5/26/26
Date

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

Notary Public's Seal or Stamp

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Marvin Johnson
TYPE OR PRINT OWNER'S NAME

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

X
OWNER OF PROPERTY (SIGNATURE)

404-376-3830
PHONE NUMBER

mdyohnson226@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
26 day of May 2026

NOTARY PUBLIC

CHARLES SMITH NOTARY PUBLIC EXP. OCT. 29, 2027 HENRY COUNTY, GA

SECTION IV: Applicant, if different from the Owner, states under oath that:

1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; *or*

2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or

3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Anita Johnson
APPLICANT (SIGNATURE)

Anita Johnson
TYPE/PRINT NAME OF APPLICANT

112 Old Conyers Rd
ADDRESS

Stockbridge GA 30281
CITY & STATE ZIP CODE

404-376-4336
PHONE NUMBER

stockbridgelakesbb@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1_____ 2_____ or 3 _____

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Sophe Pope
Board Chair
District 4

Annette Edwards
Board Vice Chair
District 2

Dr. Pam Nutt
District 1

Holly Cobb
District 3

Makenzie McDaniel
District 5

Mary Elizabeth Davis, PhD
Superintendent

Date: 5/14/2026

Re: 112 Old Conyers Rd

Property Address and Nearest Intersection: Old Conyers Rd & Collier Rd

Projected Number of Dwelling Units: 1

Estimated Period of Construction: 1 Year

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Cotton Indian Elem	0	1 Unit x .60 Children per unit	1 students ÷25 per class	If Modular $25,000 per Classroom If Permanent $300,000 per Classroom
Stockbridge Middle	0			
Stockbridge High	0	1 student	1 Classrooms	

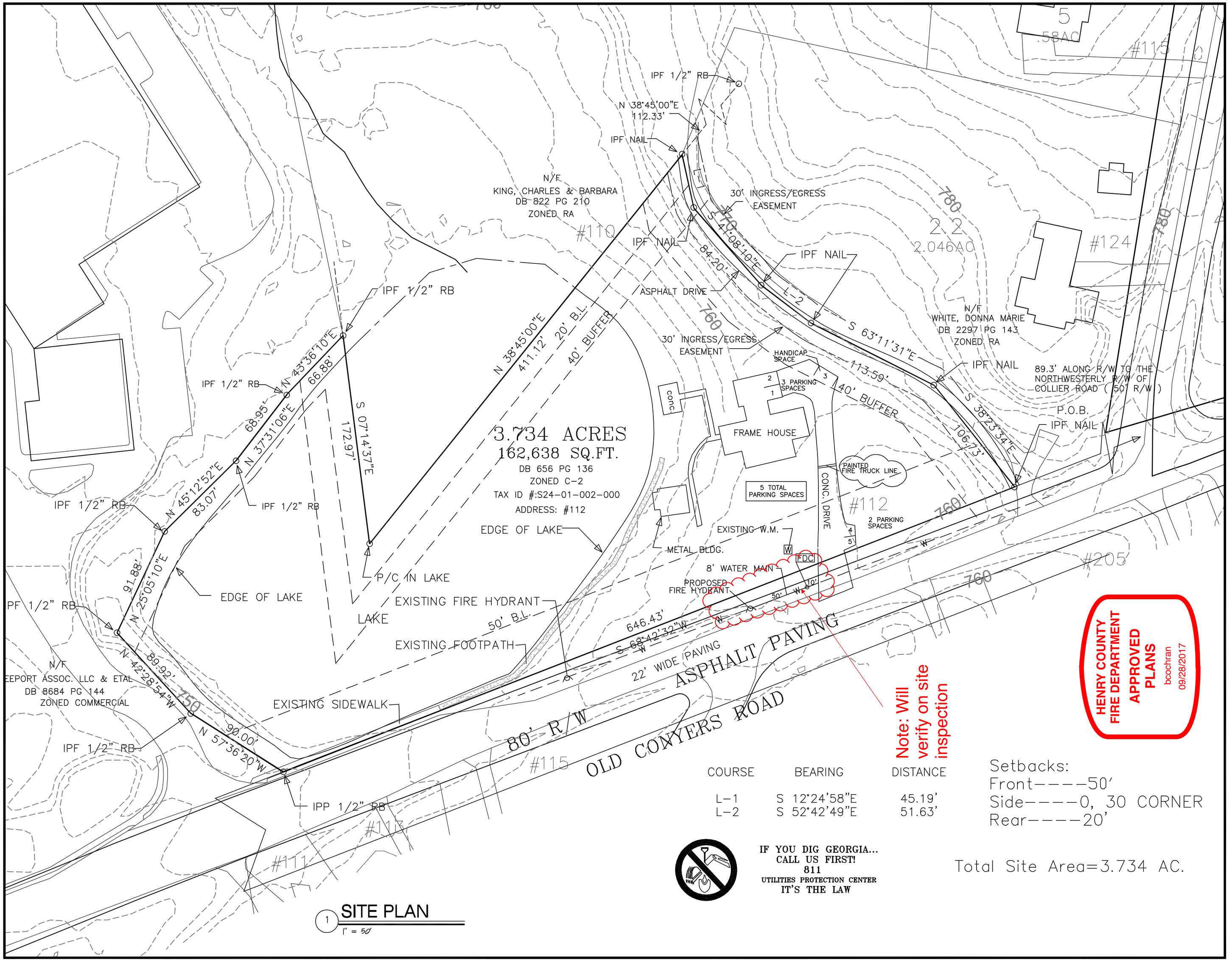
Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us



COURSE	BEARING	DISTANCE
L-1	S 12°24'58"E	45.19'
L-2	S 52°42'49"E	51.63'

Setbacks:
Front----50'
Side----0, 30 CORNER
Rear----20'

Total Site Area=3.734 AC.

IF YOU DIG GEORGIA...
CALL US FIRST!
811
UTILITIES PROTECTION CENTER
IT'S THE LAW

1 SITE PLAN
1" = 50'

J.B. PRINCE & ASSOCIATES
~ENGINEERS AND SURVEYORS~
SAME LOCATION SINCE 1973
110 N. BERRY STREET STOCKBRIDGE, GA 30281
TELEPHONE (770) 474-1487 FAX (770) 474-7487
www.hurdprince.weebly.com e-mail: hurdprince@aol.com

SITE PLAN

SHEET:

PROJECT NAME: STOCKBRIDGE LAKES B&B
L.L.134 DIST.7th STATE: GA
COUNTY: HENRY
DEVELOPER/OWNER: ANITA JOHNSON
404-376-4336
DATE: 05/15/2017
SCALE: 1" = 50'

REVISION	BY:	DATE:
RELEASED FOR CONSTR.	JBP	XX/XX/17
REVISED PER CONTY	JBP	09/19/17

JOB # 17820 DRAWN BY: JBP CHECKED BY: WFP
SHEET # A-2 OF 10

GEORGIA REGISTERED NO. 10747 PROFESSIONAL ENGINEER WALTER F PRINCE

JOB # 17820 09/19/17

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Brennen Reilly, GIS Analyst/Planner II

CC: R. Ryan Anderson, Community Development Director
Veronica Green, Chief Planner

DATE: Thursday, July 16, 2026 (Planning Commission)

Monday, August 10, 2026 (Mayor and Council)

Subject: #SP-2026-01 For 112 Old Conyers Rd

I. PURPOSE

The applicant, Stockbridge Lakes Bed & Breakfast (represented by Anita Johnson), is requesting a special use permit for 112 Old Conyers Road to allow for better alignment with operations of the existing Bed & Breakfast and access to residential resources.

II. PROJECT INFORMATION

Proposed Development	Rezone from C-3 (Heavy Commercial) to RR (Rural Residential) to better align zoning with the existing operations of Stockbridge Lakes Bed & Breakfast and to access residential resources.
Site Address	112 Old Conyers Rd
Parcel Identification	S24-01002000
Parcel Acreage	3.73 acres
Applicant	Anita Johnson

Owner:	Marvin Johnson
Current Zoning	C-3 (Heavy Commercial District)
Current Use	This property currently operates as a Bed & Breakfast, built in 1995. The property partially encompasses a lake to the West of the Bed & Breakfast.
Current Future Land Use Designation	Low-Density Residential

SURROUNDING ZONING DISTRICTS

Location	Current Zoning	Existing Land Use
Property to the North	Vacant Berean Christian Church; Residences	C3 (Heavy Commercial District) RR (Rural Residential District)
Property to the South	Residences Stockbridge Public Works Department God First Breakthrough Ministries	SR (Suburban Residential) C2 (General Commercial District) OI (Office Institutional District)
Property to the East	Vacant Residences	C3 (Heavy Commercial District) RR (Rural Residential District)
Property to the West	Vacant Domino's Pizza; Great Clips; Public Super Market; Vacant	C2 (General Commercial District)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Vacant Berean Christian Church; Residences	Low-Density Residential Low-Density Residential
Property to the South	Residences Stockbridge Public Works Department God First Breakthrough Ministries	Low-Density Residential Public/Institutional Public/Institutional
Property to the East	Vacant Residences	Low-Density Residential Low-Density Residential
Property to the West	Vacant Domino's Pizza; Great Clips; Public Super Market; Vacant	Low-Density Mixed Use Low-Density Mixed Use

III. FINDING OF FACTS

1. The subject property is surrounded by the following zoning districts: C-3 (Heavy Commercial), C-2 (General Commercial), and SR (Suburban Residential).
2. The subject property is surrounded by the following current future land use designations: Low Density Mixed Use and Medium Density Mixed Use.
3. The subject property has frontage on North Henry Boulevard, which is classified by the Georgia Department of Transportation as a principal arterial road.
4. The subject property is part of the Parkway Mixed-Use Overlay District.

IV. ZONING HISTORY OF THE PROPERTY

The subject property lies in Land Lot 68 of the 12th District, Henry County, and was historically part of a larger roughly 10.98-acre tract along with 118 and 124 Old Conyers Road, tracked under Parcel IDs S24-01-002-000, S24-01003000, and S24-01002002, respectively (the 112 Old Conyers Road parcel corresponds to Tax ID R054-01-002-000 in later City records). On December 9, 1985, a portion of this tract was rezoned from RA-200 (Residential Agricultural) to R-125 (Single-Family Residence) under County file 85-10, and on November 10, 1986, the City Council considered an exemption from the minimum road frontage requirement for the 118 Old Conyers Road portion of the tract, which was landlocked.

On January 8, 2007, the property was rezoned from RA (Residential Agricultural) to C-2 (General Commercial), subject to a development agreement contemplating combined development of all three parcels as an event center known as "Touch of Elegance," per a site plan prepared by TJM and Associates dated August 2006. That agreement limited use of the property to a defined list of social, business, religious, military/government, educational, and club or organizational functions—including weddings, banquets, family reunions, corporate meetings, religious retreats, military formals, graduations, and charity events—and imposed ten development conditions: residential-appearing building materials (brick, stone, stucco, wood siding, or glass); a monument-style ground sign no taller than eight feet; a fully enclosed, concrete-pad dumpster area matching the site's architecture; a moderate-brightness, downcast exterior lighting plan; a six-to-eight-foot decorative brick or stone privacy fence along residentially abutting property lines; construction of acceleration/deceleration lanes at each entrance and exit to Henry County DOT standards; minimum intersection sight distance at every entrance, exit, and driveway along Old Conyers Road and Collier Road; a requirement that site entrances be located at least 250 feet from Collier Road and 125 feet from Stapleton Drive (with one entrance permitted to align with Stapleton Drive); installation of five-foot-wide sidewalks along the site's Old Conyers Road and Collier Road frontages; and dedication of right-of-way sufficient to achieve an 80-foot right-of-way on Old Conyers Road and a 60-foot right-of-way on Collier Road. The contemplated development included up to 8,000 square feet of banquet kitchen, ballroom, and banquet room space accommodating 600 seated or 800 total guests, a new wedding chapel, gazebos, a pavilion, a softball field, and renovation of the existing house on Old Conyers Road into an office center. The City of Stockbridge's Official Zoning Map, adopted December 10, 2012, continued to reflect all three parcels as C-2 (General Commercial).

By 2016, no progress had been made toward combining the three parcels or constructing the event center envisioned by the 2007 development agreement. The City accordingly initiated reversion proceedings under Section 3-7-318 of the City Code, docketed as RZ-16-20-S, to revert 112, 118, and 124 Old Conyers Road from C-2 back to RA (Residential Agricultural). At the same time, the 112 Old Conyers Road parcel had separately been brought forward for rezoning to C-3 (Heavy Commercial) to allow development of a bed and breakfast, characterized in the evaluation as "a type of hotel," consistent with the Future Land Use Map's Commercial designation for the western portion of that parcel (the remainder being designated Low-Density Residential). Because the proposed bed and breakfast parcel remained bound to the same development agreement as the other two parcels—and the remaining two parcels alone could not satisfy that agreement—staff determined that reversion of 112 Old Conyers Road should be declined only if the City Council chose to approve its rezoning to C-3. A rezoning sign was posted on the property July 12, 2016, and site photographs were taken the same day showing the residence at 112 Old Conyers

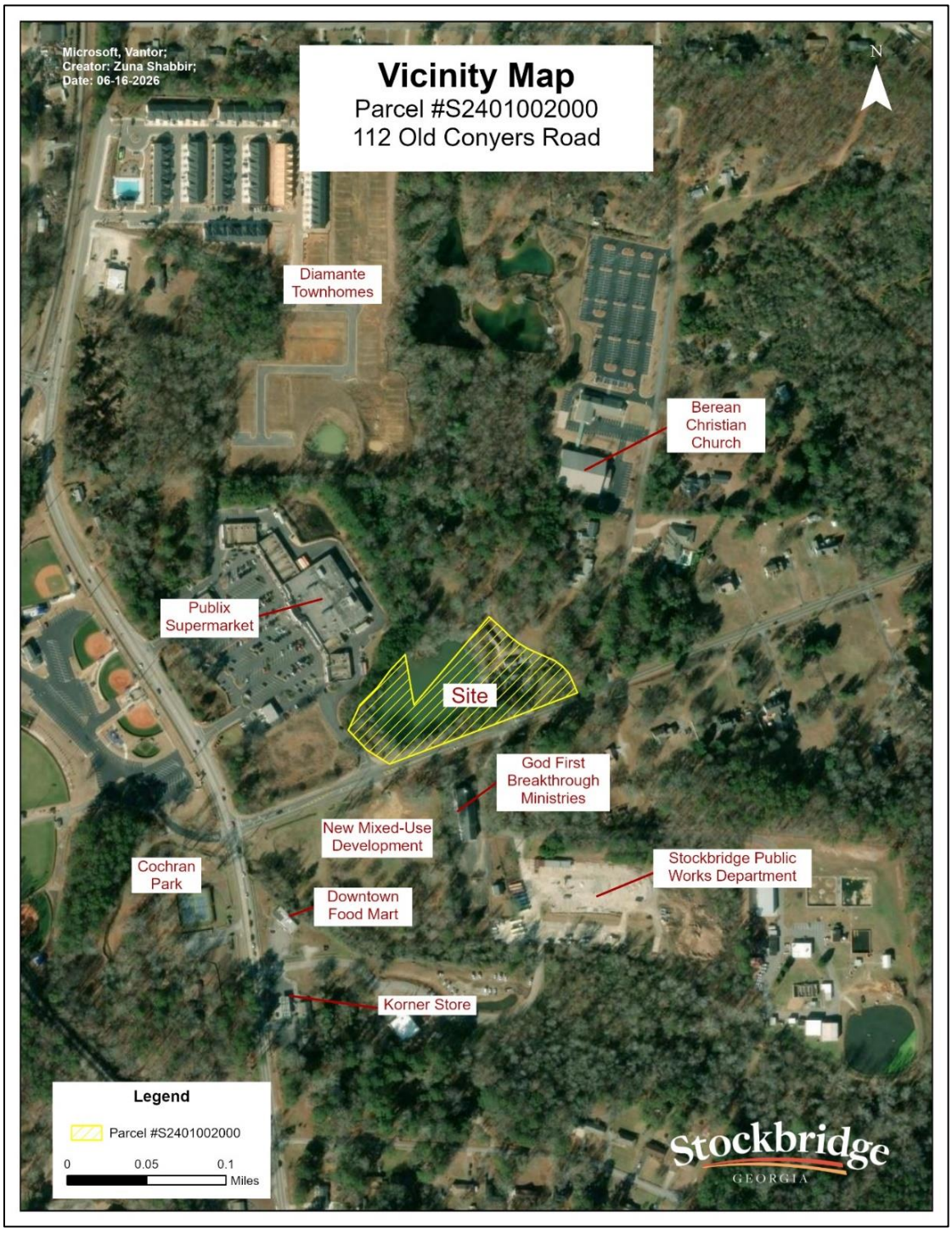
Road and the driveways serving 118 and 124 Old Conyers Road. The Henry County Zoning Advisory Board reviewed the matter at its July 28, 2016 meeting, based on a report prepared by Planner II Stacey Jordan-Rudeseal for City ZAB member Quaneisha Robinson-Green. That evaluation noted the property's adjacent zoning and land uses as C-2/single-family residential to the north and east, OI and R-2 (church and single-family residential) to the south, and C-2/shopping center to the west, and found the proposed use generally consistent with RA district development standards for minimum lot area, lot width, and front, side, and rear yard setbacks, with the exception of minimum frontage, which 118 Old Conyers Road could not meet due to being landlocked; the report also flagged ambiguity as to whether 124 Old Conyers Road's front yard setback would comply depending on whether Old Conyers Road or Collier Road was treated as the parcel's front. Staff ultimately recommended reversion of 118 and 124 Old Conyers Road from C-2 to RA, and recommended that 112 Old Conyers Road be reverted to RA as well unless the City Council elected to rezone it to C-3 for the bed and breakfast use, in which case reversion of that parcel specifically should be declined.

The City Council subsequently acted on the 112 Old Conyers Road parcel through Ordinance No. OR16-415 (Case RZ-16-20-S), ordained September 12, 2016, and presented to and received by the Mayor on September 19, 2016, signed by Mayor Pro Tem Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Michael Williams. Consistent with the staff recommendation, the Council rezoned 112 Old Conyers Road to C-3 (Heavy Commercial), declining reversion of that parcel, subject to seven new conditions specific to bed and breakfast use: the only allowable use of the property is a bed and breakfast; the number of bedrooms is limited to six; social events and weddings are permitted on-site; sixty feet of right-of-way from the centerline of Old Conyers Road must be preserved along the site's frontage, with any new facilities set back accordingly; any new site development requires improving or replacing the existing driveway, with new or relocated curb cuts meeting buffer and intersection sight-distance standards in coordination with the City and Henry County DOT; any commercial development beyond the bed and breakfast use may trigger additional access requirements from the City or County; and all events require a Special Event Permit. The record reviewed does not confirm whether 118 and 124 Old Conyers Road were formally reverted to RA as separately recommended by staff, as that action would fall outside the ordinance addressing 112 Old Conyers Road.

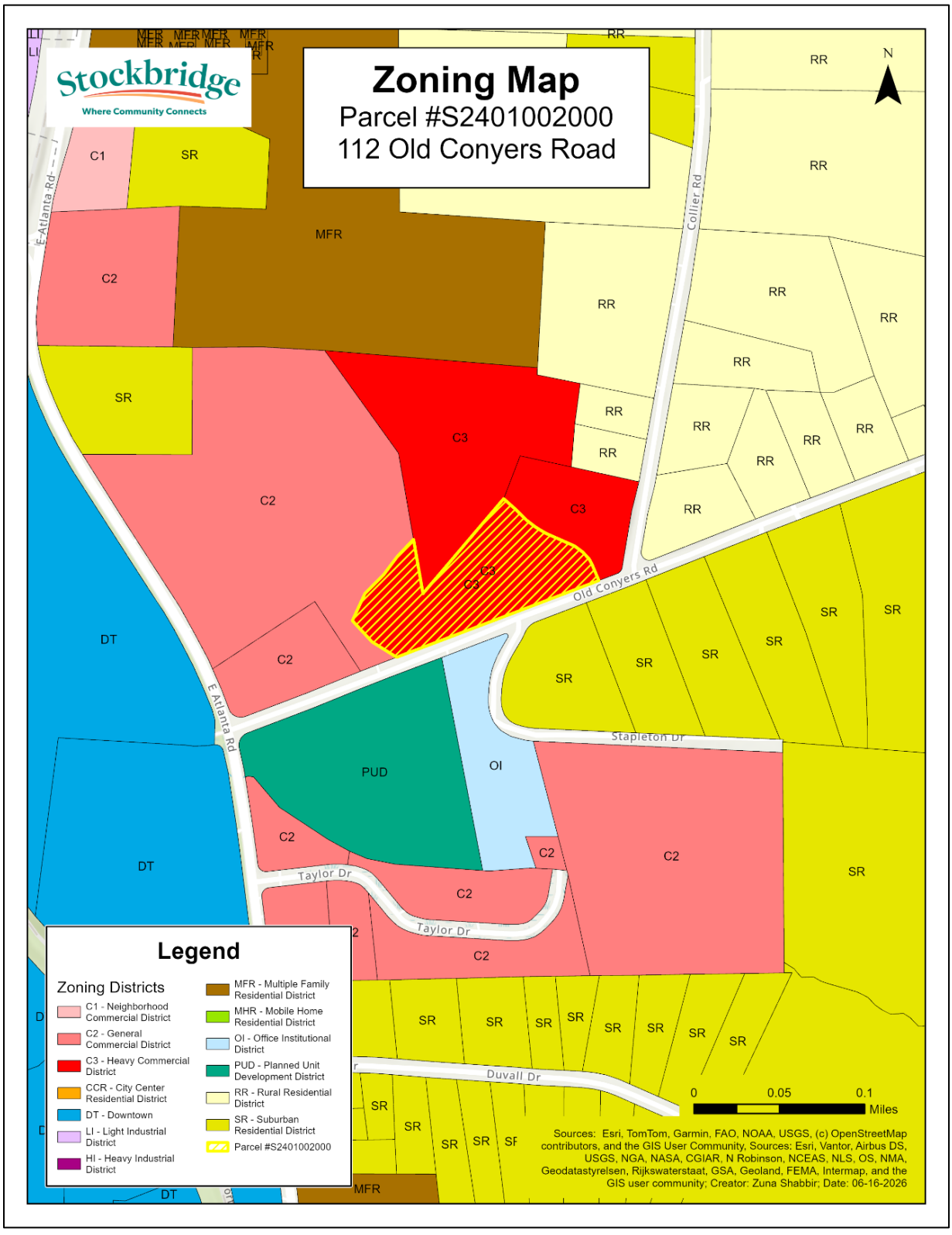
Nearly a decade later, on January 13, 2025, the City Council adopted Ordinance No. OR25-584 (Text Amendment TX-2024-09), following a Planning Commission recommendation of approval on December 19, 2024, and signed by Mayor Anthony S. Ford, City Clerk Vanessa Holiday, and City Attorney Quinton G. Washington. This citywide amendment to UDC Section 3.2.6 added Subsections F through L governing bed and breakfast accessory structures and operations generally, including Special Use Permit review for bed and breakfast facilities in the RR zoning district, non-transferability of such permits to new owners without a fresh application and hearing, permitted residential use of an existing contiguous accessory structure by the owner, a 50-person cap on weddings and similar small gatherings, a prohibition on renting the accessory structure commercially or to tenants, grandfathered status for facilities operating prior to 2022, and mandatory annual, non-transferable business licensing. Because this amendment's Special Use Permit trigger applies to properties zoned RR, and 112 Old Conyers Road remains zoned C-3 under the site-specific conditions of RZ-16-20-S, the property's bed and breakfast operation continues to be governed primarily by its 2016 rezoning conditions, with the citywide UDC standards providing general baseline context. No subsequent site-specific rezoning action affecting the parcel has been identified in the records reviewed.

V. MAPS, SITE PLAN, AND RENDERINGS

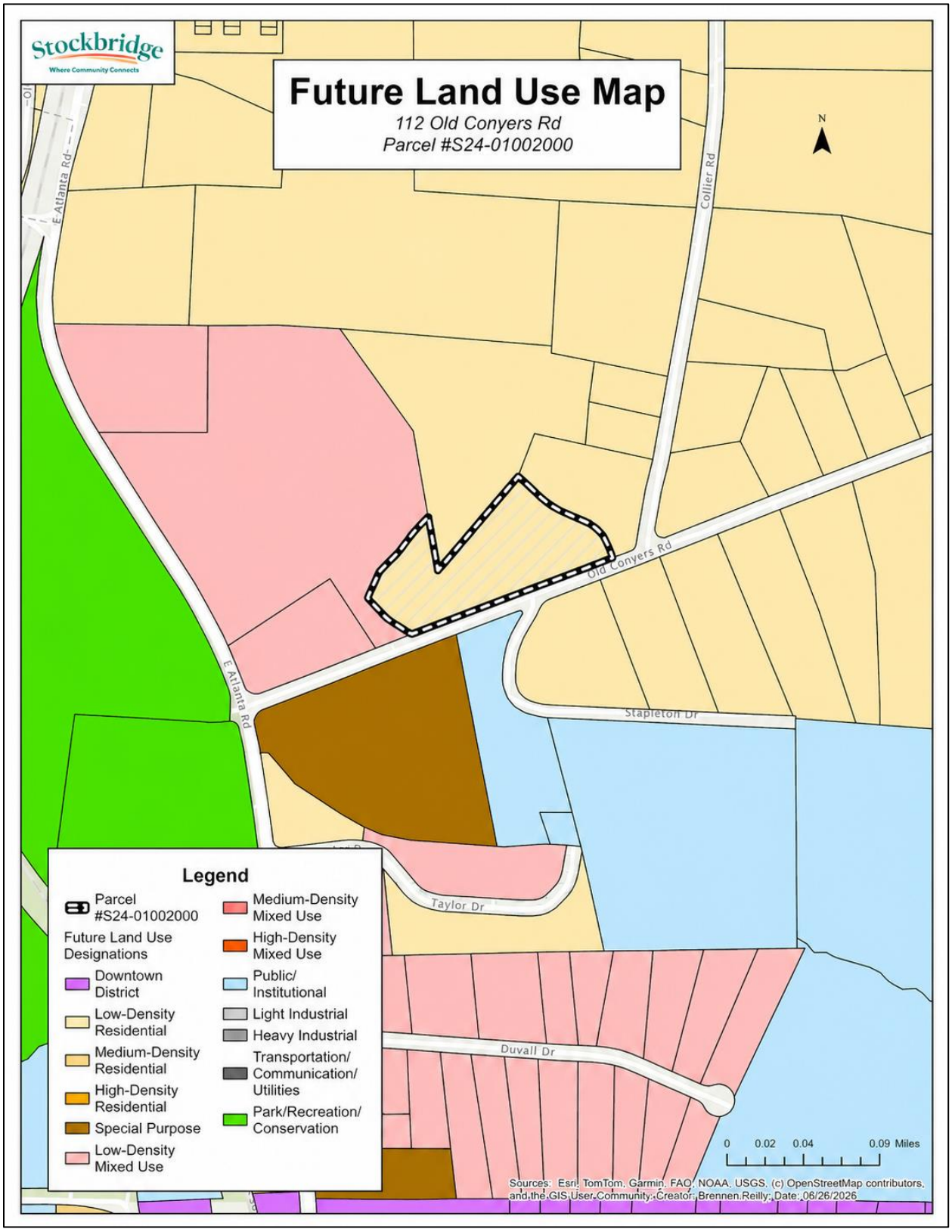
Vicinity Map of 112 Old Conyers Rd



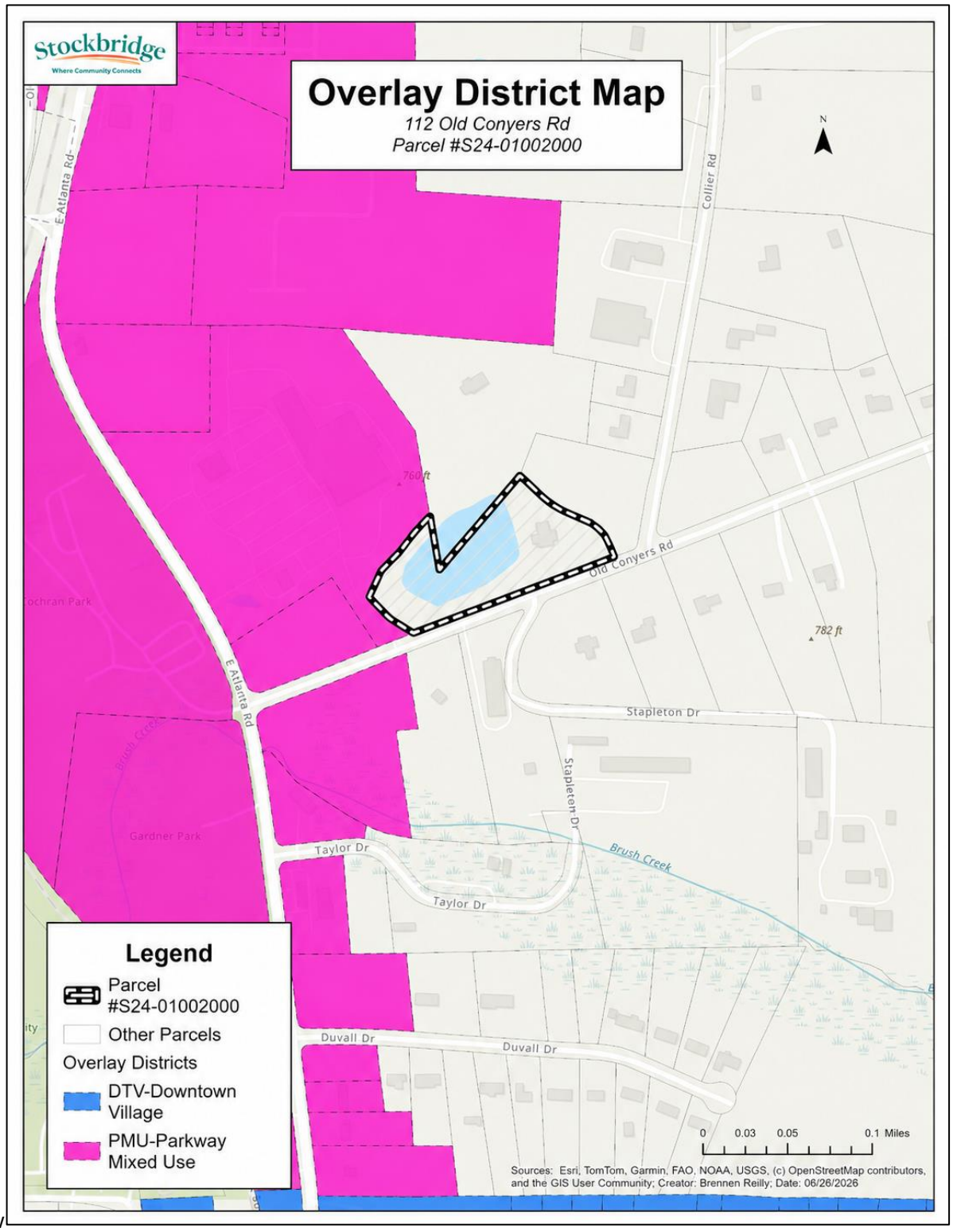
Zoning Map of 112 Old Conyers Rd



Future Land Use Map of 112 Old Conyers Rd

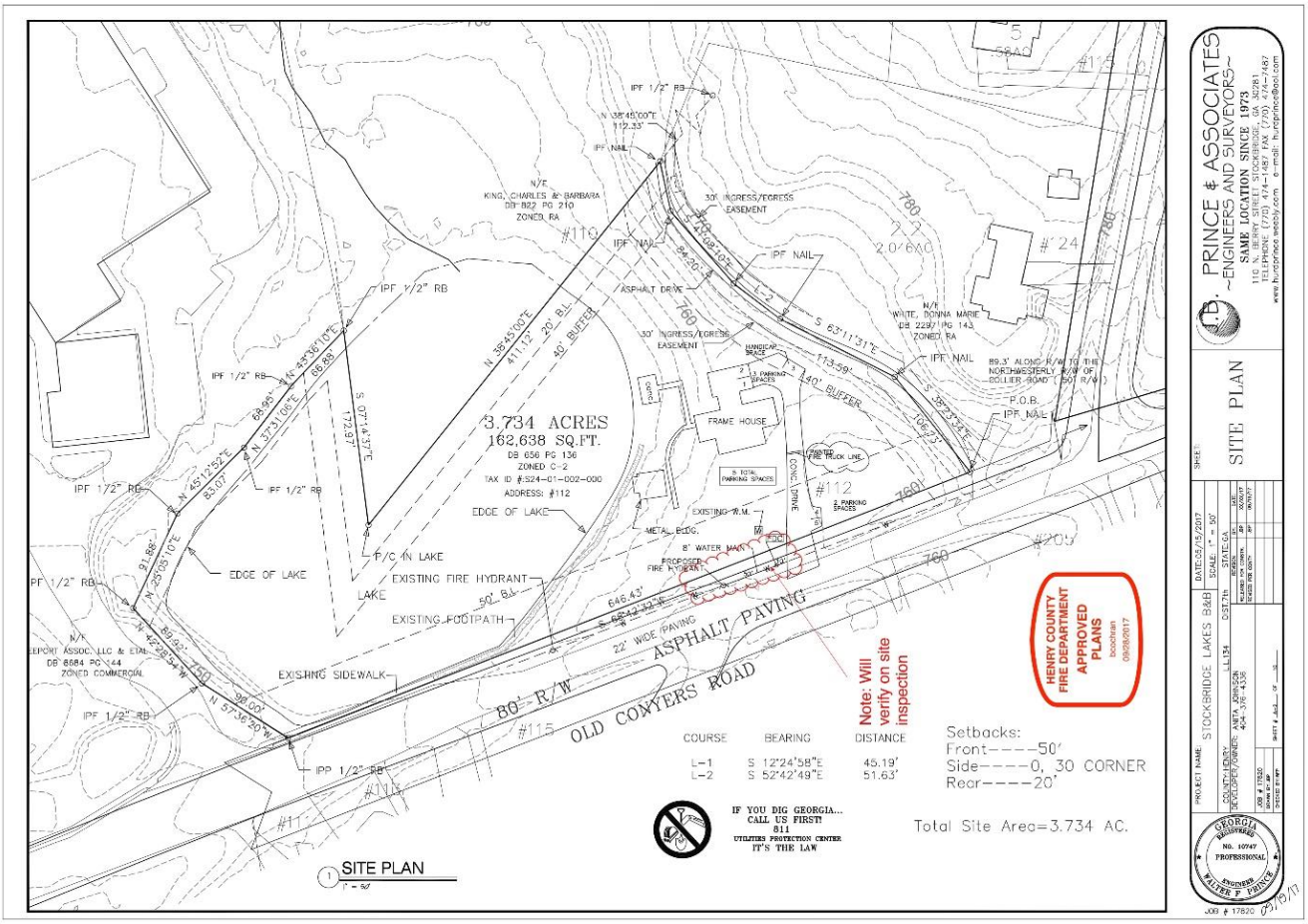


Location of 112 Old Conyers Rd Relative to the Parkway Mixed-Use Overlay District

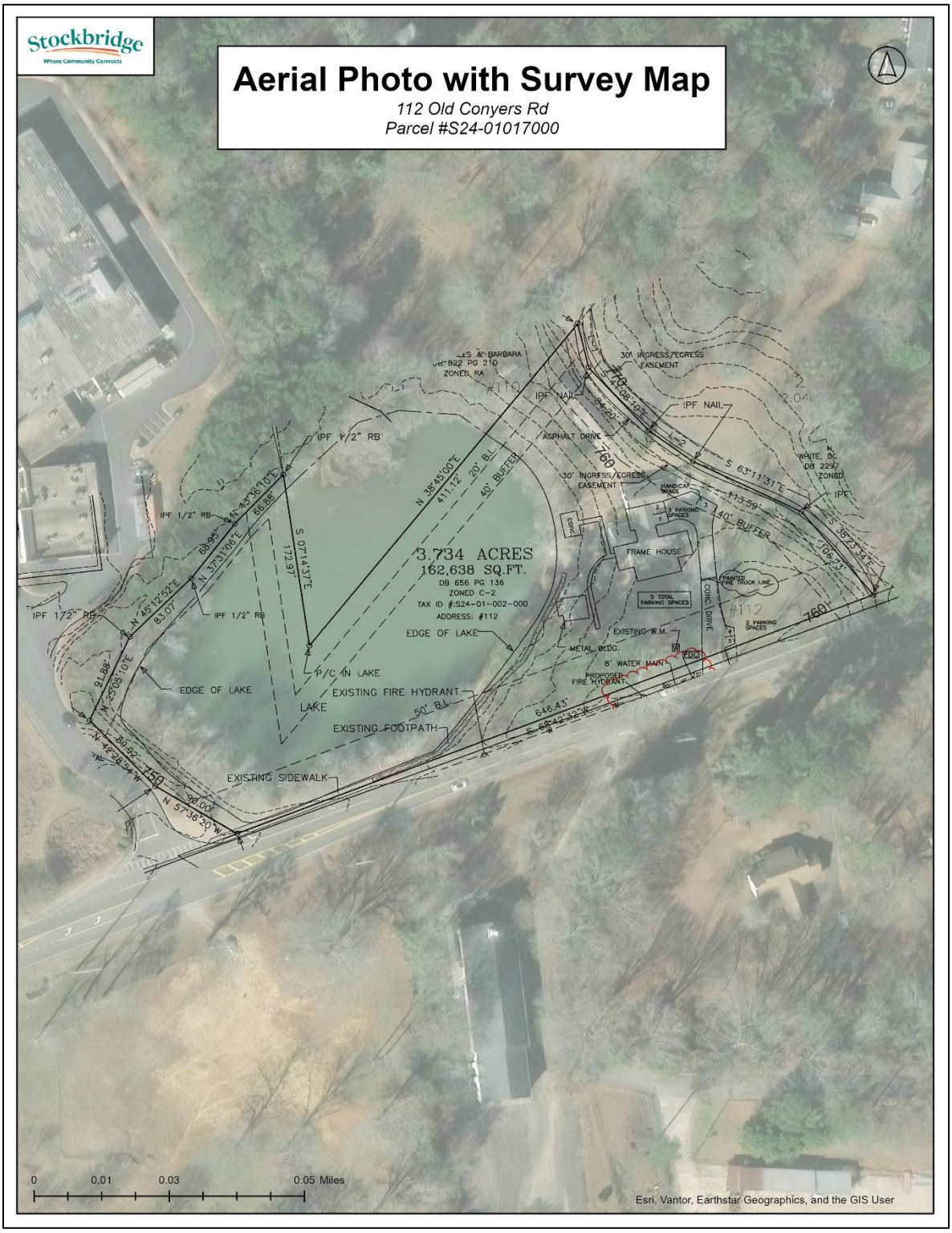


W

Site Plan of 112 Old Conyers Rd



Aerial Photo with Survey of 112 Old Conyers Rd



VI. ANALYSIS

Project Description

The applicant, Anita Johnson, is requesting a **Special Use Permit** to allow the continued operation of the existing **Stockbridge Lakes Bed & Breakfast** located at **112 Old Conyers Road** (Parcel ID S24-01002000). The subject property consists of approximately 3.73 acres and is currently developed with a Bed & Breakfast facility that was originally constructed in 1995.

The property includes the principal lodging structure, associated parking areas, and a lake located on a portion of the site. The Bed & Breakfast has operated as a low-intensity lodging use and maintains a residential appearance that is compatible with surrounding residential, institutional, and commercial uses. No expansion of the existing structures, additional guest accommodations, or substantial site modifications are proposed as part of this request.

The purpose of the Special Use Permit is to allow the continued operation of the Bed & Breakfast in accordance with the requirements of the Stockbridge Unified Development Code. The property is served by existing public infrastructure, including public water service and an existing septic system, and has established access from Old Conyers Road.

The continued operation of the Bed & Breakfast is not expected to adversely affect surrounding properties due to its limited scale, residential character, and long-standing presence within the community. The request supports the productive use of an existing property while maintaining compatibility with the surrounding area.

UDC Development Regulations Relevant to Request:

- Section 3.2.6 – Bed and Breakfast
- Section 9.2.5 – Requirements for Special Use Permits
- Section 9.2.6 – Use Permit Considerations

Staff Analysis

ANALYSIS OF REQUEST

9.2.5 Requirements for special use permits.

1. The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.

The proposed use (continued operation of an existing Bed and Breakfast facility) is not expected to cause traffic congestion or create conditions that adversely affect nearby properties. The Stockbridge Lakes Bed & Breakfast is an already-operating establishment and offers a limited number of guest rooms subject to the maximum of 6 bedrooms established by Section 3.2.6 of the Stockbridge Unified Development Code.

The Henry County Fire Department reviewed and approved the site plan for the subject property on September 28, 2017, confirming the adequacy of the site's access points and internal circulation. No new construction or changes to the existing access points or circulation systems are proposed as part of this application. Given the low-intensity nature of the use and the site's existing access infrastructure, the proposed special use of the facility is not anticipated to generate traffic congestion or adversely affect nearby properties.

2. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

The site's physical conditions are suitable for the proposed use (the continued operation of the Stockbridge Lakes Bed & Breakfast). The property consists of 3.73 acres, which exceeds the minimum lot size required in the RR (Rural Residential) zoning district and provides sufficient area to accommodate the existing structures and operations associated with the Bed and Breakfast use.

The attached site plan, approved by the Henry County Fire Department in 2017, indicates front setbacks of 50 feet and rear setbacks of 20 feet for the existing structures on the subject property. The RR zoning district requires a minimum front yard setback of 75 feet and a minimum side yard setback of 20 feet, and a minimum rear yard setback of 40 feet under Section 2.4.1 of the Stockbridge Unified Development Code. The existing setbacks of the subject property render the existing structures legally non-conforming with respect to minimum setback standards. Because no new construction is proposed, the non-conforming setbacks do not prevent approval of the Special Use Permit. However, any future expansion of the structures towards Old Conyers Road would be subject to the minimum setback requirements identified under Section 2.4.1 of the Stockbridge Unified Development Code.

A small lake is located on the western portion of the subject property and has been classified as a wetland. The existing structures are located at a sufficient distance from the wetland area, and no disturbance of the wetland is proposed. The property is not located within a FEMA-designated Special Flood Hazard Area. Overall, the physical conditions of the site are well-suited to support the proposed special use and the low-intensity nature of the Bed and Breakfast operation.

3. Adequate public facilities are available to serve the proposed use.

As shown in the approved site plan, the subject property is served by public water via an 8-inch water main running along Old Conyers Road, as well as an existing fire hydrant located on the property. A 1995 Henry County Board of Health Inspection Report confirms the installation and approval of a 1,000-gallon septic tank with a 900-square-foot drain field. A Henry County Environmental Health Septic System Information Form completed in June 2016 confirms that an existing septic system is present on the property. However, the form notes that the system is designed for a 3-bedroom residence and does not confirm that the existing system will support the proposed Bed and Breakfast use. The applicant will be required to obtain an updated evaluation confirming that the existing septic system has adequate capacity to support the Bed and Breakfast operation. If the existing system is found to be inadequate, the applicant will be required to upgrade or expand the septic system in accordance with applicable state and county health regulations.

4. **The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.**

No special binding agreements have been proposed by the applicant beyond compliance with applicable City codes and standards. Staff find that no additional limitations are necessary to protect the public interest at this time.

5. **The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.**

The proposed special use is consistent with and furthers the aims of the “Low-Density Residential” designation identified for the property in the City’s Comprehensive Plan. The Stockbridge Lakes Bed & Breakfast operates primarily as a residential use with limited small-scale hospitality accommodations, and its continued operation is consistent with the low-intensity, residential character envisioned by the Comprehensive Plan for this area.

The proposed special use will not be unduly detrimental to nearby properties. The limitations detailed in Section 3.2.6 of the Unified Development Code ensure that the Bed and Breakfast will continue to maintain the residential character of the neighborhood and will not introduce commercial activity at a scale inconsistent with the surrounding low-density residential areas.

9.2.6 Use permit considerations

1. **Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council**

	Economic Development Goal: To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.
	Economic Development Policy: Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy

Community Goals and Policies (page 42-44)	**Economic Development Policy:** Target reinvestment opportunities for declining, vacant or underutilized sites or buildings **Economic Development Policy:** Market the City as a great place to do business
	Future Land Use Goal: To ensure that new developments promote a better sense of place and preserve valued elements of community character **Future Land Use Policy:** Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways. **Future Land Use Policy:** Create a "sense of place" for our community along our major commercial corridors **Future Land Use Policy:** Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments

The subject property is designated Low-Density Residential on the Future Land Use Map. The continued operation of the Stockbridge Lakes Bed & Breakfast is consistent with the intent of the Low-Density Residential designation, as the use maintains the residential character of the property while providing limited lodging accommodations. The Bed & Breakfast operates at a scale that is compatible with surrounding residential and institutional uses and supports the continued productive use of an existing property. The proposed Special Use Permit is consistent with the goals and policies of the Comprehensive Plan by preserving community character and encouraging appropriate reinvestment in existing development.

2. **Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed**

The subject property is currently surrounded by a mixture of commercial uses, vacant land, and public spaces with several zoning districts that support the compatibility of the proposed use. To the north of the subject property lies a combination of C-3 (Heavy Commercial), RR (Rural Residential), and C-2 (General Commercial) with uses including a church and local residences. Such uses, along with the nearby properties in the RR zoning district, bolsters the compatibility of the proposed use with the surrounding landscape. Located to the south of the property there are various uses, including another church, single-family residences, vacant land, and a municipal office building and worksite. Zoning districts to the south of the property include OI (Office Institutional), C-2 (General Commercial), and SR (Suburban Residential). To the east,

the proposed site is adjacent to more vacant land and single-family residences in the C-3 (Heavy Commercial) and RR (Rural Residential) zoning districts, respectively. On the western side of the property, the site abuts properties in the C-2 (General Commercial) district, which includes a grocery store, restaurants, offices, and personal service establishments. Therefore, given the prevalence of surrounding properties in the RR (Rural Residential) district, the proposed bed and breakfast facility would be compatible with the surrounding zoning districts in the vicinity of the area. In addition, the subject property, currently zoned as C-3 (Heavy Commercial) is permitted to have a bed and breakfast facility under Section 2.4.1 of the Stockbridge Unified Development Code.

3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.**

The proposed use is not anticipated to violate any local, state, or federal statutes, ordinances, or regulations governing land development. The continued operation of the Bed & Breakfast shall remain subject to all applicable provisions of the Stockbridge Unified Development Code, building regulations, fire safety requirements, health department requirements, and all other applicable governmental regulations. Compliance with these regulations will be required as a condition of continued operation.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets**

The proposed amendment does not include plans that will modify the infrastructural design of adjacent thoroughfares, as well as the circulation and volume of pedestrian and vehicular traffic locally. Furthermore, the proposed amendment does not modify existing site access and parking spaces of the location. As such, the amendment will not impact the surrounding human-geographic landscape and thus satisfies the listed condition.

5. **The location and number of off-street parking spaces**

The subject property contains existing off-street parking areas that have historically served the operation of the Stockbridge Lakes Bed & Breakfast. The existing parking configuration has adequately accommodated guests, residents, and service vehicles without creating parking shortages or spillovers onto adjacent properties. No changes to the existing parking layout are proposed as part of this request.

Given the limited scale of the Bed & Breakfast use and the existing parking available on the 3.73-acre site, staff finds that adequate off-street parking is available to serve the proposed use. The continued operation of the Bed & Breakfast is not anticipated to create adverse parking impacts on neighboring properties or public rights-of-way.

6. **The amount and location of open space**

The proposed amendment does not include plans to adjust the amount and location of open space existing on the property.

The proposed development has a total site area of approximately 3.73 acres of which at least 70% (that is, at least 2.61 acres) is designated as open space. This open space consists of pervious landscape area located at the eastern and central portions of the property, along with the northern, eastern, and southern perimeter of the site. The property also has two 40-foot buffers and two building lines—one of which is 50 feet from street frontage of the property, and the other is 20 feet from the rear. At most 30% of the site is impervious, consisting of single-family residence, a paved concrete driveway, and pedestrian footpaths.

7. **Protective screening**

The subject property contains existing landscaping, mature vegetation, and natural features that provide visual buffering between the Bed & Breakfast and surrounding properties. Additionally, the property's size and configuration help maintain separation from adjacent uses and contribute to preserving the residential character of the area.

No new development or site expansion is proposed as part of this request; therefore, no additional screening is necessary currently. The existing natural buffers and site conditions provide adequate protection for neighboring properties. Any future site improvements or expansions shall be required to comply with the screening and buffering standards of the Stockbridge Unified Development Code.

8. **Hours and manner of operation**

The proposed use operates on Monday from 11:00 a.m. to 4:00 p.m., and Friday from 11:00 a.m. to 2:00 p.m.

9. **Outdoor lighting**

Existing outdoor lighting on the property provides adequate visibility and security for guests, visitors, and emergency personnel. The lighting is designed to support the operation of the Bed & Breakfast while maintaining compatibility with the surrounding area.

No significant modifications to the existing lighting system are proposed as part of this request. Any future lighting improvements shall comply with the requirements of the Stockbridge Unified Development Code and shall be designed to minimize glare and light trespass onto adjacent properties while ensuring safe access throughout the site.

10. **Ingress and egress to the property.**

Ingress and egress to the proposed bread and breakfast use is provided via a single access point along Old Conyers Road as shown on the site plan. The internal circulation design includes a wide driveway allowing the vehicles to enter and exit efficiently back to Old Conyers Road.

VII. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Special Use Permit via SP-2026-01 is consistent with the regulations found in OR24-563, Section 9.2.5, and Section 9.2.6 of the Stockbridge Unified Development Code. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

GEORGIA DEPARTMENT OF PUBLIC HEALTH

KATHLEEN E. TOOMEY, M.D., M.P.H., COMMISSIONER

TOURIST ACCOMMODATION PERMIT

07/01/2025
(ISSUE DATE)

TAP-075-000018
(PERMIT NUMBER)

A PERMIT IS HEREBY GRANTED TO

Anita Johnson

as the owner to maintain and operate a Tourist Accommodation under the name of

Stockbridge Lakes Bed and Breakfast

located at 112 OLD CONYERS RD (STREET, HIGHWAY, OR RFD) | STOCKBRIDGE (CITY OR TOWN) | HENRY (COUNTY) | 30281 (ZIP CODE) | GEORGIA (STATE)

This permit signifies compliance on the date of issue with the Rules of the Georgia Department of Public Health pursuant to the O.C.G.A. 31-28-1 et seq. and is valid until the permit is suspended, revoked or expires.

Issuing Official for County Board of Health

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY

3.2.6 - Bed and breakfast facility (not in a subdivision).

A. The regulations below are intended to allow for a more efficient use of large (over three thousand five hundred (3,500) square feet), older homes in residential areas if the neighborhood character is reserved to maintain both the residential neighborhood experience and the bed and breakfast experience. These regulations enable owners to maintain large residential structures in a manner that keeps them primarily in residential uses and provides an alternative form of lodging for visitors who prefer a residential setting. An approved special use permit is required for all bed and breakfast facilities within the RR zoning district.

B. The dwelling must be a minimum of ten (10) years old before a bed and breakfast facility is allowed. The individual or family operating the facility must occupy the house as their primary residence.

C. Bed and breakfast facilities may have nonresident employees for such activities as booking rooms and food preparation. Hired services for normal maintenance, repair, and care of the residence such as yard maintenance are also permitted.

D. The following functions are permitted: Luncheons, banquets, parties, weddings, meetings, charitable fundraising, commercial or advertising activities, or other gatherings for direct or indirect compensation.

E. The site design standards that are set forth in the table below are required for bed and breakfast facilities (not in a subdivision).

Standards for Bed and Breakfast Facilities

Development Feature	Standard
Maximum number of bedrooms	6
Maximum floor area which the bed and breakfast use may occupy within the primary structure, in relation to the homeowner's area	50 percent
Outdoor lighting	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property

Drop-off and pick-up areas	Designed and located away from residential areas, and separated from parking areas by a landscaped strip

F. Special Use Permit Review. Bed and breakfast facilities are only allowed in the RR zoning district by way of a special use permit. The permit process is the same as for all other city planning commission applications. Each application for special use must be accompanied by clear and convincing evidence that there will be no substantial interference with the health, safety and welfare of the general public, as well as the character and integrity of a residential area. In addition, a bed and breakfast facility should not promote the commercialization of residential neighborhoods. All decisions for the granting of a special use permit for the operation of a bed and breakfast facility will be made on a case-by-case basis. The planning commission will work with each applicant to accommodate both individual interests and the interests of the city, and particularly those residents of the area in question.

G. The special use permit for a bed and breakfast residence is not transferable to a subsequent owner or another property. The new owner or prospective purchaser must submit a new application to the planning commission. A public hearing on the application must take place to inform the public of changes occurring in their neighborhoods and provide an opportunity for public input on the proposed change. Special consideration will be given to properties previously operating as bed and breakfast establishments; however, all new applications must meet the provisions set forth in this section. In addition to the standards of this section, conditions of approval may be added to the approved permits consistent with the intent and purpose of this section.

H. An existing accessory building or structure which is contiguous to the bed and breakfast facility or otherwise is part of the property on which the bed and breakfast facility is located may be used for residential purposes by the owner of the bed and breakfast, subject to the building meeting all city residential code requirements.

I. Activities relating to bed and breakfast are allowed, such as weddings, birthday parties, etc., but must be in a small setting not exceeding fifty (50) people. This [does] not include event facilities, meetings, classes, or similar events.

J. The accessory structure cannot be rented for commercial purposes or to tenants. The residential use of the structure is limited to the owners or caretaker.

K. The bed and breakfast shall be located on property that conforms to the allowed uses for the zoned district in which the property is located. Any bed and breakfast facilities operating prior to 2022 are deemed "grandfathered" and shall continue to operate in compliance with this section

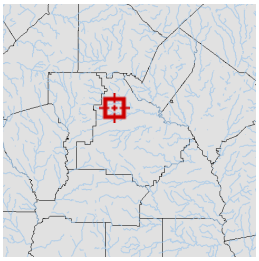
and legal nonconforming regulations of Section 6 of the City of Stockbridge Unified Development Code.

L. All bed and breakfast owners/operators must apply for a business license permit and must maintain a valid business license. Renewals must be submitted annually before the operational permit expires. A change in ownership requires new approval. Business licenses are not transferable.

Henry County, GA



Overview



Legend

Parcels

Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

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

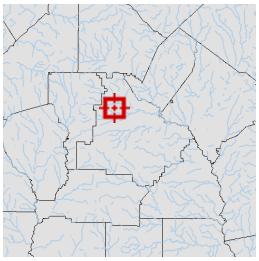
Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

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

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 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** 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 1st day of June, 2026

Applicant's Name - Printed

Jack Nichols

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 1st day of June, 2026.

Notary Public

NOTARY PUBLIC GEORGIA
MARSHA L. GILLESPIE
MONROE COUNTY
My Commission Expires
01/07/2029

* 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 1st day of June 2026

Vulcan Lands, Inc.
Applicant's Name - Printed by Nathan Weinert as Assistant Secretary

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 1st day of June 2026

CAROLINE DICKENS REED NOTARY PUBLIC MY COMMISSION EXPIRES 02-05-2029 ALABAMA STATE AT LARGE

Caroline D. Reed
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 29th day of May, 2026

Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of May, 2026

Notary Public

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

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

4231 North Henry Blvd Stockbridge, GA

Parcel No. S33-01052000

1.4 Acres





COMP-2026.06.1145

Address:
4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281
Web Form

City of Stockbridge Planning a

Community Development Dep

Application for an Amendment to the Comprehensiv

Name of Applicant:	First Vulcan Lands, Inc.	Last c/o Vulcan Materials
Applicant's Address:	1200 Urban Center Drive	
City: Birmingham	State: Alabama	

Name of Agent:	First Jack	Last Nichols
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

From: Low Density Mixed Use

To: Heavy Industrial

Project Name: 4231 North Henry Boulevard

Purpose of Project Further development of natural resources associated with the existing quarry pursuant to S
Industrial rather than Low Density Mixed Use.

Nearest intersection to the property: North Henry Boulevard and Pinehurst Drive

Size of Tract: 1.4 acres Landlot/ District62 / 12

Applicant Signature:
Vulcan Lands, Inc.

Property Owner Authorization Form please click here

Stockbridge
Where Community Connects

TO:	Planning Commission; Mayor/Council
FROM:	Gordon Linton, Senior Planner
CC:	R. Ryan Anderson, Community Development Director
DATE:	July 16, 2026 (Planning Commission)
	August 10, 2026 (Mayor and Council)
Subject:	CP-2026-01 for 4231 North Henry Boulevard

Summary of Request: The applicant, Vulcan Lands, Inc., is requesting a Comprehensive Plan Amendment for approximately 1.4 acres located at 4231 North Henry Boulevard to amend the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. The purpose of the request is to facilitate the incorporation of the subject property into the existing Stockbridge Quarry operation.

According to the applicant, the majority of the subject property will be utilized for the construction of a proposed berm along the northern boundary of the quarry, while a limited portion of the site may ultimately be incorporated into the edge of the quarry pit as quarry operations progress. The proposed berm is intended to provide additional visual screening and buffering between quarry operations and adjacent residential, commercial, institutional, and public properties.

The requested Future Land Use amendment is accompanied by a Rezoning request from C-2 (General Commercial District) to HI (Heavy Industrial District) and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business; however, it is immediately adjacent to and surrounded on multiple sides by the existing Stockbridge Quarry. Approval of the requested Comprehensive Plan Amendment would establish a Future Land Use designation that is consistent with the proposed heavy industrial use and the surrounding quarry operation.

I. PURPOSE

Consideration of a request to amend the Future Land Use Map for property located at 4231 North Henry Boulevard from Low Density Mixed-Use to Heavy Industrial to allow for the expansion of the existing Stockbridge Quarry, including the construction of a proposed berm.

II. PROPERTY INFORMATION

Proposed Use	Expansion of the existing Stockbridge Quarry operation, including the construction of a berm and associated quarry-related activities
Site Address	4231 North Henry Boulevard
Parcel Identification	S33-01052000
Parcel Acreage	1.4 Acres
Applicant	Vulcan Lands, Inc. c/o Vulcan Materials Company
Agent:	Jack Nichols, Brannan Groover, LLP
Owner:	Ekstedt Properties, LLC
Current Future Land Use Designation	Low Density Mixed-Use
Proposed Future Land Use Designation	Heavy Industrial
Current Use of Property:	The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences	Low-Density Mixed Use
Property to the South	Stockbridge Quarry	Heavy Industrial
Property to the East	Stockbridge Quarry; City of Stockbridge Well Site	Transportation/Communication/Utilities; Low-Density Mixed Use
Property to the West	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences	Low-Density Mixed Use

The surrounding Future Land Use pattern consists primarily of Low-Density Mixed Use designations to the north and west, Heavy Industrial to the south, and a combination of Heavy Industrial and Transportation/Communication/Utilities to the east. The subject property is situated at the transition between the existing Stockbridge Quarry and the North Henry Boulevard corridor. The requested Comprehensive Plan Amendment would change the Future Land Use designation of the subject property from Low-Density Mixed Use to Heavy Industrial to better align with the existing quarry operation and the proposed expansion.

III. FINDINGS OF FACTS

1. The subject property is located at 4231 North Henry Boulevard and consists of approximately 1.4 acres.
2. The request is associated with concurrent applications for a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District) and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code for the development of natural resources and quarry-related activities.
3. The subject property is currently developed with a commercial building occupied by a mailing and printing services business.
4. The property is immediately adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property.
5. The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the site.
6. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the

City of Stockbridge municipal well site to the east, commercial and institutional uses along North Henry Boulevard, and single-family residential properties to the west.

7. Existing Future Land Use designations surrounding the property include Heavy Industrial to the south, Heavy Industrial and Transportation/Communication/Utilities to the east, and Low-Density Mixed Use to the north and west.

IV. MAPS, SITE PLAN, AND SUPPORTING EXHIBITS

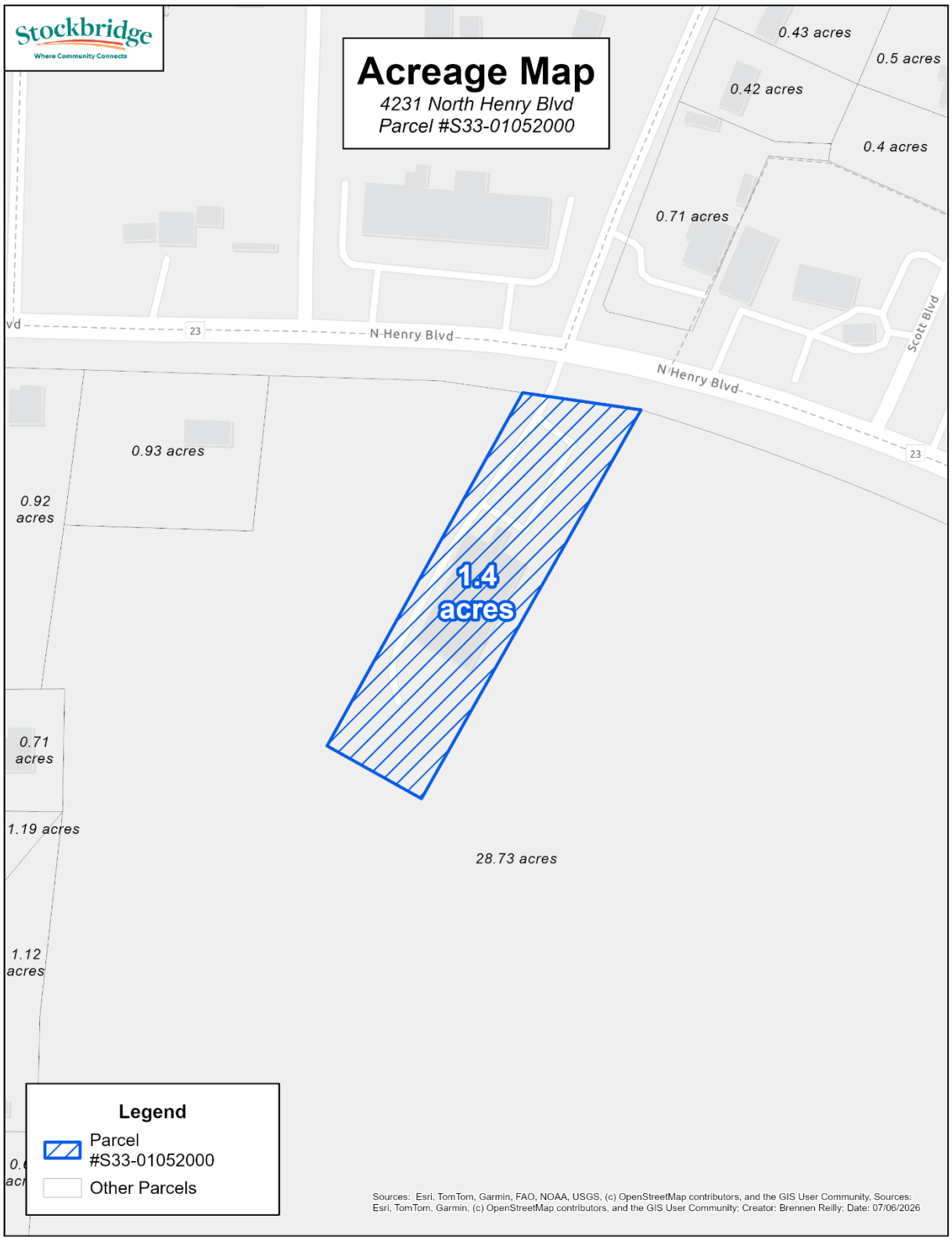
The following exhibits are included as part of the review of the requested rezoning, Comprehensive Plan Amendment, and Special Use Permit:

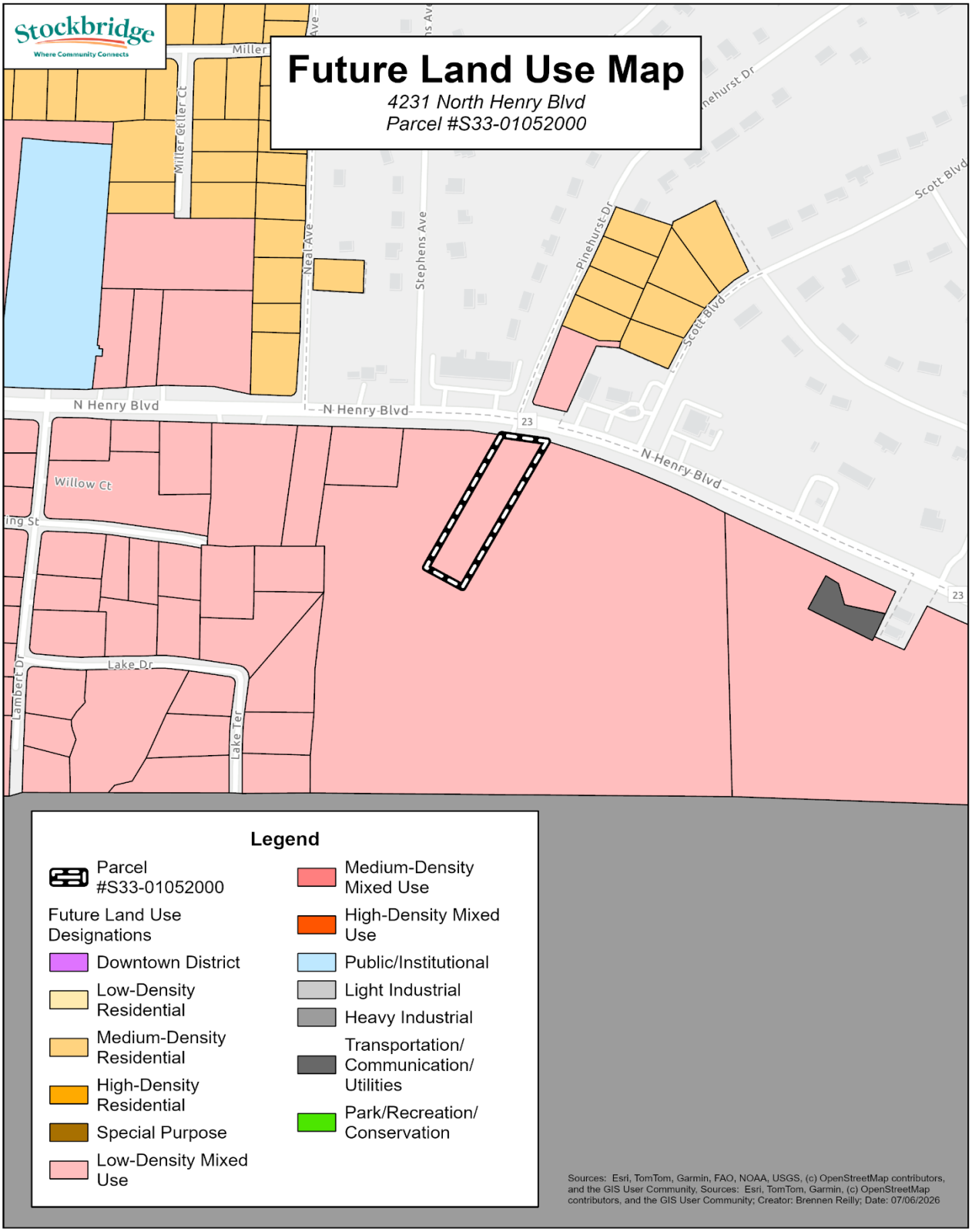
- Vicinity Map of 4231 North Henry Boulevard
- Aerial Photograph of the Subject Property and Surrounding Area
- Parcel Acreage Map of 4231 North Henry Boulevard
- Existing Zoning Map of 4231 North Henry Boulevard
- Future Land Use Map of 4231 North Henry Boulevard
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay

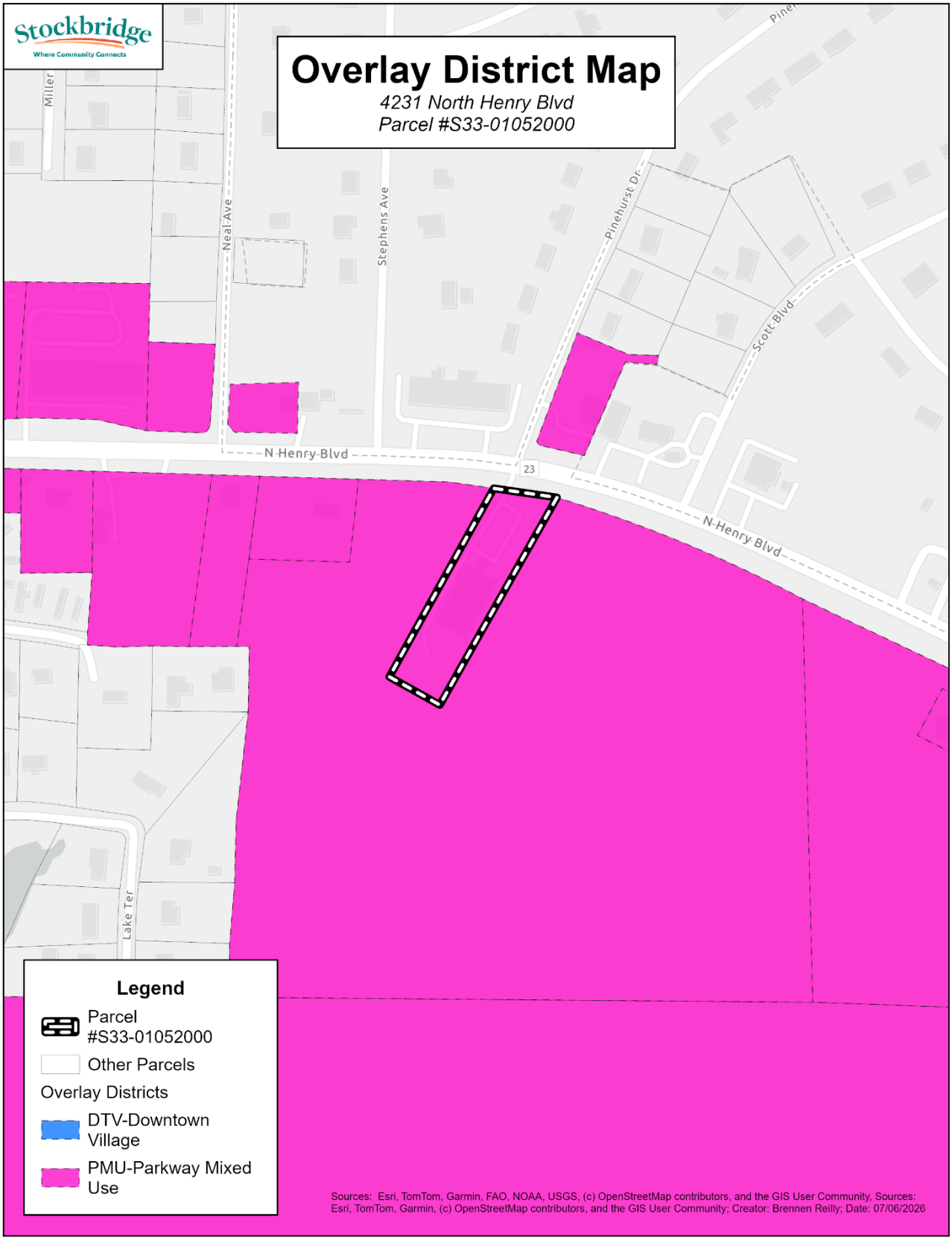
These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, transportation network, and proximity to nearby residential, commercial, institutional, industrial, and quarry-related uses. The exhibits also depict the proposed incorporation of the subject property into the existing Stockbridge Quarry operation, including the construction of a proposed berm and associated quarry-related activities. Additionally, the exhibits illustrate the relationship of the subject property to the existing Stockbridge Quarry, nearby residential neighborhoods, and the City of Stockbridge well site.


Stockbridge
Where Community Connects
Points of Interest Map
4231 North Henry Blvd
Parcel #S33-01052000
N
City Cemetery
Shopping Plaza
Ultimate Auto Body Shop
Henry Food Mart
Billy's Food Mart
Ed's Public Safety
X-pert Auto Care
High Class Auto Sales
Mobile Home Community
Rock Quarry Liquor Store
Stockbridge Rock Quarry
Legend
Parcel #S33-01052000
Points of Interest
0 0.02 0.04 0.09 0.14 0.18
Miles
Esri, Vantor, Earthstar Geographics, and the GIS User Community; Creator: Brennen Reilly; Date: 07/07/2026

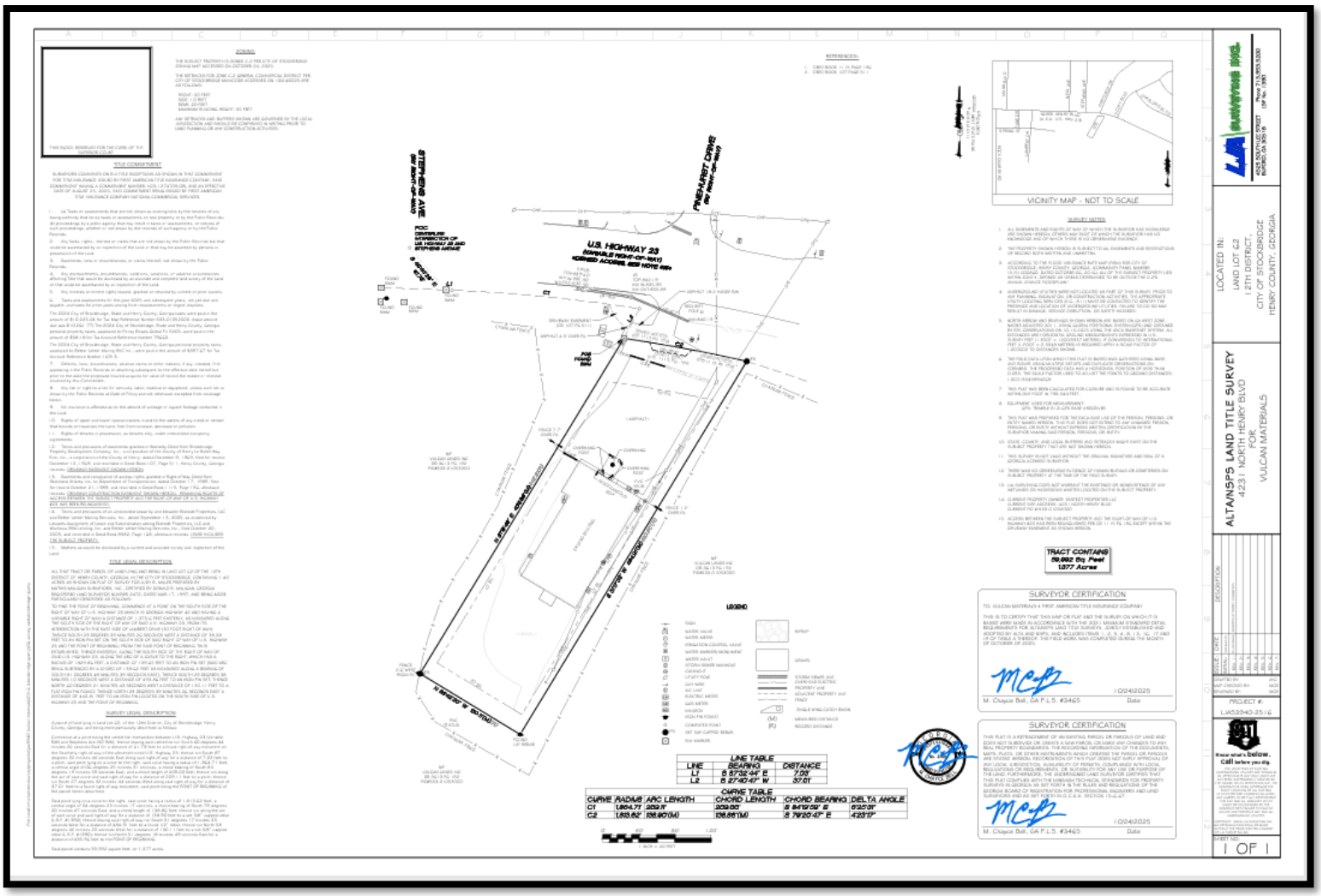

Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
23
N Henry Blvd
N Henry Blvd
N
0
0.01
0.03
0.05 Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel #S33-01052000


Stockbridge
Where Community Connects
Acreage Map
4231 North Henry Blvd
Parcel #S33-01052000
0.43 acres
0.5 acres
0.42 acres
0.4 acres
0.71 acres
N Henry Blvd
Scott Blvd
23
0.93 acres
0.92 acres
1.4 acres
0.71 acres
1.19 acres
28.73 acres
1.12 acres
Legend
Parcel #S33-01052000
Other Parcels
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

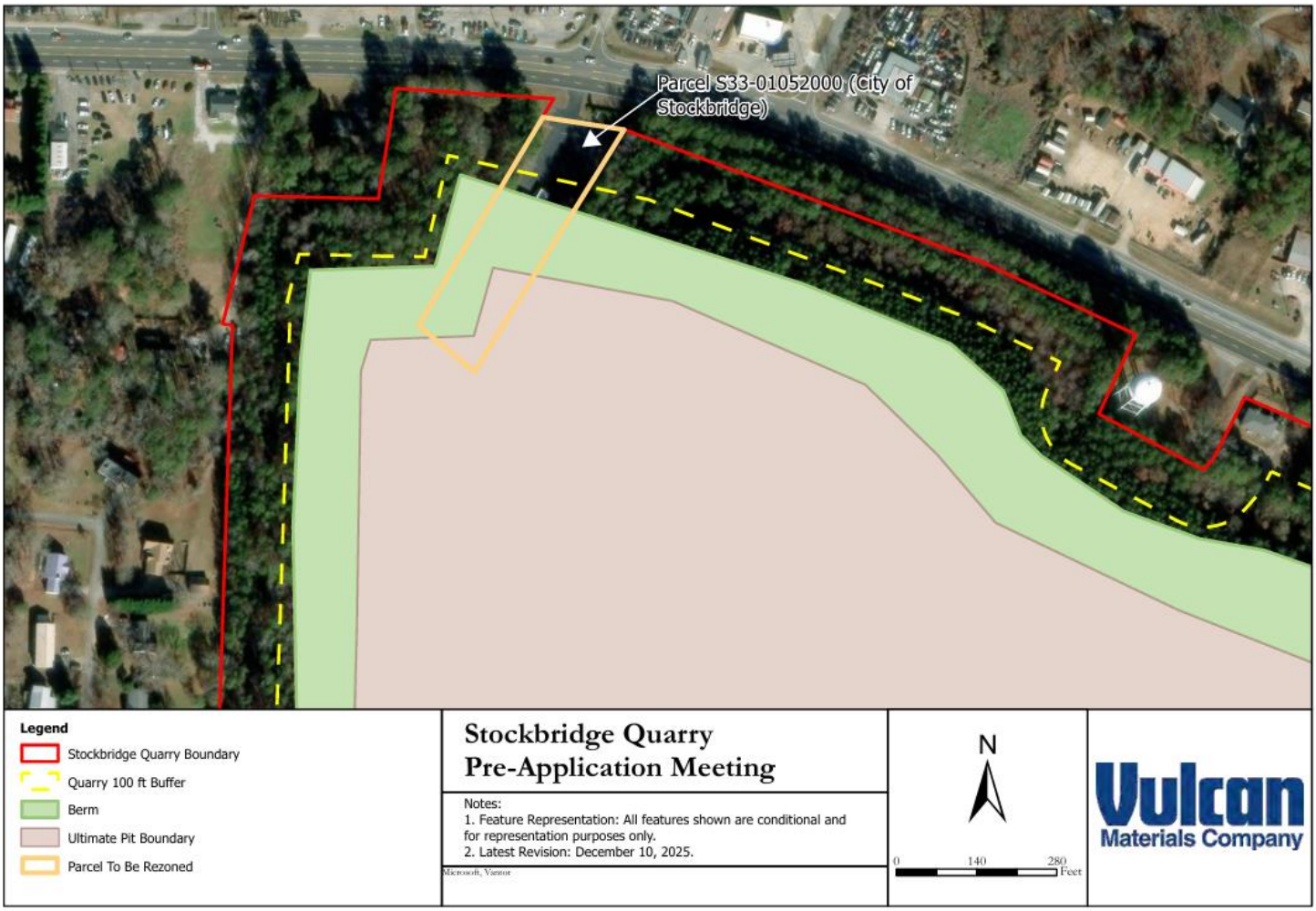

Stockbridge
Where Community Connects
Future Land Use Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Miller Geiller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Future Land Use Designations
Downtown District
Low-Density Residential
Medium-Density Residential
High-Density Residential
Special Purpose
Low-Density Mixed Use
Medium-Density Mixed Use
High-Density Mixed Use
Public/Institutional
Light Industrial
Heavy Industrial
Transportation/ Communication/ Utilities
Park/Recreation/ Conservation
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
N Henry Blvd
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

ALTA/NSPS Land Title Survey of the Subject Property.



Applicant's Conceptual Site Plan Showing the Proposed Berm and Ultimate Pit Boundary.



Applicant's Conceptual Aerial Rendering of the Proposed Quarry Expansion and Berm



Applicant's Conceptual Street-Level Rendering of the Proposed Berm



V. DEVELOPMENT INFORMATION

The applicant proposes to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation through the expansion of quarry-related activities. The request includes a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District), a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial, and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business. Although commercially zoned, the parcel is uniquely situated because it is immediately adjacent to the existing Stockbridge Quarry and surrounded on multiple sides by quarry-related property. If approved, the property would transition from a commercial use into an integrated component of the existing quarry operation, resulting in a more cohesive land use pattern and zoning classification.

Proposed Berm

According to the submitted site plan, the majority of the subject property will be utilized for the construction of a proposed berm along the northern boundary of the quarry adjacent to North Henry Boulevard. A berm is an engineered earthen embankment constructed from compacted soil, rock, and other approved fill materials. Berms are commonly incorporated into quarry, mining, transportation, and industrial developments to provide physical separation between differing land uses while supplementing existing buffering and screening measures.

Purpose of the Berm

The proposed berm is intended to serve as a permanent buffering feature between the existing Stockbridge Quarry and surrounding development. According to the applicant, the berm is designed to:

- Provide additional visual screening along North Henry Boulevard.
- Supplement the existing wooded buffer surrounding the quarry.
- Create additional separation between quarry operations and nearby residential, commercial, institutional, and public properties.
- Improve compatibility between the quarry operation and surrounding development.
- Establish a long-term transition between industrial activities and adjacent land uses.

Ultimate Pit Boundary

The submitted site plan indicates that the ultimate quarry pit boundary will remain south of the proposed berm. The ultimate pit boundary represents the maximum anticipated extent of quarry excavation based on the proposed mining plan. Locating the berm north of this boundary allows it to function as a permanent screening and buffering feature between the active quarry operation and surrounding properties.

Relationship to Surrounding Development

The proposed development does not include the construction of new commercial buildings, residential units, or other vertical development. Instead, the application facilitates the expansion of an existing quarry by incorporating the subject property into the overall operation. The proposal is intended to support the continued extraction and management of natural resources while improving the overall development pattern through the elimination of an isolated commercial parcel within a predominantly heavy industrial area.

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the quarry. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church to the west, and nearby single-family residential neighborhoods along Lake Terrace, Spring Street, and North Henry Boulevard. Existing mature vegetation currently provides a natural buffer between the quarry and many surrounding properties. The proposed berm is intended to supplement this existing vegetation by providing an additional layer of visual screening and separation.

As part of its review, Staff evaluated the residential, commercial, institutional, and public properties located nearest to the proposed berm. The analysis identified nearby residential neighborhoods within the City of Stockbridge, commercial properties located in both Stockbridge and unincorporated Henry County, the City of Stockbridge municipal well site, and Abundant Life of Jesus Church. The proposed berm is intended to strengthen the existing buffer and improve the visual transition between the quarry operation and surrounding development.

Regulatory Requirements

If approved, the proposed Comprehensive Plan Amendment, Rezoning, and Special Use Permit would allow the subject property to become part of the existing Stockbridge Quarry operation. Development of the site would remain subject to all applicable local, state, and federal permitting requirements, including those governing quarry operations, environmental protection, stormwater management, erosion and sedimentation control, and any other required regulatory approvals.

VI. STAFF ANALYSIS

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

1. Consistency with the Comprehensive Plan.

The applicant is requesting a Comprehensive Plan Amendment to change the Future Land Use designation of the subject property from Low Density Mixed-Use to Heavy Industrial. The purpose of the amendment is to facilitate the incorporation of the approximately 1.4-acre parcel into the existing Stockbridge Quarry operation through concurrent applications for a Rezoning and Special Use Permit.

The City of Stockbridge Comprehensive Plan serves as the City's long-range policy document for guiding future growth, land use, economic development, transportation, infrastructure, environmental stewardship, and community development. The Future Land Use Map establishes

the City's long-term vision for future growth and provides the policy framework for evaluating requests to amend land use designations.

The subject property is currently designated Low Density Mixed-Use, a land use category intended to support a compatible mixture of residential, commercial, office, institutional, civic, and complementary uses along major transportation corridors. This designation reflects the City's long-term vision of promoting coordinated development patterns that encourage compatibility among adjoining land uses and reinforce the character of the North Henry Boulevard corridor.

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge Quarry and is bordered by Heavy Industrial land to the south and a combination of Heavy Industrial and Transportation/Communication/Utilities designations to the east. Approval of the requested amendment would establish consistency between the proposed Heavy Industrial Future Land Use designation and the applicant's concurrent request to rezone the property to HI (Heavy Industrial District) while incorporating an isolated commercially developed parcel into the existing quarry operation.

However, Staff finds that the requested amendment is inconsistent with the City's adopted long-term planning vision for the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. The requested amendment from Low Density Mixed-Use to Heavy Industrial is not consistent with the purpose and intent of the PMU Overlay District and would alter the development pattern envisioned for this portion of the corridor.

While the proposed amendment would establish consistency between the Future Land Use Map and the requested HI zoning classification, Staff finds that it does not further the Comprehensive Plan's broader objectives of promoting compatible land use patterns, protecting community character, encouraging high-quality mixed-use development along major transportation corridors, and guiding orderly long-term growth.

Accordingly, Staff finds that the requested Future Land Use Map Amendment is inconsistent with the Comprehensive Plan and the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested Comprehensive Plan Amendment.

Existing Future Land Use	Proposed Future Land Use	Reason for Amendment
Low Density Mixed-Use	Heavy Industrial	To incorporate the property into the existing Stockbridge Quarry operation and align the Future Land Use designation with the surrounding development pattern.

Lastly, the proposed Future Land Use Map Amendment from Low Density Mixed-Use to Heavy Industrial is consistent with the policy goals of the 2024 Comprehensive Plan (pages 42–44), as outlined below:

Community Goals and Policies (Pages 42–44)	Staff Analysis
Future Land Use Goal #1: To ensure that new developments promote a better sense of place and preserve valued elements of community character.	Although the applicant proposes a landscaped berm intended to improve visual screening, Staff finds that changing the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial would alter the long-term character envisioned for this portion of the North Henry Boulevard corridor. The proposed amendment is not consistent with the purpose and intent of the Parkway Mixed Use (PMU) Overlay District, which promotes a coordinated pattern of mixed-use and commercial development supported by high-quality site design and compatible land uses.
Future Land Use Goal #2: To establish land use designations that meet the needs of the City and are consistent with the Unified Development Code.	While the proposed amendment would align the Future Land Use designation with the requested HI (Heavy Industrial District) zoning classification, Staff finds that it does not support the City's adopted long-term land use objectives for the North Henry Boulevard corridor. The proposed amendment would convert property planned for Low Density Mixed-Use development to Heavy Industrial, which is inconsistent with the planning objectives of the PMU Overlay District.
Future Land Use Goal #3: To identify available land for redevelopment and work with the development community on desirable development.	Staff recognizes that the proposal would incorporate an existing commercial parcel into the adjacent quarry operation. However, Staff finds that maintaining opportunities for redevelopment consistent with the existing Low Density Mixed-Use designation better supports the Comprehensive Plan and the City's vision for mixed-use and commercial development along the North Henry Boulevard corridor.
Natural, Cultural, and Historic Resources Goal #1: To promote the efficient use of natural resources and identify and protect environmentally sensitive and culturally/historically significant areas.	Staff acknowledges that the proposal would facilitate the continued operation of an existing quarry. However, Staff finds that the primary planning consideration is whether the requested Future Land Use Map Amendment is appropriate within the context of the City's adopted land use policies. Staff concludes that expanding the Heavy Industrial Future Land Use designation into the PMU Overlay District is inconsistent with the City's long-term planning vision for the corridor.
Natural, Cultural, and Historic Resources Policy: Reduce the impact of new development through the preservation of greenspace.	The proposed landscaped berm and existing wooded vegetation would provide additional visual screening along North Henry Boulevard. While these improvements may enhance the site's appearance, Staff finds that they do not alter the fundamental land use issue presented by the application. The requested amendment remains inconsistent with the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District, which emphasize compatible mixed-use development and corridor character.

2. Relation to the Zoning of the Property.

The subject property is currently zoned C-2 (General Commercial District) and is developed with a commercial building occupied by a mailing and printing services business. The applicant has submitted a concurrent request to rezone the property to HI (Heavy Industrial District) in order to incorporate the parcel into the existing Stockbridge Quarry operation.

The current Low Density Mixed-Use Future Land Use designation supports a mixture of residential, commercial, office, institutional, and civic uses and is generally consistent with the existing C-2 (General Commercial District) zoning classification. As such, the existing Future Land Use designation and zoning classification are compatible with one another.

Staff recognizes that approval of the requested Future Land Use Map Amendment would establish consistency between the Comprehensive Plan and the applicant's concurrent request to rezone the property to HI (Heavy Industrial District). The proposed Heavy Industrial designation would also more closely reflect the existing quarry operation located immediately south and east of the subject property.

However, the purpose of a Comprehensive Plan Amendment is not solely to establish consistency between a proposed zoning classification and the Future Land Use Map, but to determine whether the proposed long-term land use designation is appropriate based upon the City's adopted planning policies. Staff finds that changing the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial would be inconsistent with the long-term planning vision established for the North Henry Boulevard corridor and the development objectives of the Parkway Mixed Use (PMU) Overlay District, which promotes mixed-use, commercial, office, residential, civic, and cultural development supported by compatible land uses and high-quality site design.

Accordingly, Staff finds that maintaining the existing Low Density Mixed-Use Future Land Use designation and C-2 (General Commercial District) zoning classification is more consistent with the City's adopted planning framework and long-term vision than the requested amendment.

3. Suitability of the Site’s Location.

The subject property possesses several physical characteristics that distinguish it within the North Henry Boulevard corridor. The approximately 1.4-acre parcel is immediately adjacent to the existing Stockbridge Quarry and is bordered by quarry-related property to the south and east. The property also fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access.

Staff acknowledges that the site's proximity to the existing quarry distinguishes it from many other properties designated Low Density Mixed-Use. From a purely operational perspective, the requested Heavy Industrial Future Land Use designation would align more closely with the adjacent quarry operation.

However, suitability for a Future Land Use designation must also be evaluated in relation to the City's adopted planning policies. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage mixed-use, commercial, office, residential, civic, entertainment, and cultural development along the North Henry Boulevard corridor. The requested amendment would expand the Heavy Industrial Future Land Use designation into an area where the City's adopted planning policies encourage a coordinated mixed-use development pattern.

The applicant proposes to construct a landscaped berm to supplement the existing wooded buffer and improve visual screening along North Henry Boulevard. While Staff recognizes that the berm may enhance the visual transition between the quarry and surrounding properties, Staff finds that it does not alter the fundamental land use issue presented by the application. The requested amendment remains inconsistent with the long-term planning objectives established for the PMU Overlay District.

Accordingly, although the subject property's location adjacent to the existing quarry supports consideration of the request, Staff finds that the site is not suitable for the proposed Heavy Industrial Future Land Use designation because it is inconsistent with the City's adopted planning vision for the North Henry Boulevard corridor.

4. Maintaining the Current Land Use Designation.

The subject property is currently designated Low Density Mixed-Use on the City of Stockbridge Future Land Use Map. This designation is intended to encourage a compatible mixture of residential, commercial, office, institutional, and civic uses that promote connectivity, economic development, and a cohesive development pattern along major transportation corridors.

The subject property is presently developed with a commercial building occupied by a mailing and printing services business, which is consistent with the existing Future Land Use designation. Accordingly, the property is capable of continuing to function under its current designation or being redeveloped with uses that are compatible with the Low Density Mixed-Use classification.

Staff recognizes that the property's physical context differs from many other properties designated Low Density Mixed-Use because it is immediately adjacent to the existing Stockbridge Quarry and bordered on multiple sides by quarry-related heavy industrial property. This relationship provides the basis for the applicant's request to amend the Future Land Use designation to Heavy Industrial.

However, Staff finds that the existing Low Density Mixed-Use designation remains appropriate because it is consistent with the City's adopted Comprehensive Plan and the planning objectives established for the Parkway Mixed Use (PMU) Overlay District. The existing designation continues to support viable commercial and mixed-use redevelopment opportunities that reinforce the long-term vision for the North Henry Boulevard corridor.

While the requested amendment would facilitate the incorporation of the property into the existing quarry operation, it would also convert property planned for mixed-use development to Heavy Industrial, thereby altering the adopted land use vision for the corridor. Staff finds that the proposed landscaped berm does not change this fundamental planning consideration.

Accordingly, Staff finds that maintaining the existing Low Density Mixed-Use Future Land Use designation better supports the City's adopted Comprehensive Plan, preserves future redevelopment opportunities consistent with the long-term vision for the North Henry Boulevard corridor, and advances the planning objectives of the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not find sufficient justification to amend the Future Land Use designation to Heavy Industrial.

IV. STAFF RECOMMENDATION

Staff recommends **DENIAL** of CP-2026-01, a request to amend the City of Stockbridge Future Land Use Map for approximately 1.4 acres located at 4231 North Henry Boulevard from Low Density Mixed-Use to Heavy Industrial.

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge Quarry and that approval of the requested amendment would establish consistency between the proposed Heavy Industrial Future Land Use designation and the applicant's concurrent request to rezone the property to HI (Heavy Industrial District). Staff also recognizes that the applicant proposes to incorporate the property into the existing quarry operation through the construction of a landscaped berm intended to supplement the existing wooded buffer and provide additional visual screening along North Henry Boulevard.

However, Staff finds that the requested amendment is inconsistent with the City's adopted long-term planning vision for the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. Changing the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial would be inconsistent with the purpose and intent of the PMU Overlay District and would alter the development pattern envisioned for this portion of the corridor.

While the proposed amendment would establish consistency between the Future Land Use Map and the requested HI (Heavy Industrial District) zoning classification, Staff finds that it does not further the Comprehensive Plan's broader objectives of promoting compatible land use patterns, protecting community character, encouraging high-quality development along major transportation corridors, and reinforcing the City's long-term vision for the North Henry Boulevard corridor.

Based upon the findings contained within this report, Staff concludes that the applicant has not demonstrated sufficient justification to amend the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. Accordingly, Staff finds that the requested Comprehensive Plan Amendment is inconsistent with the Comprehensive Plan and the planning objectives of the Parkway Mixed Use (PMU) Overlay District and recommends **DENIAL** of CP-2026-01.

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

July 15, 2026

Linda Logan
Senior Planner
Planning and Zoning Division
Stockbridge, Georgia
llogan@stockbridgega.org

Gordon Linton
Senior Planner
Planning and Zoning Division
Stockbridge, Georgia
glinton@stockbridgega.org

Re: Summary Report of CZIM for 4231 North Henry Boulevard, Stockbridge, GA 30281; Parcel No. S33-01052000 (the "Subject Parcel")

Dear Ms. Logan and Mr. Linton:

Pursuant to § 9.2.10.E of the Unified Development Code of the City of Stockbridge, Georgia ("UDC") and pursuant to Ms. Logan's email to me on July 1, 2026, please accept this letter as the summary of the CZIM that was held on July 8, 2026, in regard to the above-referenced matter.

First, enclosed please find the letters that were sent to owners of properties within 500 feet of the Subject Parcel and evidence of the delivery of those letters pursuant to Ms. Logan's email to me on July 1, 2026. Also enclosed is the mailing list that was used to generate these letters.

Second, please note that the CZIM was held in the Council Chamber at Stockbridge City Hall, which is located at 4640 North Henry Boulevard. It was held on July 8, 2026, at 6:00 p.m.

Third, based on my understanding of the individuals present at the CZIM, there were approximately three (3) people present at the CZIM that were not associated with either the City, my client Vulcan Lands, Inc. ("Vulcan"), or the other zoning items being presented at the CZIM.

Fourth, of those three persons present at the CZIM only one of them had questions about Vulcan's applications relating to the Subject Parcel. That person asked a question about what the impact of the potential rezoning of the Subject Parcel would have on surrounding properties as it relates to noise from the quarry. As explained in response to that question at the CZIM, the

proposed rezoning will allow Vulcan to build a berm on the Subject Parcel, which will help to reduce noise from the quarry reaching nearby neighbors. The proposed berm would also provide an additional visual buffer from anyone on North Henry Boulevard being able to see into the quarry as the berm would be at least 20 feet high and would be wooded just like the properties on either side of the Subject Parcel. Neighbors to the quarry will not experience anything different from what they already experience under the proposed plan for the Subject Parcel. I also received one phone call from a neighbor to the Subject Parcel. Jay Selvaraj, husband of Vanamati Jaykumar, called me on July 8, 2026, in response to the notice letter sent to all nearby property owners. I explained to him what Vulcan wanted to do in building a berm on the Subject Parcel, and he said he had no issue with Vulcan's plan.

Fifth, after the CZIM, Vulcan representatives talked with members of the City's Planning & Zoning Staff about potential blasting that might occur on the Subject Parcel. In response to those discussions, and to further clarify Vulcan's intentions for the Subject Parcel, on July 10, 2026, I submitted an addendum to the initial Letter of Intent submitted to the City with Vulcan's applications. That addendum clarified two items that had come up at the CZIM, and it specifically explained that blasting would not occur on the Subject Parcel. With this addendum, I also included an updated image showing that only berm is to be built on the Subject Parcel. Additionally, enclosed with this letter is an updated site plan also showing how the Subject Parcel would only be used as berm, not part of the mining pit. These revisions to the initial documents submitted with Vulcan's applications show the specific changes to Vulcan's proposal that were made as a result of comments and discussions at the CZIM.

If you have any questions about this Summary Report, or if any other information is needed in support of Vulcan's applications, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By:

Jack Nichols

Enclosures
cc: Vulcan Materials Company

51748.0012



Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Updated Site Plan

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: July 14th, 2026

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

049A01034000
COWART JAMES D
30 STEPHENS AVE
STOCKBRIDGE, GA 30281

049A01035000
LEGETTE JIMMY S & HYE K
20 STEPHENS AVE
STOCKBRIDGE, GA 30281

049A01036000
SAGASTUME HERNAN
80 BELMONT FARMS DRIVE
ELLENWOOD, GA 30294

049A01037000
MJE PROPERTIES LLLP
210 COLONIAL COURT
FAYETTEVILLE, GA 30215

049A01038000
BAKER JAMES M JR ETAL
3350 RIVERWOOD PKWY SUITE #1800
ATLANTA, GA 30339

049A01039000
BAKER JAMES M JR ETAL
3350 RIVERWOOD PKWY SUITE #1800
ATLANTA, GA 30339

049A01040000
BAKER JAMES M JR ETAL
3350 RIVERWOOD PKWY SUITE #1800
ATLANTA, GA 30339

049A01077000
BAKER JAMES M JR ETAL
3350 RIVERWOOD PKWY SUITE #1800
ATLANTA, GA 30339

049A01078000
BAKER JAMES M JR ETAL
3350 RIVERWOOD PKWY SUITE #1800
ATLANTA, GA 30339

049A01080000
MEJIA ESBEYDA A & CARMONA EVERA
15 PINEHURST DR
STOCKBRIDGE, GA 30281

049A01081000
CHAVEZ SYLVER M
32149 BROOKSTONE DR
WESLEY CHAPEL, FL 33545

049A01082000
SAGON RAYMOND & SHAR
107 LAKE AMAH LEE RD
HAMPTON, GA 30228

049A02027000
TYLER JOSE R
40 PINEHURST DR
STOCKBRIDGE, GA 30281

049A02028000
SIMMONS DEBORAH A & MARSH MICH/
30 PINHURST DR
STOCKBRIDGE, GA 30281

049A02029000
H & H AUTO SALES INC
115 GWEN ELLEN DR
LOCUST GROVE, GA 30248

049A02030000
LOUIS GOTFRIED P, LIONEL P & ERIC P
4168 NORTH HENRY BLVD
STOCKBRIDGE, GA 30281

049A02032000
HAKANI AMEEN K, BABVANI AJIJ A &, B/
3543 DIPLOMAT ALY
SCOTTDALE, GA 30079

049A02033000
H & H AUTO SALES INC
115 GWEN ELLEN DR
LOCUST GROVE, GA 30248

049A02034000
BROWN CARMEN
15 SCOTT BLVD
STOCKBRIDGE, GA 30281

049A03048000
ALSTON WALTER & VERA
2130 EAST LAKE RD
MCDONOUGH, GA 30252

049A03049000
ALSTON WALTER & VERA
2130 EAST LAKE RD
MCDONOUGH, GA 30252

S33-01046000
CHAMBERS BRIAN J &, SHORE KAREN
110 LAKE TERRACE
STOCKBRIDGE, GA 30281

S33-01046001
EVANS LAWRENCE C JR & EVANS GAS
112 LAKE TERR
STOCKBRIDGE, GA 30281

S33-01049000
1745 HWY 29 INVESTMENTS LLC & HER
1745 US-29
ATHENS, GA 30601

S33-01050000
HENDERSON PHILIP & BESSIE
4297 NORTH HENRY BLVD SE
STOCKBRIDGE, GA 30281

S33-01051000
JAYAKUMAR BHANUMATHI
300 LANGSHIRE DR
MCDONOUGH, GA 30253

S33-01052000
EKSTEDT PROPERTIES LLC
508 GUINEVERE CT
MCDONOUGH, GA 30252

S33-01053000
VULCAN LANDS INC
1200 URBAN CENTER DRIVE
FAS 1401-843
BIRMINGHAM, AL 35242

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

July 10, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronica Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Addendum to Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

Please accept this letter as an addendum to the initial Letter of Intent that was submitted with the application packets for Vulcan Lands, Inc. c/o Vulcan Materials Company's ("Applicant") three zoning-related requests, which are:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

At the Community Zoning & Information Meeting (CZIM) held on July 8, 2026, two items were raised relating to the above requests that I want to clarify.

First, the Applicant's plan for the Subject Parcel does not involve parking or the use of trucks to turn around on the Subject Parcel. The Applicant's intent, if the rezoning is approved, is to use the Subject Parcel for a continuation of its berm that surrounds the quarry. The Applicant would build a berm on the Subject Parcel and would plant trees to match the tree buffer that already exists on either side of the Subject Parcel.

Second, there was a question raised about whether blasting would happen on the Subject Parcel. There will not be blasting on the Subject Parcel. The Applicant's plan is to use the Subject Parcel as additional berm, which will allow further mining work to be done on other parcels at the quarry that are already owned by the Applicant. To clarify any concerns about this, I am attaching to this letter an updated image showing where additional berm is planned to be built (between the red lines) and where additional mining and blasting would occur (yellow area). Please note this is slightly different from the initial site plan that was submitted with the application packets as that initial site plan showed a small portion of the Subject Parcel being used as the edge of the expanded pit. The attached image is the Applicant's updated plan for the Subject Parcel, which should alleviate any concerns that blasting might happen on the Subject Parcel.

If you have any questions, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

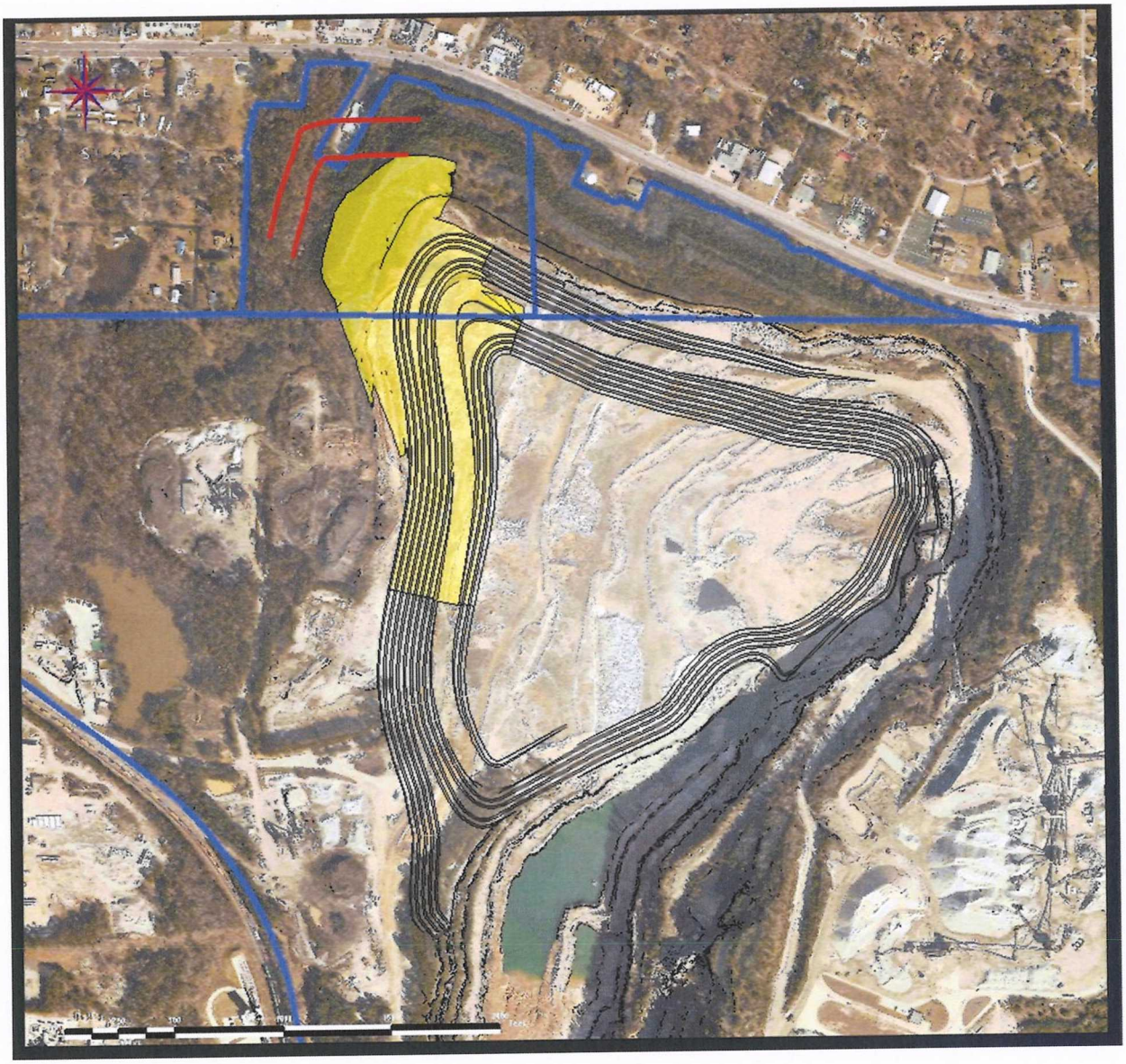
JAMES BATES BRANNAN GROOVER LLP

By: Jack Nichols

Jack Nichols

Enclosure
cc: Vulcan Materials Company

51748.0012



JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district . . . ." Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By: 

Jack Nichols

cc: Vulcan Materials Company

51748.0012

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC

Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281

Telephone: 678-565-9388 E-mail: ekstedt@charter.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ Date: 5/29/2026

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

Tiffany Hurley

Printed Name of Notary Public

5/29/2026

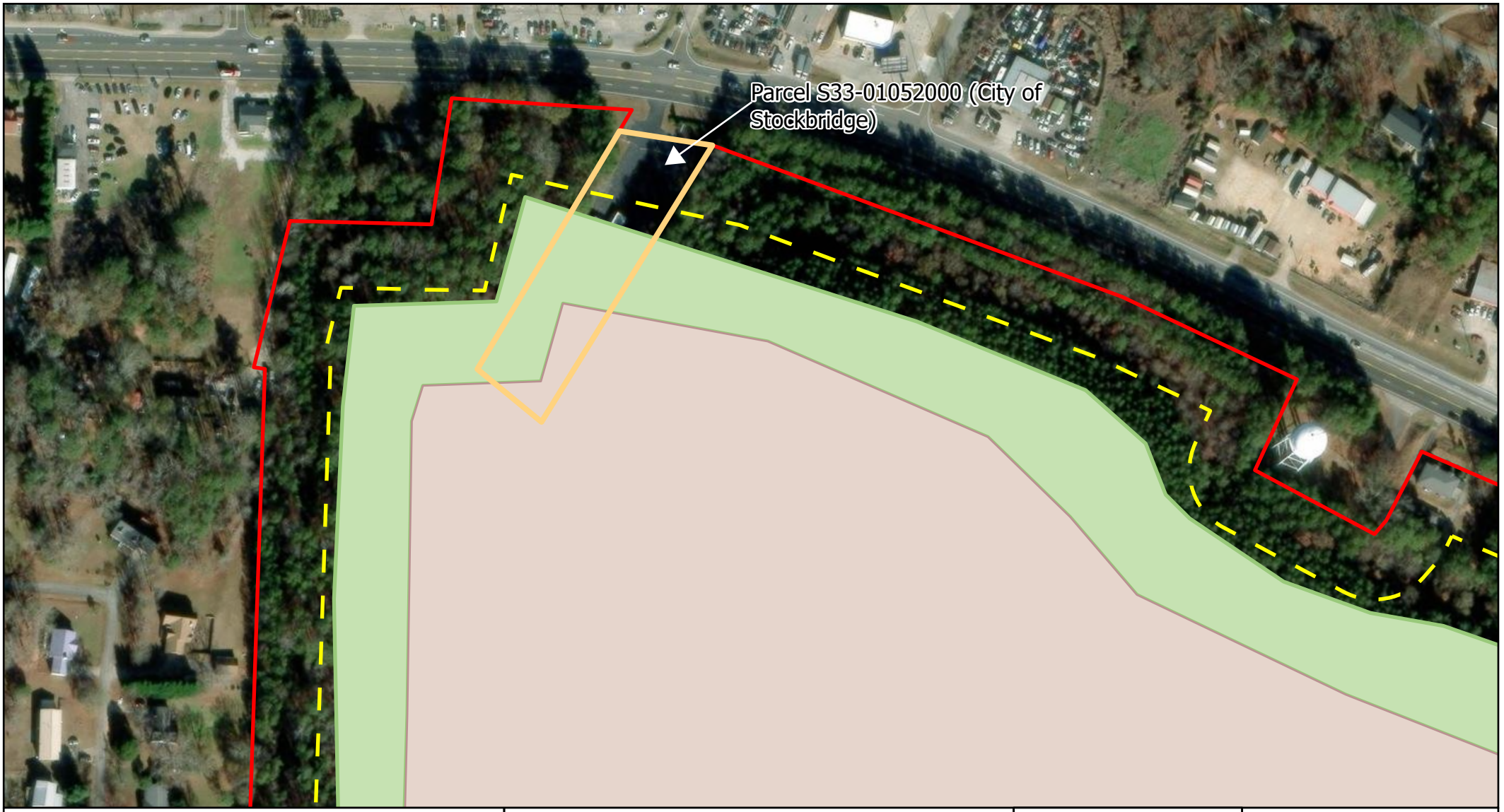
Date

May 29 2026

Date

Notary Public's Seal or Stamp

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027



Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.

5. Any minerals or mineral rights leased, granted or retained by current or prior owners.

6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was $10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of $58.18 for Tax Account Reference Number 79663.

The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of $397.67 for Tax Account Reference Number 16913.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.

8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.

10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

12. Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Rink, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON

13. Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.

14. Terms and provisions of an unrecorded Lease by and between Ekstedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as evidenced by Lessee's Assignment of Lease and Subordination among Ekstedt Properties, LLC and Wachovia SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDES THE SUBJECT PROPERTY.

15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (80 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

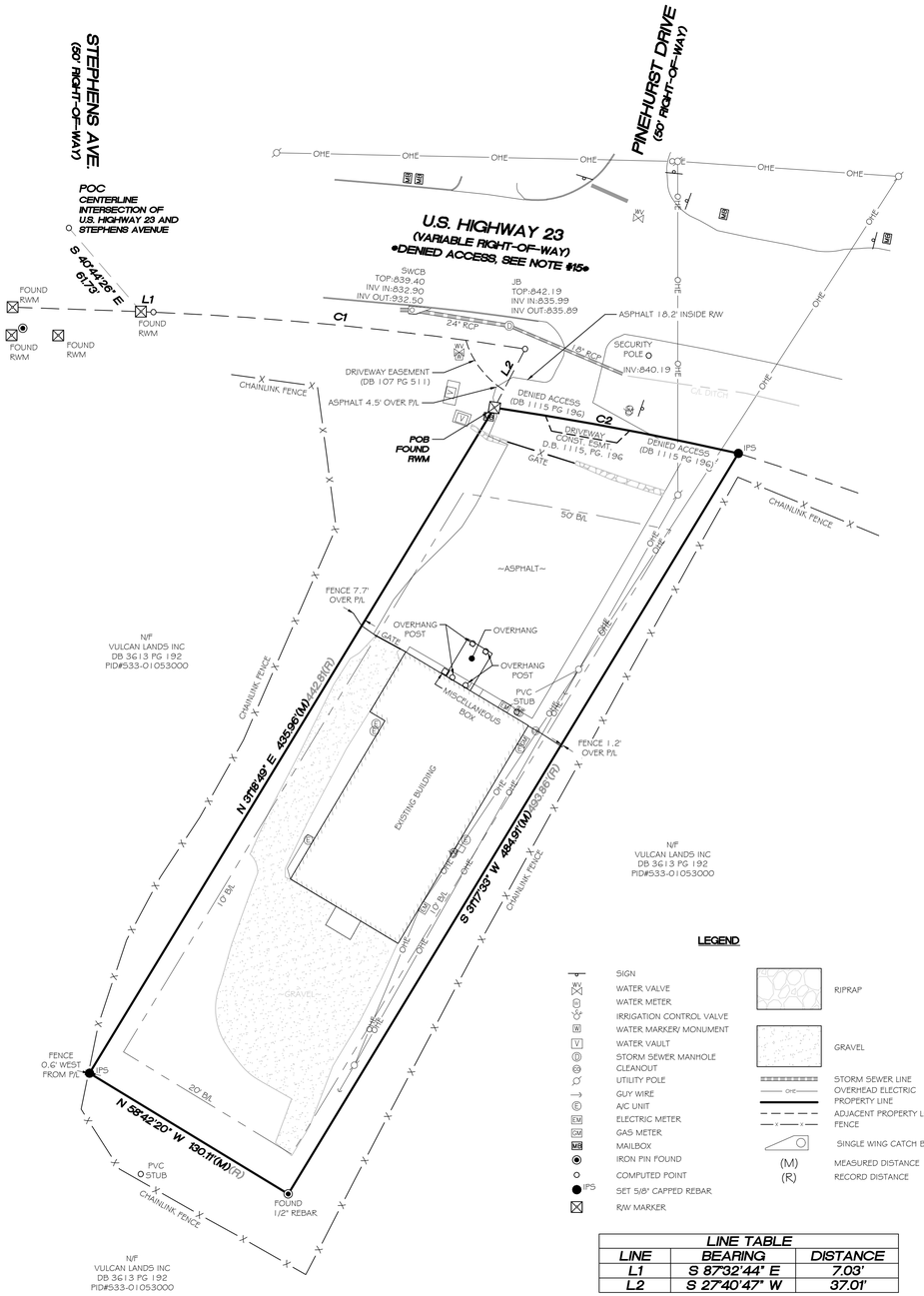
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable R/W) and Stephens Ave (50' R/W); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point, said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 84 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument, said point being the POINT OF BEGINNING of the parcel herein described.

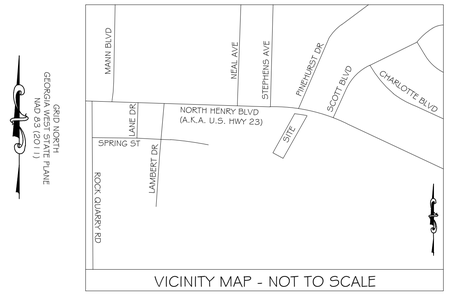
Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 484.91 feet to a found 1/2" rebar; thence run North 58 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

REFERENCES:

1. DEED BOOK 1115 PAGE 196
2. DEED BOOK 107 PAGE 511





VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13151C0086D, DATED OCTOBER 06, 2016), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). A CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.000013545994269.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
8. EQUIPMENT USED FOR MEASUREMENT:
   GPS: TRIMBLE R12i GPS BASE & RECEIVER
9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
13. LJA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
14. CURRENT PROPERTY OWNER: EKSTEDT PROPERTIES LLC
    CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
    CURRENT PID #:533-01052000
15. ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
59,992 Sq. Feet
1.377 Acres

LEGEND

	SIGN		RIPRAP
WV	WATER VALVE		
WM	WATER METER		
IC	IRRIGATION CONTROL VALVE		
WM	WATER MARKER/ MONUMENT		GRAVEL
V	WATER VAULT		
D	STORM SEWER MANHOLE		
CO	CLEANOUT		
	UTILITY POLE		STORM SEWER LINE
	GUY WIRE	OHE	OVERHEAD ELECTRIC
AC	A/C UNIT		PROPERTY LINE
EM	ELECTRIC METER		ADJACENT PROPERTY LINE
GM	GAS METER	x x x	FENCE
MB	MAILBOX		SINGLE WING CATCH BASIN
	IRON PIN FOUND	(M)	MEASURED DISTANCE
	COMPUTED POINT	(R)	RECORD DISTANCE
IPS	SET 5/8" CAPPED REBAR		
	R/W MARKER		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"

0' 40' 80' 120'
1 INCH = 40 FEET

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

LOCATED IN:
LAND LOT 62
12TH DISTRICT,
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
4231 NORTH HENRY BLVD
FOR
VULCAN MATERIALS

ISSUE:	DATE	DESCRIPTION
INITIAL:	10/24/2025	
REV. 1	01/22/2026	ADDRESS ATTORNEY COMMENTS
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AKC
MAP CHECKED BY: MCB
REVIEWED BY: MCB

PROJECT #:
LJA53940-2516

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2026 LJA SURVEYING INC
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC

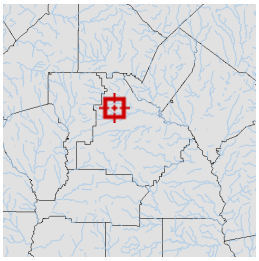
SHEET NO:
1 OF 1

File Locations:\sectors\survey\projects\lja3940 (vulcan materials)\05 ig (stockbridge quarry)\05 survey cad\stockbridge quarry

Henry County, GA



Overview



Legend

Parcels

Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

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

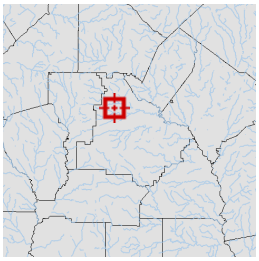
Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

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

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 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** 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 1st day of June, 2026

Applicant's Name - Printed

Jack Nichols

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 1st day of June, 2026.

Notary Public

NOTARY PUBLIC GEORGIA
MARSHA L. GILLESPIE
MONROE COUNTY
My Commission Expires
01/07/2029

* 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 1st day of June 2026

Vulcan Lands, Inc.
Applicant's Name - Printed by Nathan Weinert as Assistant Secretary

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 1st day of June 2026

CAROLINE DICKENS REED NOTARY PUBLIC MY COMMISSION EXPIRES 02-05-2029 ALABAMA STATE AT LARGE

Caroline D. Reed
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 29th day of May, 2026

Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of May, 2026

Notary Public

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

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

4231 North Henry Blvd Stockbridge, GA

Parcel No. S33-01052000

1.4 Acres





TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

July 10, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronica Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Addendum to Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

Please accept this letter as an addendum to the initial Letter of Intent that was submitted with the application packets for Vulcan Lands, Inc. c/o Vulcan Materials Company's ("Applicant") three zoning-related requests, which are:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

At the Community Zoning & Information Meeting (CZIM) held on July 8, 2026, two items were raised relating to the above requests that I want to clarify.

First, the Applicant's plan for the Subject Parcel does not involve parking or the use of trucks to turn around on the Subject Parcel. The Applicant's intent, if the rezoning is approved, is to use the Subject Parcel for a continuation of its berm that surrounds the quarry. The Applicant would build a berm on the Subject Parcel and would plant trees to match the tree buffer that already exists on either side of the Subject Parcel.

Second, there was a question raised about whether blasting would happen on the Subject Parcel. There will not be blasting on the Subject Parcel. The Applicant's plan is to use the Subject Parcel as additional berm, which will allow further mining work to be done on other parcels at the quarry that are already owned by the Applicant. To clarify any concerns about this, I am attaching to this letter an updated image showing where additional berm is planned to be built (between the red lines) and where additional mining and blasting would occur (yellow area). Please note this is slightly different from the initial site plan that was submitted with the application packets as that initial site plan showed a small portion of the Subject Parcel being used as the edge of the expanded pit. The attached image is the Applicant's updated plan for the Subject Parcel, which should alleviate any concerns that blasting might happen on the Subject Parcel.

If you have any questions, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

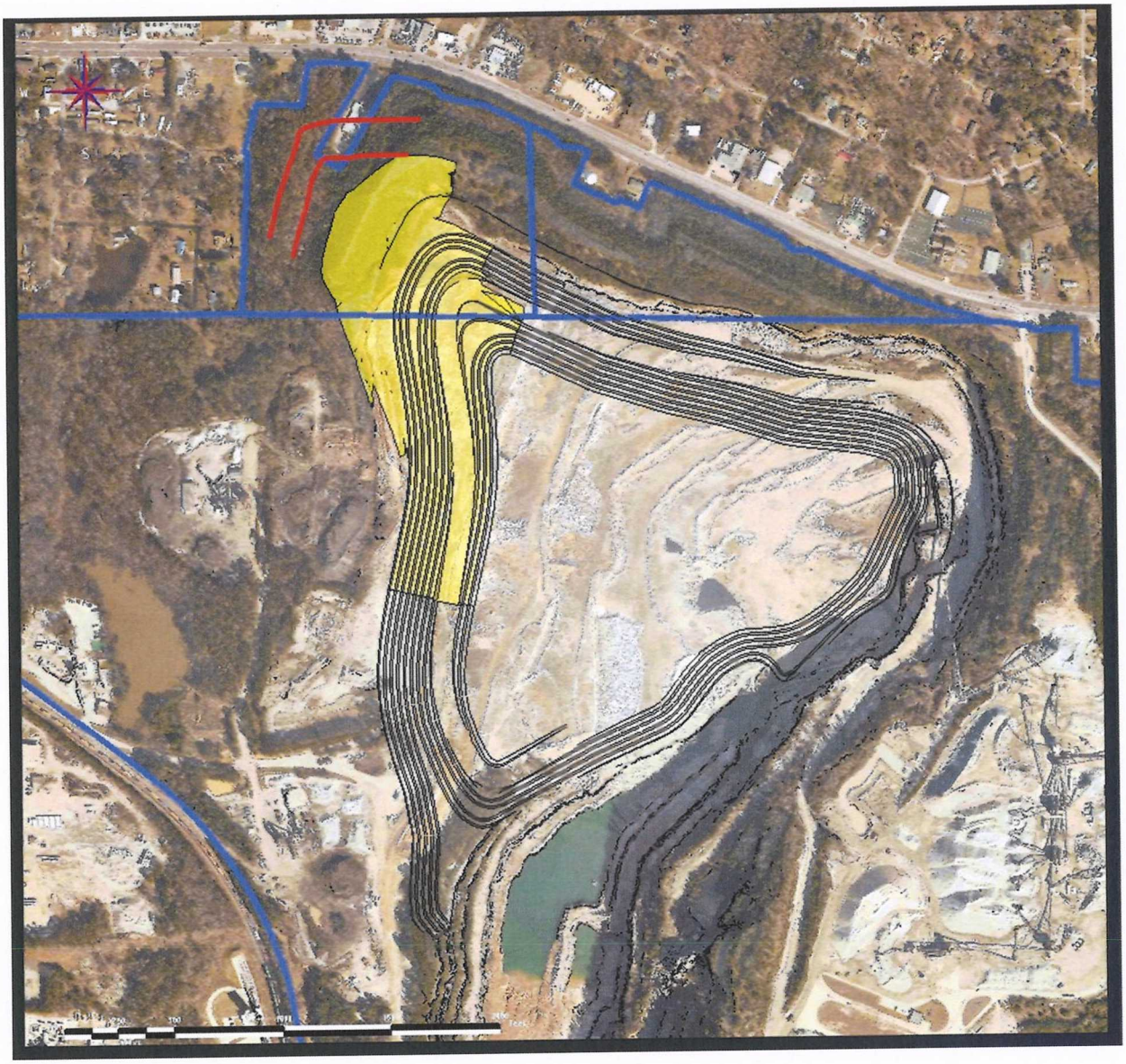
JAMES BATES BRANNAN GROOVER LLP

By: Jack Nichols

Jack Nichols

Enclosure
cc: Vulcan Materials Company

51748.0012



JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district . . . ." Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By: 

Jack Nichols

cc: Vulcan Materials Company

51748.0012

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC

Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281

Telephone: 678-565-9388 E-mail: ekstedt@charter.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ Date: 5/29/2026

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

Tiffany Hurley

Printed Name of Notary Public

5/29/2026

Date

May 29 2026

Date

Notary Public's Seal or Stamp

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

REZ-2026.06.1186

Address:
4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281
Web Form

City of Stockbridge Planni

Community Development I

Rezoning Request Application

Name of Applicant	First: Vulcan Lands, Inc.	
Applicants Address:	1200 Urban Center Drive	
City Birmingha m	State: Alabama	Zip: 35242
Name of Owner:	First Ekstedt Properties, LLC	
Owner's Address	4231 North Henry Boulevard	
City: Stockbridge	State: Georgia	Zip:30281

Name of Second Owner:	First	
Second Property Owner's Address:		
City:	State:	Zip:
Name of Third Owner:	First	
Third Property Owner's Address:		
City:	State:	Zip:
Name of Agent:	First Jack	
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	Zip: 31201

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from C-2 (General Commercial District) to
(Current Zoning)

The property will be P
property for no less th
property owner shall

HI (Heavy Industrial District)

(Requested Zoning District)

For the Purpose of:

Further development of natural resources in conjunction with the existing quarry pursuant to Section 3.2.25 o

(Type of Development)

Case Name: Rezoning Application for 4231 North Henry Boulevard

Is Development of Regional Impact (DRI)? ○ Yes ✓ No

Nearest intersection to t

Size of Tract: 1.4 acres

Land Lot Number(s): 62

Gross Density: units per acre

Net Density: units per

Vulcan Lands, Inc.
Applicant Signature

Property Owner Authorization Form please click here

Stockbridge
Where Community Connects

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

DATE: July 16, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

Subject: RZ-2026-02 For 4231 North Henry Boulevard

Summary of Request: The applicant, Vulcan Lands, Inc., is requesting to rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District). The purpose of the request is to incorporate the subject property into the existing Stockbridge Quarry operation. According to the applicant, the majority of the site will be utilized for the construction of a berm, while a small portion of the property may be used as the edge of the quarry pit. The request is accompanied by a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

I. PURPOSE

Consideration of a request to rezone property located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District) to allow for the expansion of the existing Stockbridge Quarry, including the construction of a proposed berm.

II. PROPERTY INFORMATION

Proposed Use	Expansion of the existing Stockbridge Quarry operation, including the construction of a berm and associated quarry-related activities
Site Address	4231 North Henry Boulevard
Parcel Identification	S33-01052000

Parcel Acreage	1.4 Acres
Applicant	Vulcan Lands, Inc. c/o Vulcan Materials Company
Agent:	Jack Nichols, Brannan Groover, LLP
Owner:	Ekstedt Properties, LLC
Current Zoning of Property	C-2 (General Commercial District)
Proposed Zoning of Property	HI (Heavy Industrial District)
Current Use of Property:	The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences

The surrounding area consists of a mix of industrial, commercial, institutional, and residential uses. The subject property is located adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property. Commercial and institutional uses are located along North Henry Boulevard to the north, while single-family residential properties are located to the west. A City of Stockbridge well site is located to the east. The proposed rezoning would incorporate the subject property into the existing Stockbridge Quarry operation and establish zoning consistency with adjacent heavy industrial properties.

III. FINDINGS OF FACTS

1. The subject property consists of approximately 1.4 acres located at 4231 North Henry Boulevard and is currently zoned C-2 (General Commercial District).

2. The request is accompanied by a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code.

3. The subject property is surrounded on multiple sides by land associated with the existing Stockbridge Quarry operation and is located adjacent to property zoned HI (Heavy Industrial District).

4. Surrounding land uses include quarry operations, commercial businesses, institutional uses, a municipal well site, and single-family residential properties.

5. The subject property fronts North Henry Boulevard, which is classified as a Principal Arterial roadway and serves as a major transportation corridor within the City of Stockbridge and the surrounding region.

IV. MAPS, SITE PLAN, AND SUPPORTING EXHIBITS

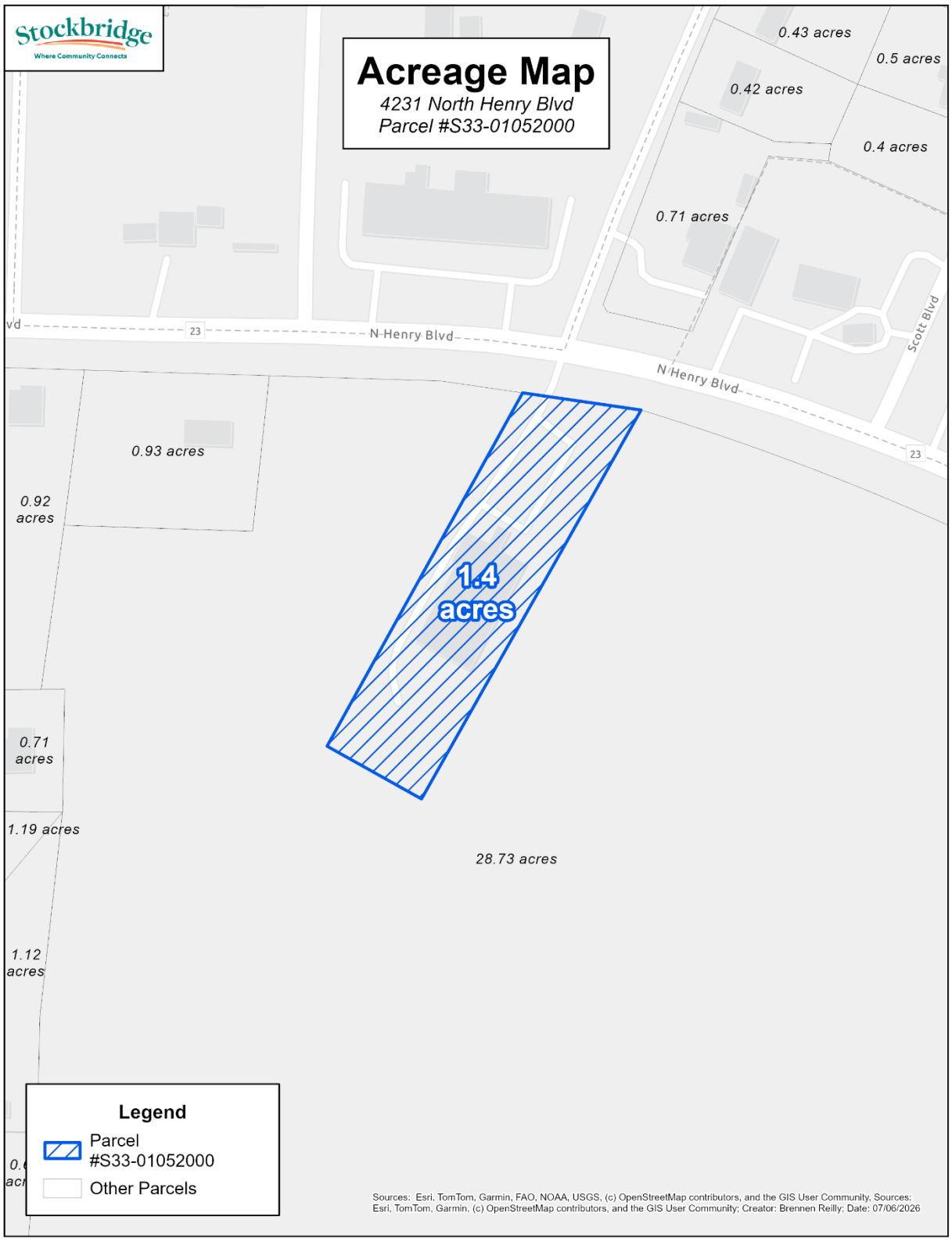
The following exhibits are included as part of the review of the requested rezoning, Comprehensive Plan Amendment, and Special Use Permit:

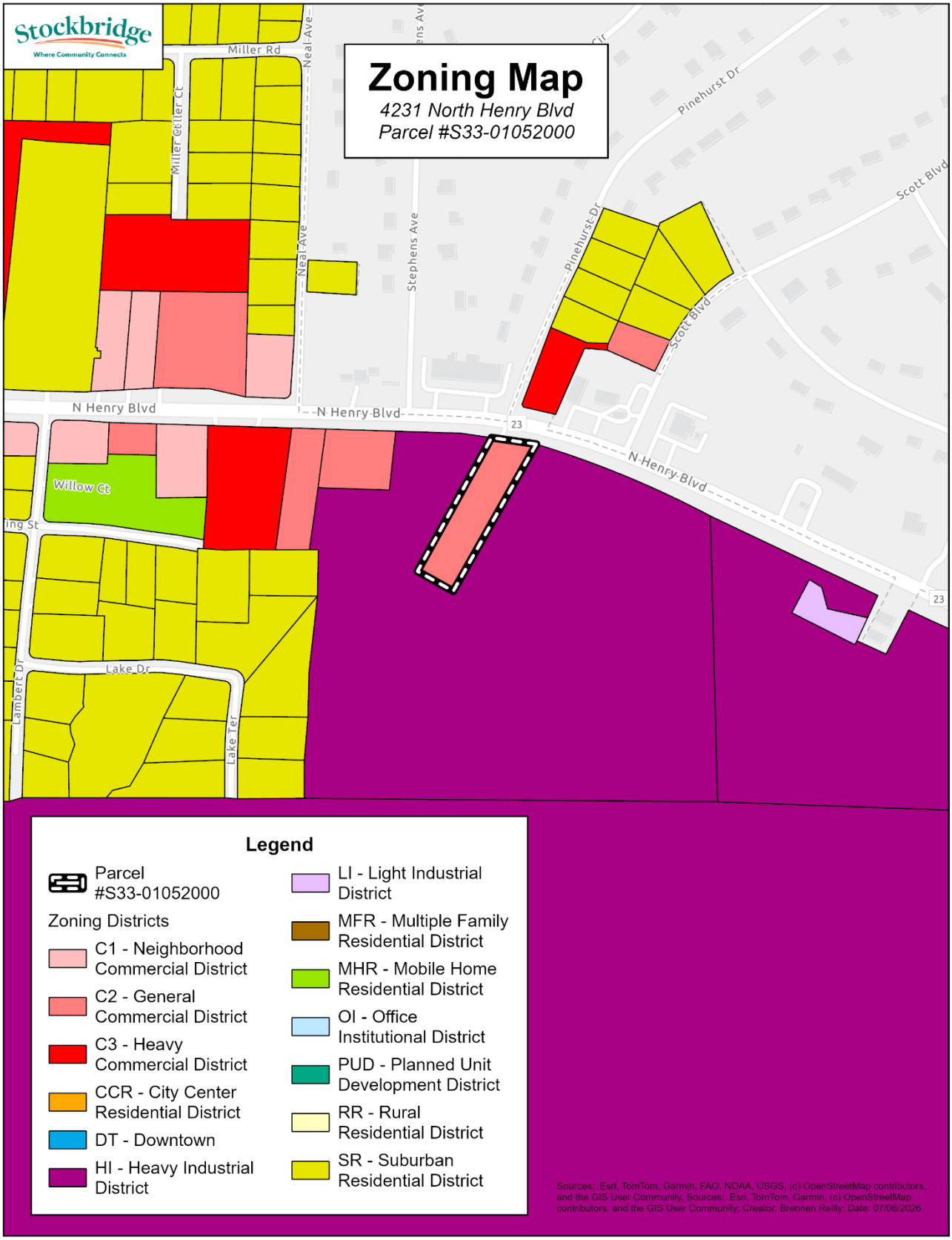
- Vicinity Map of 4231 North Henry Boulevard
- Aerial Photograph of the Subject Property and Surrounding Area
- Parcel Acreage Map of 4231 North Henry Boulevard
- Existing Zoning Map of 4231 North Henry Boulevard
- Future Land Use Map of 4231 North Henry Boulevard
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay

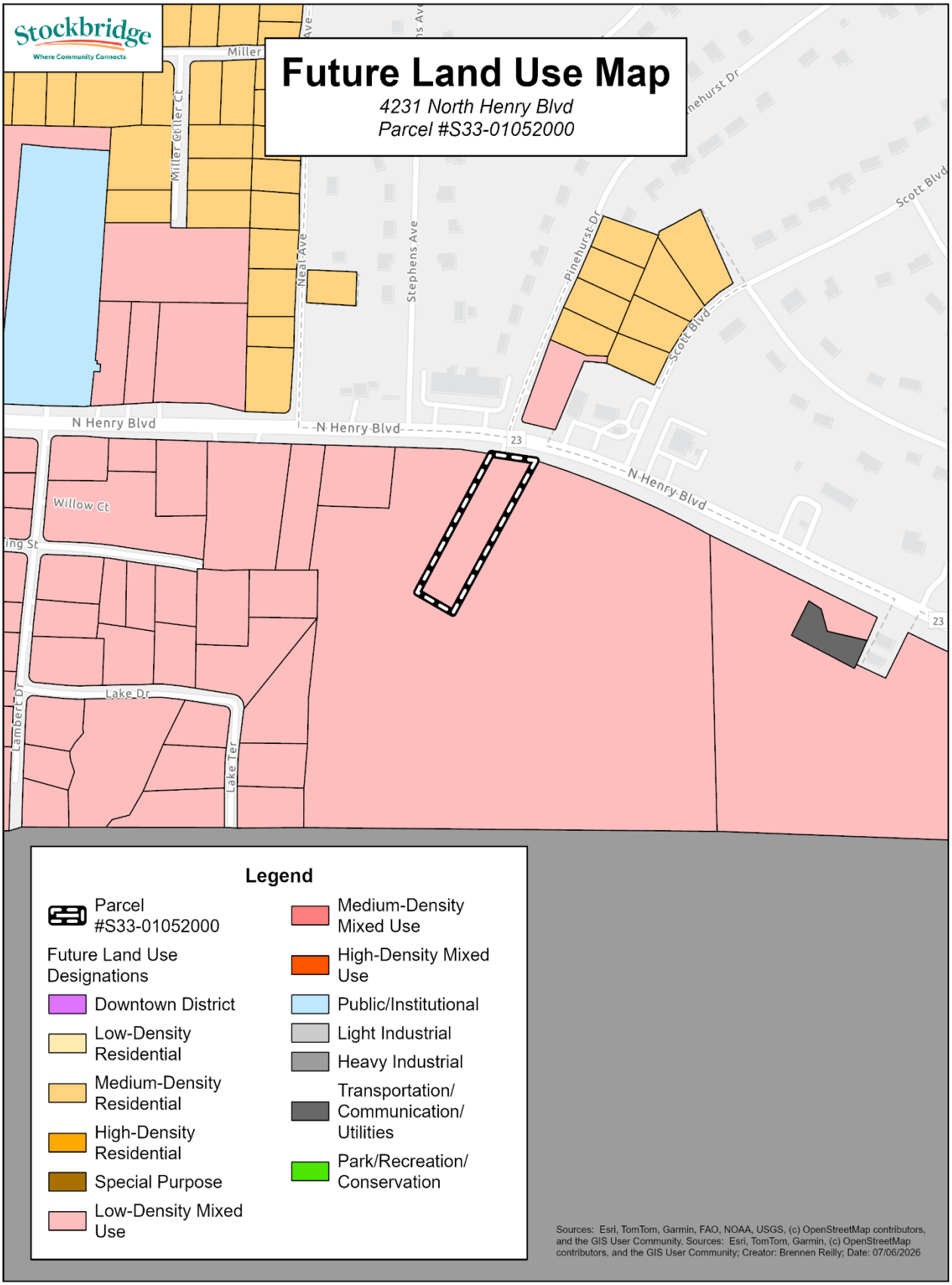
These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, transportation network, and proximity to nearby residential, commercial, institutional, industrial, and quarry-related uses. The exhibits also depict the proposed incorporation of the subject property into the existing Stockbridge Quarry operation, including the construction of a proposed berm and associated quarry-related activities. Additionally, the exhibits illustrate the relationship of the subject property to the existing Stockbridge Quarry, nearby residential neighborhoods, and the City of Stockbridge well site.

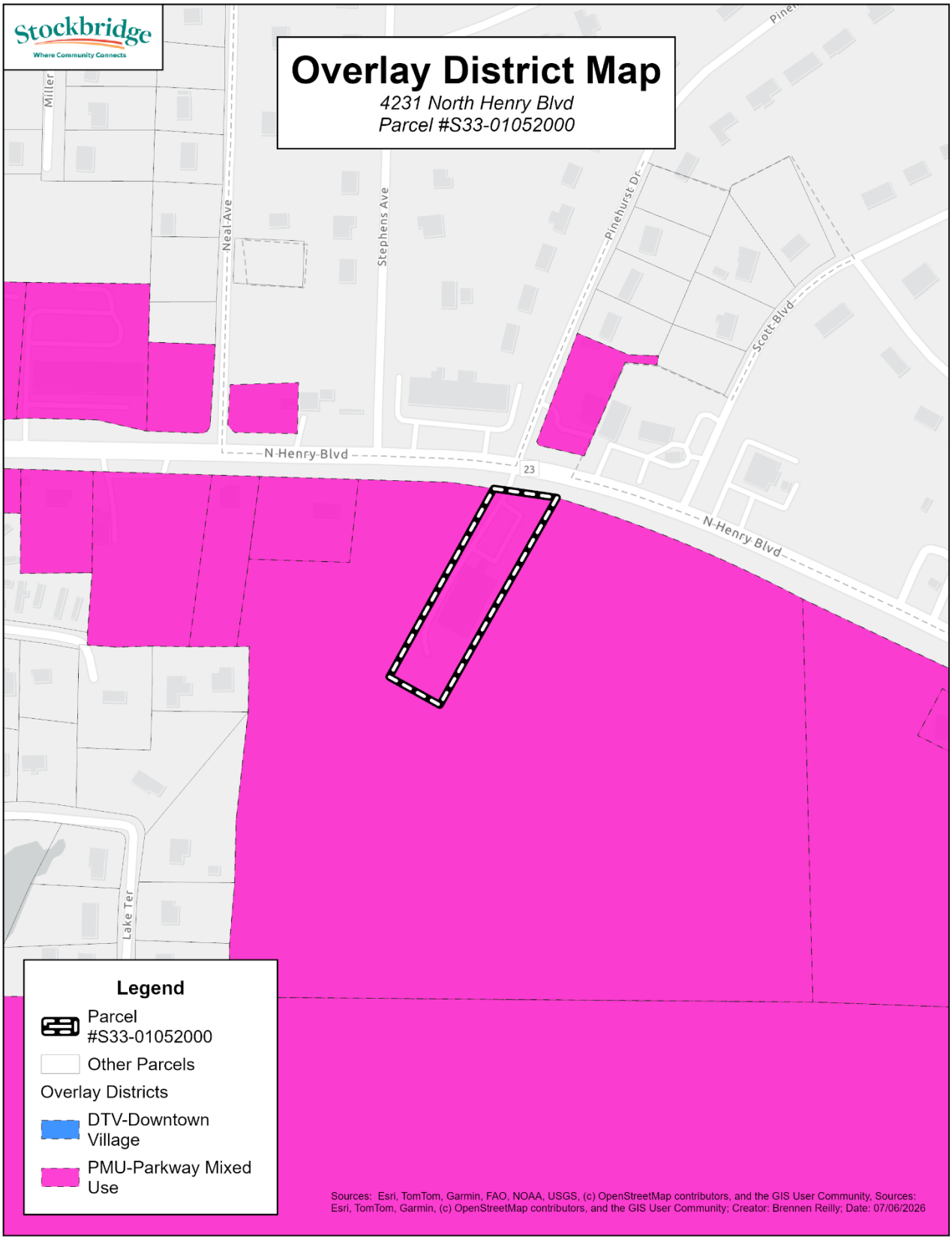

Stockbridge
Where Community Connects
Points of Interest Map
4231 North Henry Blvd
Parcel #S33-01052000
N
City Cemetery
Shopping Plaza
Ultimate Auto Body Shop
Henry Food Mart
Billy's Food Mart
Ed's Public Safety
X-pert Auto Care
High Class Auto Sales
Mobile Home Community
Rock Quarry Liquor Store
Stockbridge Rock Quarry
Legend
Parcel #S33-01052000
Points of Interest
0 0.02 0.04 0.09 0.14 0.18
Miles
Esri, Vantor, Earthstar Geographics, and the GIS User Community; Creator: Brennen Reilly; Date: 07/07/2026


Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
23
N Henry Blvd
N Henry Blvd
N
0
0.01
0.03
0.05 Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel #S33-01052000

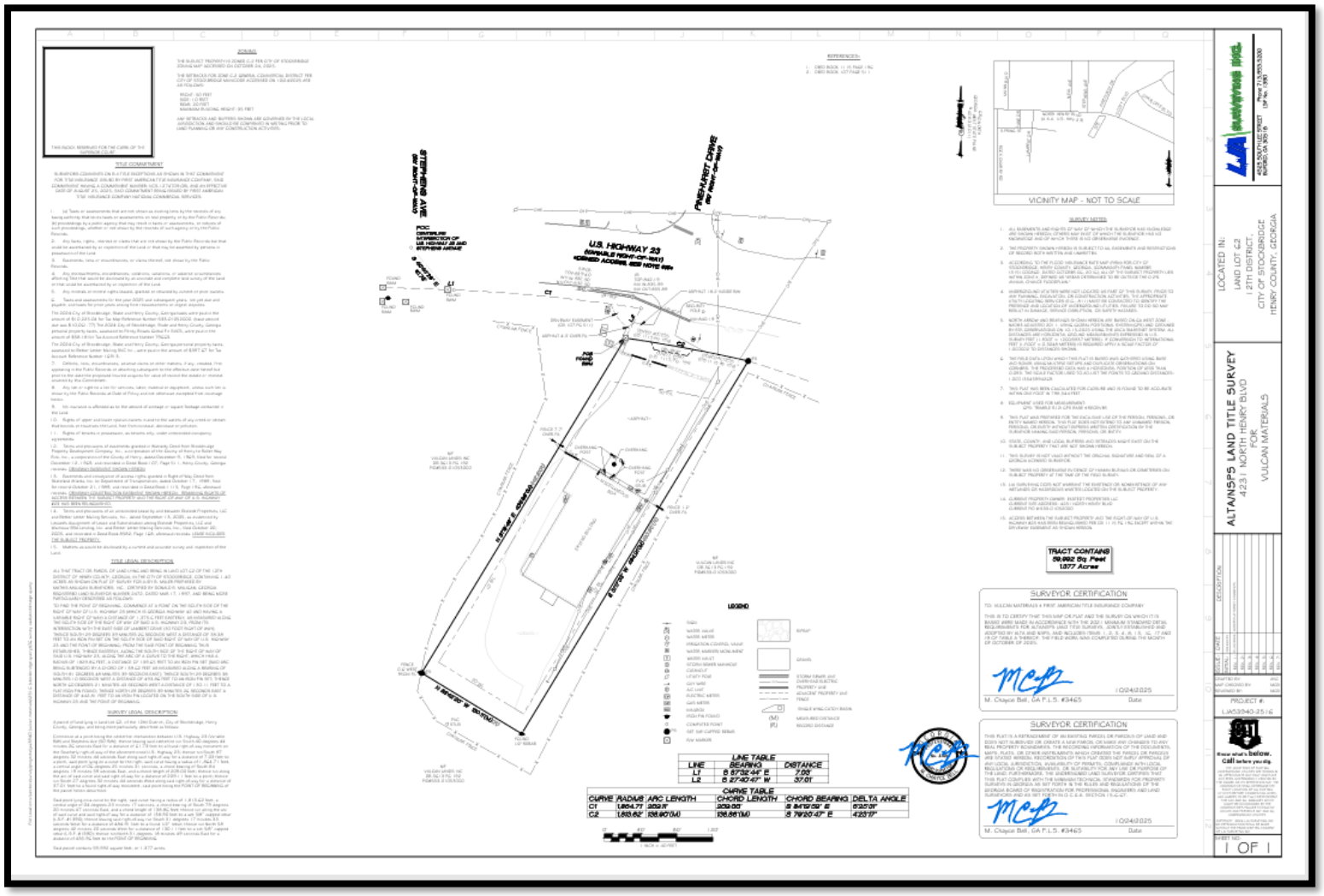

Stockbridge
Where Community Connects
Acreage Map
4231 North Henry Blvd
Parcel #S33-01052000
0.43 acres
0.5 acres
0.42 acres
0.4 acres
0.71 acres
N Henry Blvd
Scott Blvd
23
0.93 acres
0.92 acres
1.4 acres
0.71 acres
1.19 acres
28.73 acres
1.12 acres
Legend
Parcel #S33-01052000
Other Parcels
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Zoning Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller Rd
Miller Geller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

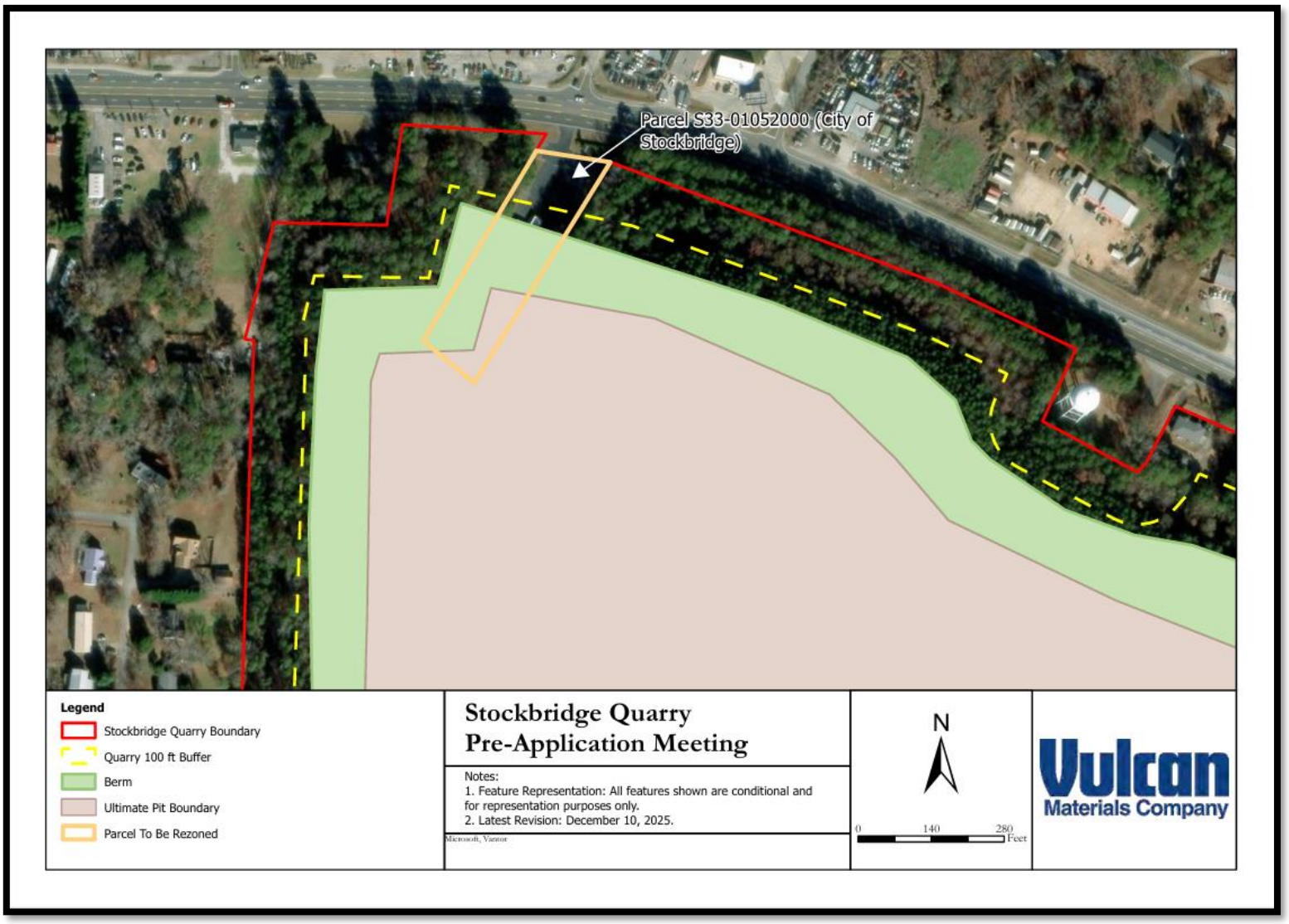

Stockbridge
Where Community Connects
Future Land Use Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Miller Geller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Future Land Use Designations
Downtown District
Low-Density Residential
Medium-Density Residential
High-Density Residential
Special Purpose
Low-Density Mixed Use
Medium-Density Mixed Use
High-Density Mixed Use
Public/Institutional
Light Industrial
Heavy Industrial
Transportation/ Communication/ Utilities
Park/Recreation/ Conservation
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
N Henry Blvd
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

ALTA/NSPS Land Title Survey of the Subject Property.



Applicant's Conceptual Site Plan Showing the Proposed Berm and Ultimate Pit Boundary.



Applicant's Conceptual Aerial Rendering of the Proposed Quarry Expansion



Applicant's Conceptual Street-Level Rendering of the Proposed Berm



V. DEVELOPMENT INFORMATION

The applicant proposes to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation through the expansion of quarry-related activities. The request includes a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District), a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial, and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business. Although commercially zoned, the parcel is uniquely situated because it is immediately adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property. If approved, the property would transition from a commercial use to become part of the overall quarry operation, thereby creating a more cohesive development pattern and establishing zoning consistency with the surrounding HI-zoned properties.

According to the submitted site plan, the majority of the subject property will be utilized for the construction of a proposed berm located along the northern boundary of the existing quarry adjacent to North Henry Boulevard. A berm is an engineered earthen embankment typically constructed from compacted soil, rock, and other approved fill materials. Berms are commonly incorporated into quarry, mining, transportation, and industrial developments to provide physical separation between differing land uses and to supplement existing buffering and screening measures.

The proposed berm is intended to serve as a permanent buffering feature between the existing quarry operation and surrounding development. The applicant's conceptual rendering depicts the proposed berm as a landscaped earthen embankment designed to complement the existing tree canopy while providing additional visual screening along the North Henry Boulevard corridor." According to the applicant, the berm is designed to provide additional visual screening along the North Henry Boulevard corridor, supplement existing wooded vegetation, improve separation between quarry activities and adjacent residential, commercial, institutional, and public properties, and enhance compatibility between the quarry operation and surrounding land uses. The site plan also indicates that the ultimate quarry pit boundary will remain south of the proposed berm, allowing the berm to function as a transitional area between active quarry operations and adjacent development.

The proposed development does not include the construction of new commercial buildings, residential units, or other vertical development. Instead, the application facilitates the expansion of an existing heavy industrial use through the incorporation of the subject property into the existing quarry operation. The proposal is intended to support the continued extraction and management of natural resources while improving the overall development pattern by eliminating an isolated commercial parcel within a predominantly heavy industrial area.

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the quarry and serves as a major transportation corridor within the City of Stockbridge. The surrounding area consists of a mixture of heavy industrial, commercial, institutional, and residential land uses, including the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church to the west, and nearby single-family residential neighborhoods along Lake Terrace, Spring Street, and North Henry Boulevard. Existing mature

vegetation currently provides a natural buffer between the quarry and many surrounding properties. The proposed berm is intended to supplement these existing conditions by providing an additional layer of screening and separation along the northern edge of the quarry.

As part of its review, Staff evaluated the properties located nearest to the proposed berm to better understand the relationship between the proposed quarry expansion and surrounding development. The analysis identified adjacent residential, commercial, institutional, and public utility uses within both the City of Stockbridge and unincorporated Henry County. The proposed berm is intended to enhance compatibility between these surrounding land uses and the existing quarry by strengthening the existing buffer and improving the visual transition along the North Henry Boulevard corridor.

If approved, the proposed rezoning, Comprehensive Plan Amendment, and Special Use Permit would allow the subject property to become an integrated component of the existing Stockbridge Quarry while remaining subject to all applicable local, state, and federal permitting requirements governing quarry operations, environmental protection, stormwater management, and erosion and sedimentation control.

A. What is a Berm?

A berm is a raised earthen embankment constructed from compacted soil, rock, or other approved fill material. Berms are commonly used in quarry, mining, transportation, and industrial developments to provide a physical and visual buffer between operational areas and adjacent properties.

In quarry operations, berms are designed to create separation between active extraction areas and surrounding land uses. They may support landscaping and vegetation, improve visual screening, define property boundaries, and provide a transition between industrial operations and neighboring residential, commercial, institutional, or public properties. Berms are often incorporated into site design as a long-term buffering feature and may be used in conjunction with existing natural vegetation to enhance compatibility with surrounding development.

For this application, the applicant proposes to construct a berm along the northern boundary of the existing Stockbridge Quarry adjacent to North Henry Boulevard. According to the submitted site plan, the berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation between quarry operations and nearby residential, commercial, institutional, and public properties while supporting the continued operation of the existing quarry.

B. Purpose of the Berm

The purpose of the proposed berm is to provide additional buffering and visual screening between the existing Stockbridge Quarry operation and surrounding properties. The berm is intended to supplement the existing wooded vegetation along the northern edge of the quarry and create a more defined transition between heavy industrial quarry activities and nearby residential, commercial, institutional, and public uses.

The berm would also help establish physical separation between the quarry operation and the North Henry Boulevard corridor. As shown on the submitted site plan, the berm is located between the quarry operations and adjacent development, allowing it to function as a long-term site design feature that supports compatibility between the existing quarry and surrounding land uses.

The berm should be understood as a buffering and screening measure. It does not eliminate quarry operations or replace applicable local, state, and federal regulations governing quarry activities, including extraction, blasting, dust control, stormwater management, and public safety.

C. Ultimate Pit Boundary

The ultimate pit boundary represents the maximum planned extent of excavation within the approved quarry operation at the completion of mining activities. It identifies the outer limit to which quarry extraction is anticipated to occur, based on the approved mine plan and applicable regulatory requirements.

According to the submitted site plan, the ultimate pit boundary is located south of the proposed berm, allowing the berm to remain between the active quarry operations and North Henry Boulevard. As a result, the berm is intended to function as a permanent buffering and screening feature while separating the ultimate limits of quarry excavation from adjacent residential, commercial, institutional, and public properties.

The location of the ultimate pit boundary demonstrates that the proposed berm is designed to remain outside the anticipated excavation area and serve as part of the long-term transition between the existing quarry operation and surrounding development.

D. Potential Operational Impacts

Quarry operations are generally associated with operational activities such as rock extraction, blasting, crushing, material processing, truck traffic, equipment operation, and the transportation of aggregate materials. These activities have the potential to generate operational impacts including noise, vibration, dust, and increased truck movements.

The proposed application does not establish a new quarry operation but rather facilitates the expansion of the existing Stockbridge Quarry through the incorporation of the subject property into the overall quarry site. According to the submitted site plan, the primary improvement consists of the construction of a berm intended to provide additional visual screening and buffering between quarry operations and adjacent residential, commercial, institutional, and public properties.

Quarry operations, including blasting activities where permitted, remain subject to applicable federal, state, and local regulations governing public safety, environmental protection, air quality, stormwater management, erosion and sedimentation control, and other operational requirements. Any quarry-related activities conducted on the subject property shall comply with all applicable permits and regulatory approvals.

The proposed berm does not eliminate quarry operations or their associated activities. Rather, it is intended to supplement the existing wooded buffer by providing additional visual separation and improving compatibility between the existing quarry operation and surrounding development.

E. Permit Requirements

Approval of the requested Comprehensive Plan Amendment, Rezoning, and Special Use Permit does not, by itself, authorize quarry operations or site development. The applicant will be required to obtain all applicable local, state, and federal permits and approvals prior to commencing any site improvements or quarry-related activities.

Depending on the scope of the proposed development, permits and approvals may include, but are not limited to:

- Special Use Permit pursuant to Section 3.2.25 of the City of Stockbridge Unified Development Code for the development of natural resources.
- Land Disturbance Permit (LDP) from the City of Stockbridge for grading, earthwork, and berm construction.
- Erosion, Sedimentation, and Pollution Control (ES&PC) Plan approval, as required by state and local regulations.
- Stormwater Management review and approval, as applicable.
- Georgia Environmental Protection Division (GA EPD) permits or approvals applicable to quarry and mining operations, including any required modifications to existing permits.
- Compliance with all applicable Georgia Surface Mining Act requirements and any associated reclamation obligations.
- Any required approvals from the City Engineer, Public Works Department, or other reviewing agencies for grading, drainage, access, utilities, and related site improvements.
- Any additional permits or approvals required by local, state, or federal regulatory agencies prior to construction or operation.

The applicant shall be responsible for obtaining and maintaining all required permits and complying with all applicable federal, state, and local laws, regulations, and permit conditions throughout the development and operation of the site.

VI. 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.4

1. Consistency with the Comprehensive Plan.

The subject property is currently designated Low Density Mixed-Use on the City of Stockbridge Future Land Use Map. The applicant has submitted a concurrent Comprehensive Plan Amendment requesting to change the Future Land Use designation to Heavy Industrial, which is being evaluated in conjunction with the requested HI (Heavy Industrial District) rezoning. The Comprehensive Plan recognizes that when a proposed development is inconsistent with the adopted Future Land Use Map, a Comprehensive Plan Amendment should be considered prior to or concurrently with a rezoning request.

The proposed Heavy Industrial Future Land Use designation is intended to accommodate large-scale industrial operations, including mining, quarrying, manufacturing, and similar uses. The applicant proposes to incorporate the subject property into the existing Stockbridge Quarry operation through the construction of a landscaped berm as part of the overall quarry expansion.

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge

Quarry and that approval of the requested Comprehensive Plan Amendment and Rezoning would establish consistency between the Future Land Use Map and the requested HI (Heavy Industrial District) zoning classification. The proposal would also incorporate an isolated commercially developed parcel into the existing quarry operation.

However, Staff finds that the proposed amendment is inconsistent with the City's adopted long-term planning vision for the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development supported by high-quality site design, pedestrian connectivity, gateway aesthetics, landscaping, and compatible land uses. The proposed Heavy Industrial Future Land Use designation is not consistent with the purpose and intent of the PMU Overlay District, which does not contemplate the expansion of heavy industrial land uses within the corridor.

While the proposed amendment would establish consistency between the Future Land Use Map and the requested HI zoning classification, Staff finds that redesignating the property from Low Density Mixed-Use to Heavy Industrial would alter the adopted land use vision for this portion of the North Henry Boulevard corridor and would not further the Comprehensive Plan's objectives of promoting compatible development patterns and reinforcing the character of the Parkway Mixed Use corridor.

Accordingly, Staff finds that the requested Comprehensive Plan Amendment is not consistent with the City's adopted Comprehensive Plan or the planning objectives established for the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested Comprehensive Plan Amendment.

Accordingly, Staff finds that the requested rezoning is not consistent with the Comprehensive Plan and does not support approval of the requested zoning amendment.

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.

Section 1.4 of the Unified Development Code states that the purpose and intent of the Zoning Code is to promote the public health, safety, aesthetics, convenience, order, prosperity, and general welfare of the City; encourage the most appropriate and best use of land; facilitate the efficient provision of public infrastructure; protect property values; and preserve natural resources.

The applicant is requesting to rezone the subject property from C-2 (General Commercial District) to HI (Heavy Industrial District) in order to incorporate the property into the existing Stockbridge Quarry operation. The subject property is currently developed with a commercial building but is surrounded on multiple sides by property associated with the existing quarry.

Section 2.4.12 of the Unified Development Code states that the intent of the HI (Heavy Industrial District) is to provide for the broadest range of industrial operations permitted within the City, including industries that may generate nuisance factors, provided they are appropriately located. The ordinance further provides that these uses should be located along an arterial or major collector street or have access to such thoroughfares.

Staff acknowledges that the proposed rezoning is generally consistent with the operational intent of the HI (Heavy Industrial District) because the request is associated with the expansion of an

existing quarry operation and the subject property fronts North Henry Boulevard, a Principal Arterial roadway. The applicant also proposes the construction of a landscaped berm intended to provide visual screening and buffering between quarry operations and adjacent properties.

However, Staff finds that the requested rezoning is not consistent with the overall purpose and intent of the City's zoning scheme when considered in conjunction with the adopted planning policies governing the North Henry Boulevard corridor. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, pedestrian connectivity, gateway aesthetics, and compatible land uses. The PMU Overlay does not contemplate the expansion of heavy industrial land uses within the corridor.

Although the proposed rezoning would establish zoning consistency with the adjacent HI-zoned quarry properties, Staff finds that expanding the HI zoning district into the PMU Overlay District would be inconsistent with the City's adopted development objectives for the corridor and would not further the broader purposes of Section 1.4 of the Unified Development Code related to promoting compatible land use patterns, protecting community character, encouraging the most appropriate use of land, and advancing the general welfare of the City.

Accordingly, Staff finds that the requested rezoning does not adequately carry out the overall purposes and intent of the City of Stockbridge Unified Development Code and is inconsistent with the planning objectives established for the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested zoning amendment.

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.

he proposed rezoning has the potential to create certain positive effects by incorporating the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation. The request would eliminate an isolated C-2 (General Commercial District) parcel that is surrounded on multiple sides by quarry-related heavy industrial property and establish zoning consistency with the adjacent HI (Heavy Industrial District) properties. From a land use perspective, the proposal would consolidate an existing industrial operation rather than establish a new quarry at another location within the City.

According to the applicant's revised proposal, the subject property is intended to be developed as a landscaped berm that will provide additional visual screening and buffering between the existing quarry and surrounding development. The applicant has also clarified that the subject property will not be used for mining, blasting, truck parking, or truck turnaround activities. Staff acknowledges that the proposed berm and associated landscaping have the potential to improve the visual transition along the North Henry Boulevard corridor and supplement the existing wooded vegetation.

However, Staff finds that the primary planning consideration is not the construction of the berm, but the proposed expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. The PMU Overlay was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. While the proposal may improve visual screening along the quarry frontage, the requested

rezoning would introduce a Heavy Industrial zoning classification into an area where the City's adopted planning policies envision mixed-use and commercial development. Staff finds that this expansion is inconsistent with the purpose and intent of the PMU Overlay District and would not positively contribute to the long-term character of the North Henry Boulevard corridor.

Accordingly, while the proposed rezoning presents certain positive site-specific considerations, including the consolidation of an existing industrial operation and the construction of a landscaped berm, Staff finds that these benefits are outweighed by the inconsistency of the requested rezoning with the City's adopted planning objectives for the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not find that the proposed rezoning would result in an overall positive effect on the surrounding neighborhood, corridor, or community sufficient to support approval.

Analysis of Nearby Properties

Staff identified the properties located nearest to the proposed berm to evaluate the relationship between the proposed quarry expansion and surrounding land uses. The analysis includes residential, commercial, institutional, and public properties located within the City of Stockbridge and unincorporated Henry County. The proposed berm is intended to supplement the existing wooded buffer by providing additional visual screening and separation between quarry operations and adjacent development.

Table 1. Nearby Residential Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01050000	4297 North Henry Blvd	Stockbridge	Residential	West
S33-01048000	125 Spring Street	Stockbridge	Residential	West
S33-01046000	110 Lake Terrace	Stockbridge	Residential	Southwest
S33-01046001	112 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045001	116 Lake Terrace	Stockbridge	Residential	Southwest
S33-01045000	118 Lake Terrace	Stockbridge	Residential	Southwest

Table 2. Nearby Commercial Properties

Parcel ID	Address	Jurisdiction	Existing Use	Relative Location
S33-01051000	4275 North Henry Blvd	Stockbridge	Commercial	Northwest
049A02029000	4198 North Henry Blvd	Stockbridge	Commercial	North
049A02030000	4168 North Henry Blvd	Henry County	Commercial	Northeast
049A02032000	4150 North Henry Blvd	Henry County	Commercial	Northeast
049A01037000	4248 North Henry Blvd	Henry County	Commercial	Northeast

Table 3. Institutional and Public Facilities

Property	Jurisdiction	Existing Use	Relative Location
Abundant Life of Jesus Church	Stockbridge	Religious Institution	West

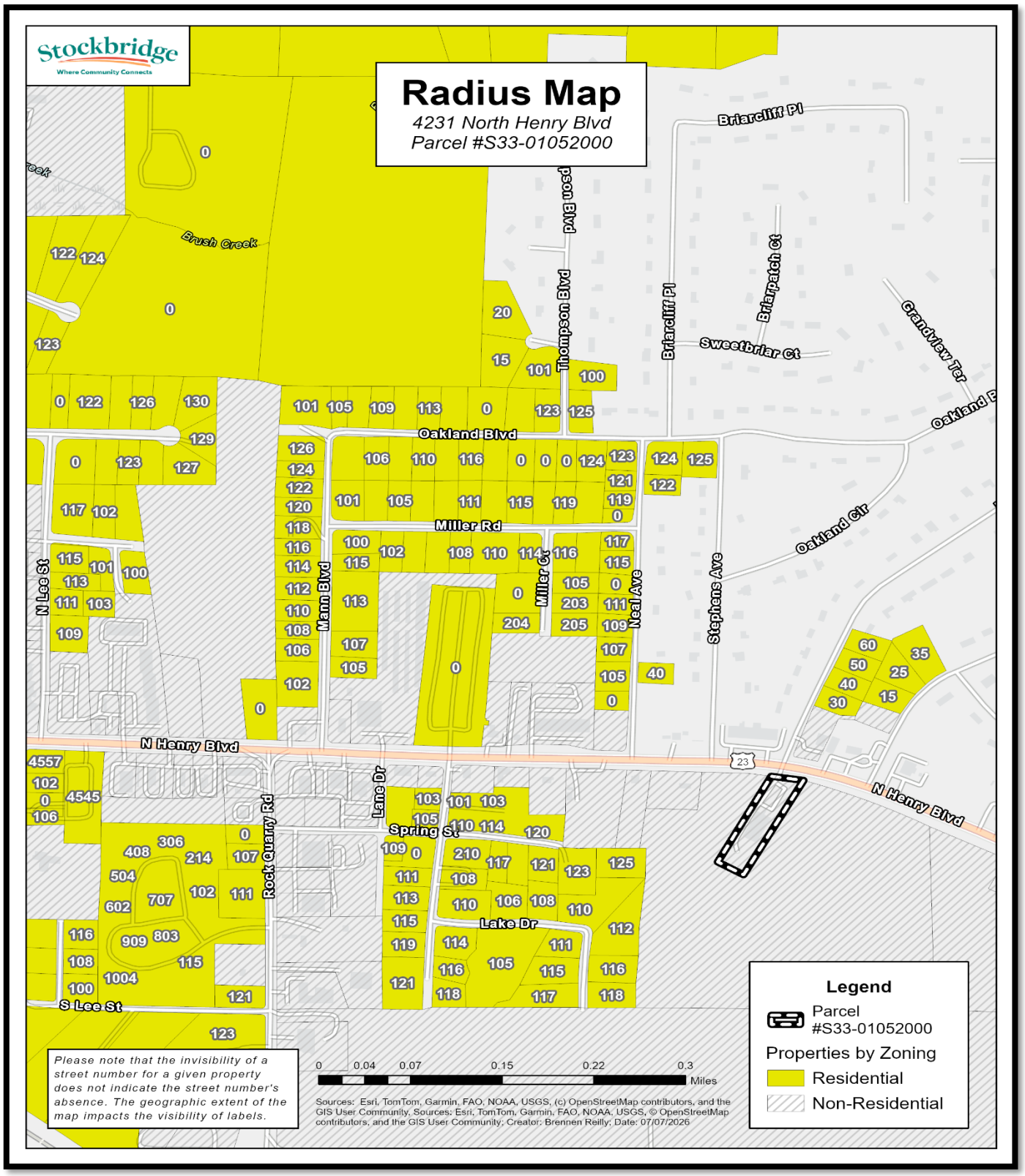
Property	Jurisdiction	Existing Use	Relative Location
City of Stockbridge Well Site	Stockbridge	Municipal Utility	East

The proposed berm is intended to serve as a permanent buffering feature between the existing Stockbridge Quarry and surrounding development. Staff acknowledges that the berm has the potential to improve visual screening along the North Henry Boulevard corridor and supplement the existing wooded vegetation located between the quarry and adjacent properties.

However, Staff's analysis also identified the close proximity of multiple residential properties, commercial businesses, Abundant Life of Jesus Church, and the City of Stockbridge municipal well site. While the proposed berm may enhance the visual transition between the quarry and these surrounding land uses, Staff finds that the primary planning consideration is the requested expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. The PMU Overlay was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development supported by high-quality site design, gateway aesthetics, landscaping, pedestrian connectivity, and compatible land uses. Staff finds that expanding heavy industrial zoning within the PMU Overlay District is inconsistent with these adopted planning objectives and would not further the long-term vision established for the North Henry Boulevard corridor.

Although the proposed rezoning would incorporate an isolated C-2 (General Commercial District) parcel into the surrounding HI (Heavy Industrial District) quarry operation, Staff concludes that the inconsistency of the requested rezoning with the adopted purpose and intent of the Parkway Mixed Use (PMU) Overlay District outweighs the land use benefits associated with establishing a more cohesive zoning pattern.

Radius Map Identifying Nearby Residential and Non-Residential Properties.



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

The subject property consists of approximately 1.4 acres located at 4231 North Henry Boulevard and is currently developed with a commercial building and associated parking area. The parcel is adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property, making it physically situated for incorporation into the existing quarry operation.

- **Topography:** The property is located adjacent to an active quarry and exhibits topographic characteristics compatible with the proposed expansion. According to the submitted site plan, the majority of the parcel will be utilized for the construction of a berm along the northern edge of the quarry. The site's existing terrain and proximity to the quarry support the proposed grading and berm construction as part of the overall quarry operation.

- **Drainage:** The applicant will be required to comply with all applicable local, state, and federal stormwater management and erosion and sedimentation control requirements during site development. Any grading or earthwork associated with the proposed berm will be subject to review and approval through the applicable permitting process to ensure that drainage patterns are appropriately managed.

- **Access:** The property fronts North Henry Boulevard, a Principal Arterial roadway that provides direct access to the existing quarry operation and serves as a major transportation corridor within the City of Stockbridge. The site's location along an arterial roadway is consistent with the intent of the HI (Heavy Industrial District), which encourages heavy industrial uses to be located on or have access to arterial or major collector roadways.

- **Size and Shape:** Although the subject property is relatively small at approximately 1.4 acres, its size and configuration are appropriate for the proposed use because it is intended to become part of the larger Stockbridge Quarry operation rather than function as an independent development site. The parcel's location adjacent to the existing quarry allows it to be integrated into the overall operation, with the proposed berm serving as a transition and buffering feature between quarry activities and surrounding land uses.

Based on the site's physical characteristics, existing access, and relationship to the surrounding quarry property, the subject property appears capable of accommodating the proposed development as requested, subject to compliance with all applicable engineering, environmental, and regulatory requirements.

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

The proposed rezoning is not anticipated to generate a significant increase in demand for municipal water or sanitary sewer services because the subject property is proposed to be incorporated into the existing Stockbridge Quarry operation rather than redeveloped for residential, commercial, institutional, or mixed-use purposes. The proposal does not include the construction of new residential units, commercial buildings, or other vertical development that would substantially increase utility demands.

The subject property is currently developed with a commercial building that is served by existing public infrastructure. If approved, the property would transition from commercial use to heavy industrial use as part of the existing Stockbridge Quarry operation. The proposed development primarily consists of the construction of a berm and the incorporation of the property into the existing quarry site.

The Henry County Water Authority (HCWA) has issued a Water Service Availability Letter dated June 29, 2026, indicating that water service is available to the subject property. The letter further states that the available fire flow exceeds the Authority's minimum adopted standards for commercial development, with a static pressure of 105 psi, residual pressure of 95 psi, available flow of 1,350 gallons per minute (gpm), and a calculated flow of 4,288 gpm at 20 psi. HCWA also notes that public sanitary sewer service is not currently available to the property and that utility availability will be reevaluated upon the submission of future development plans.

Staff also notes that the City of Stockbridge municipal well site is located immediately east of the subject property. Due to the proximity of this public utility infrastructure, continued coordination with the City's Public Works Department, the Henry County Water Authority, and any applicable state or regulatory agencies is recommended to ensure that the proposed quarry expansion complies with all applicable requirements intended to protect public water resources and utility infrastructure.

Because the proposal represents the expansion of an existing quarry operation rather than the establishment of a new industrial facility, significant improvements or extensions to the City's water or sanitary sewer infrastructure are not anticipated. Any future site improvements associated with the quarry operation shall comply with all applicable engineering, environmental, utility, and permitting requirements, including those established by the Henry County Water Authority.

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

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that serves as a major transportation corridor within the City of Stockbridge and the surrounding region. According to the Georgia Department of Transportation (GDOT) Traffic Analysis and Data Application (TADA), North Henry Boulevard carries an Annual Average Daily Traffic (AADT) volume of approximately 24,000 vehicles per day in the vicinity of the subject property. Nearby local streets, including those serving adjacent residential neighborhoods, experience substantially lower traffic volumes, reflecting their function as local residential roadways. The proposed rezoning would incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation. The proposal does not include new residential, commercial, or mixed-use development that would generate significant new daily vehicular trips. Rather, the request facilitates the expansion of an existing industrial operation through the incorporation of the subject property into the overall quarry site.

According to the submitted site plan, the primary improvement consists of the construction of a berm along the northern edge of the quarry adjacent to North Henry Boulevard. The proposal does not identify new public street connections or modifications to the existing roadway network. Access associated with the quarry operation is expected to continue utilizing the existing roadway system. Pedestrian activity in the immediate vicinity of the subject property is limited due to the surrounding industrial and commercial land use pattern. Consequently, the proposed rezoning is not anticipated to substantially alter existing pedestrian circulation within the area.

Although quarry operations generate truck traffic associated with the transportation of materials, the proposed amendment represents the expansion of an existing quarry operation rather than the establishment of a new industrial use. Based on the nature of the request and the function of North Henry Boulevard as a Principal Arterial roadway, the proposed rezoning is not anticipated to significantly affect the operational function of adjacent thoroughfares. Any future access modifications or transportation improvements associated with the quarry operation shall be subject to review and approval by the appropriate local and state agencies.

7. **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 Planning Commission and Mayor and City Council should consider the requested rezoning in relation to the City's adopted planning policies, including the Comprehensive Plan, the Unified Development Code, and other applicable development regulations.

The subject property is currently located within the Parkway Mixed Use (PMU) Overlay District, which was established to promote high-quality development along major transportation corridors through a balanced mix of commercial, office, residential, civic, entertainment, and cultural uses. The PMU Overlay encourages coordinated site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatibility among adjoining land uses to create an attractive and cohesive development pattern along the North Henry Boulevard corridor. The expansion of heavy industrial land uses is not consistent with the purpose and intent of the PMU Overlay District.

Staff acknowledges that the subject property possesses unique physical characteristics because it is immediately adjacent to the existing Stockbridge Quarry and bordered by quarry-related heavy industrial property to the south and east. The applicant proposes to incorporate the property into the existing quarry operation through the construction of a landscaped berm intended to supplement the existing wooded buffer and enhance visual screening along North Henry Boulevard. The applicant has also clarified that the subject property will not be used for mining, blasting, truck parking, or truck turnaround activities, but instead will function as a landscaped buffer for the existing quarry.

While the proposed berm may improve the visual transition between the quarry and surrounding development, Staff finds that the primary planning consideration is the requested expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District. Approval of the requested rezoning would introduce a Heavy Industrial zoning classification into an area where the City's adopted planning policies encourage mixed-use, commercial, office, residential, civic, and cultural development. Staff finds that the requested rezoning is inconsistent with the long-term planning objectives established for the North Henry Boulevard corridor and does not further the purpose and intent of the PMU Overlay District.

Accordingly, Staff finds that the requested rezoning does not further the objectives of the Comprehensive Plan, the Unified Development Code, or the Parkway Mixed Use (PMU) Overlay District. Therefore, Staff does not support approval of the requested zoning amendment.

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

The subject property is currently zoned C-2 (General Commercial District) and is developed with a commercial building occupied by a mailing and printing services business. The existing commercial use demonstrates that the property is capable of being developed and utilized in accordance with the current zoning classification. Under the current C-2 zoning designation, the property may continue to be used for commercial purposes or be redeveloped with other uses permitted within the district, subject to the applicable provisions of the Unified Development Code.

Although the applicant is requesting to rezone the property to HI (Heavy Industrial District) in order to incorporate the parcel into the existing Stockbridge Quarry operation, Staff finds that the subject property is not rendered undevelopable under its existing zoning classification. Rather, the request is intended to facilitate the expansion of an existing heavy industrial use onto property that is currently designated and zoned for commercial development.

Staff acknowledges that the subject property's location immediately adjacent to the existing Stockbridge Quarry distinguishes it from many other commercially zoned properties within the City. However, the property also remains within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage mixed-use, commercial, office, residential, civic, entertainment, and cultural development along the North Henry Boulevard corridor. The existing C-2 zoning classification is more consistent with the purpose and intent of the PMU Overlay District than the proposed HI zoning classification.

Accordingly, Staff finds that the subject property is capable of being developed and utilized under its existing C-2 (General Commercial District) zoning designation. Because the property retains reasonable development potential under the current zoning and the requested HI (Heavy Industrial District) classification is inconsistent with the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District, Staff does not find sufficient justification to support the requested rezoning.

VII. STAFF RECOMMENDATION

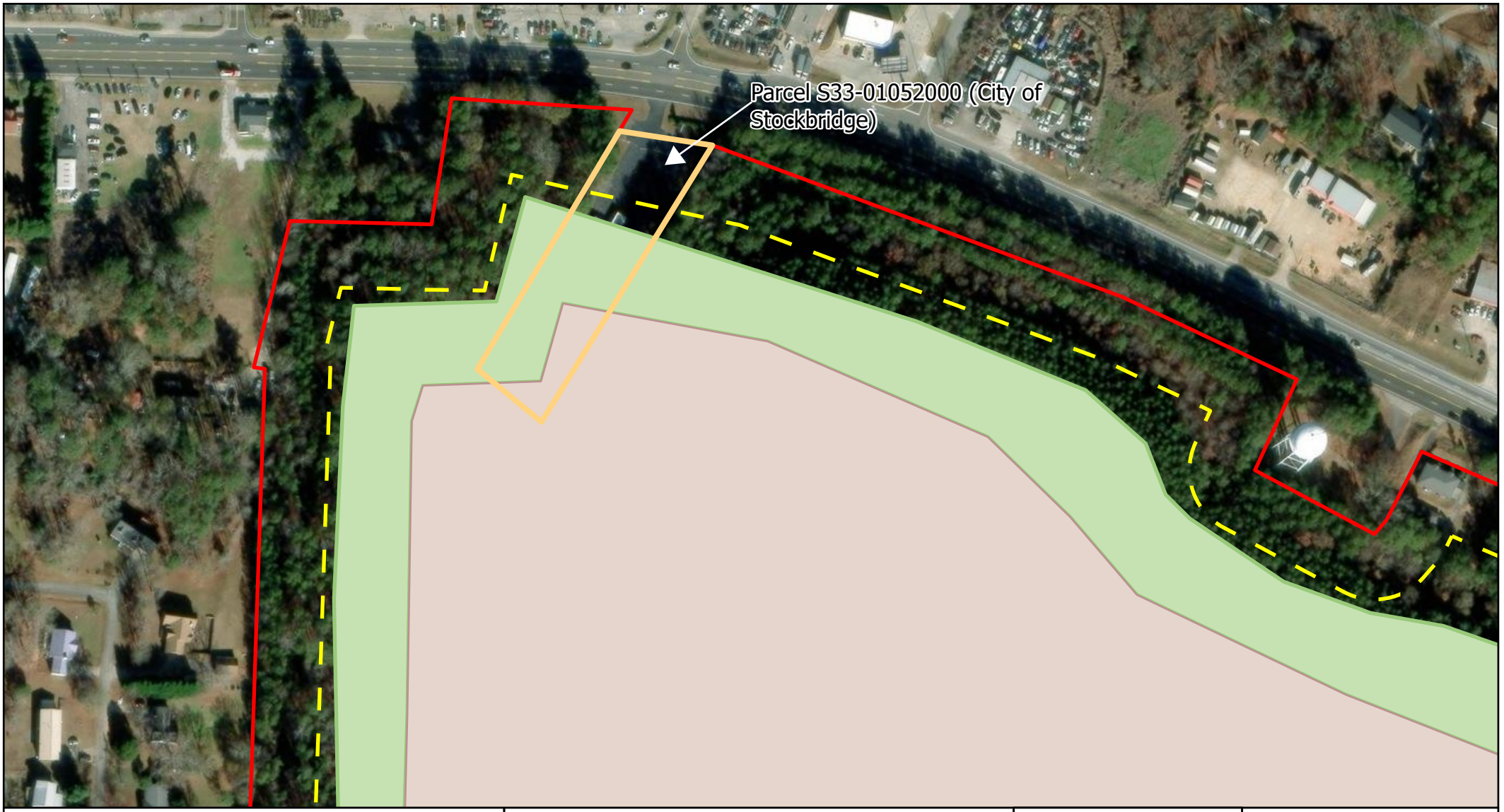
Staff recommends **DENIAL** of RZ-2026-02, a request to rezone approximately 1.4 acres located at 4231 North Henry Boulevard from C-2 (General Commercial District) to HI (Heavy Industrial District).

Staff acknowledges that the subject property is immediately adjacent to the existing Stockbridge Quarry and that the requested rezoning would establish zoning consistency with the surrounding Heavy Industrial properties. Staff also acknowledges the applicant's proposal to incorporate the property into the existing quarry operation through the construction of a landscaped berm intended to supplement the existing wooded buffer and provide additional visual screening along North Henry Boulevard.

However, Staff finds that the requested rezoning does not adequately satisfy the review criteria contained in Section 9.2.4 of the Unified Development Code. Specifically, Staff finds that the proposed expansion of the HI (Heavy Industrial District) into the Parkway Mixed Use (PMU) Overlay District is inconsistent with the adopted purpose and intent of the overlay, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses along the North Henry Boulevard corridor.

Staff further finds that, while the proposed berm may improve visual screening between the quarry and surrounding development, it does not alter the fundamental land use issue presented by the application. Approval of the requested rezoning would expand Heavy Industrial zoning into an area where the City's adopted planning policies envision mixed-use and commercial development, thereby altering the long-term development pattern established for the corridor.

Based upon the findings contained within this report, Staff concludes that the requested rezoning is inconsistent with the Comprehensive Plan, the Unified Development Code, and the planning objectives of the Parkway Mixed Use (PMU) Overlay District. Accordingly, Staff recommends **DENIAL** of RZ-2026-02.



Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.

5. Any minerals or mineral rights leased, granted or retained by current or prior owners.

6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was $10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of $58.18 for Tax Account Reference Number 79663.

The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of $397.67 for Tax Account Reference Number 16913.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.

8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.

10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

12. Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Rink, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON

13. Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.

14. Terms and provisions of an unrecorded Lease by and between Ekstedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as evidenced by Lessee's Assignment of Lease and Subordination among Ekstedt Properties, LLC and Wachovia SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDES THE SUBJECT PROPERTY.

15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (80 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

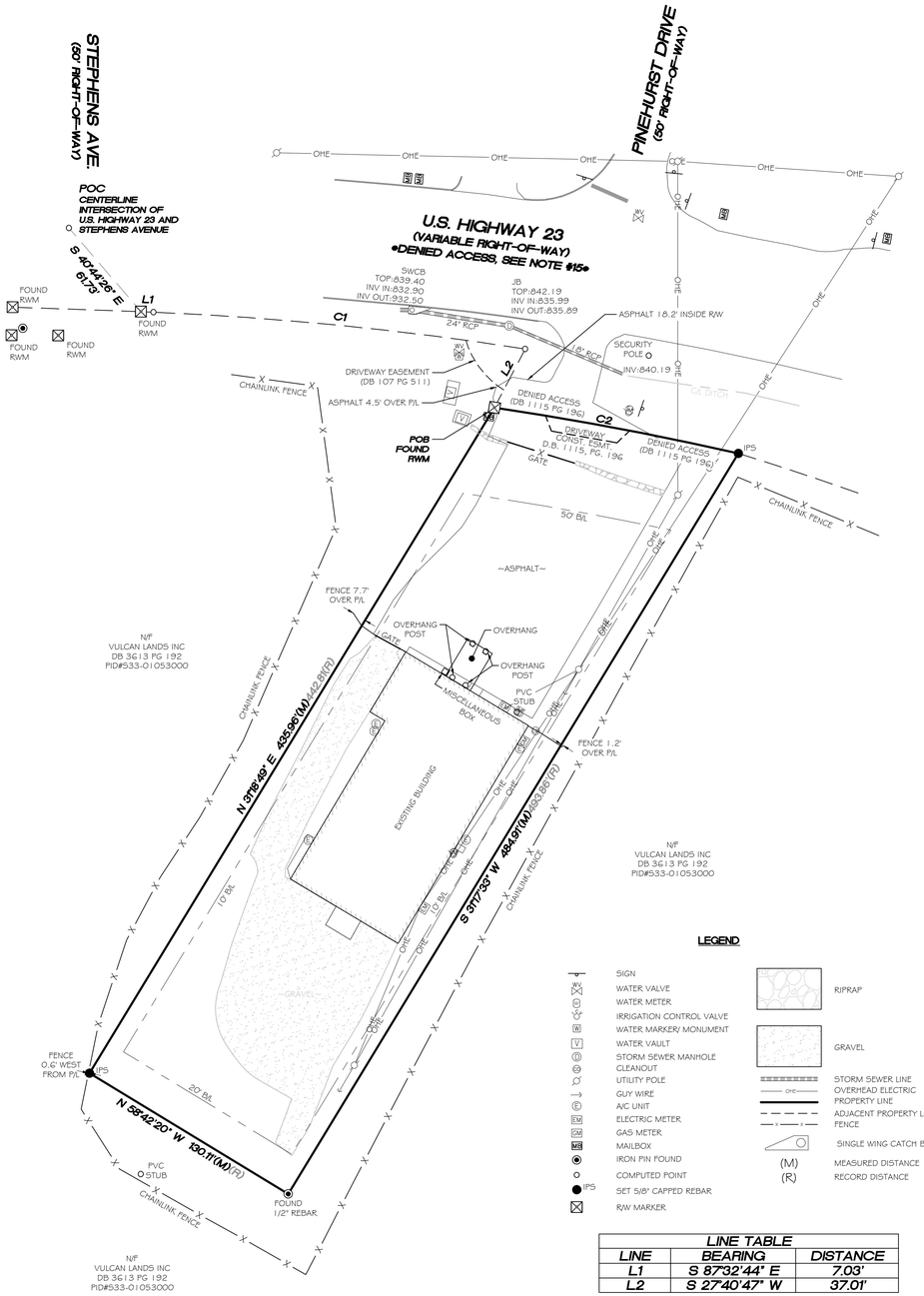
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable R/W) and Stephens Ave (50' R/W); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point, said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 84 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument, said point being the POINT OF BEGINNING of the parcel herein described.

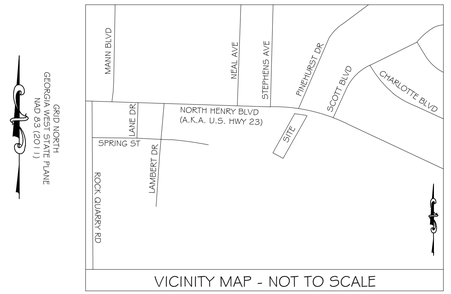
Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 484.91 feet to a found 1/2" rebar; thence run North 58 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

REFERENCES:

1. DEED BOOK 1115 PAGE 196
2. DEED BOOK 107 PAGE 511





VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13151C0086D, DATED OCTOBER 06, 2016), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). A CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.000013545994269.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
8. EQUIPMENT USED FOR MEASUREMENT:
   GPS: TRIMBLE R12i GPS BASE & RECEIVER
9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
13. LJA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
14. CURRENT PROPERTY OWNER: EKSTEDT PROPERTIES LLC
    CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
    CURRENT PID #:533-01052000
15. ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
59,992 Sq. Feet
1.377 Acres

LEGEND

	SIGN		RIPRAP
WV	WATER VALVE		
WM	WATER METER		
IC	IRRIGATION CONTROL VALVE		
WM	WATER MARKER/ MONUMENT		GRAVEL
V	WATER VAULT		
D	STORM SEWER MANHOLE		
CO	CLEANOUT		
	UTILITY POLE		STORM SEWER LINE
	GUY WIRE	OHE	OVERHEAD ELECTRIC
AC	A/C UNIT		PROPERTY LINE
EM	ELECTRIC METER		ADJACENT PROPERTY LINE
GM	GAS METER	x x x	FENCE
MB	MAILBOX		SINGLE WING CATCH BASIN
	IRON PIN FOUND	(M)	MEASURED DISTANCE
	COMPUTED POINT	(R)	RECORD DISTANCE
IPS	SET 5/8" CAPPED REBAR		
	R/W MARKER		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"

0' 40' 80' 120'
1 INCH = 40 FEET

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

LOCATED IN:
LAND LOT 62
12TH DISTRICT,
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
4231 NORTH HENRY BLVD
FOR
VULCAN MATERIALS

ISSUE:	DATE	DESCRIPTION
INITIAL:	10/24/2025	
REV. 1	01/22/2026	ADDRESS ATTORNEY COMMENTS
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AKC
MAP CHECKED BY: MCB
REVIEWED BY: MCB

PROJECT #:
LJA53940-2516

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2026 LJA SURVEYING INC
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC

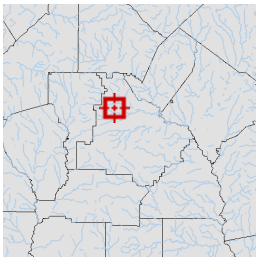
SHEET NO:
1 OF 1

File Locations:\sectors\survey\projects\lja3940 (vulcan materials)\05 ig (stockbridge quarry)\05 survey cad\stockbridge quarry

Henry County, GA



Overview



Legend

Parcels

Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

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

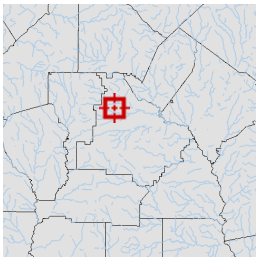
Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 AM

Developed by SCHNEIDER GEOSPATIAL

Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01052000	**Class**	Commercial	**Owner**	EKSTEDT	**Land Value:**	$167,700			
Property Address	4231 NORTH HENRY BLVD	**Acreage**	1.4	**Address**	PROPERTIES LLC 508 GUINEVERE CT MCDONOUGH, GA 30252	**Building Value:**	$473,400	**Last 2 Sales**		
District	City/Stockbridge SSD					**Misc Value:**	$11,440	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$652,540	9/29/2005	$502,000	FM	Q
								9/26/2002	$0	U	U

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

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 1:13:22 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** 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 1st day of June, 2026

Applicant's Name - Printed

Jack Nichols

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 1st day of June, 2026.

Notary Public

NOTARY PUBLIC GEORGIA
MARSHA L. GILLESPIE
MONROE COUNTY
My Commission Expires
01/07/2029

* 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 1st day of June 2026

Vulcan Lands, Inc.
Applicant's Name - Printed by Nathan Weinert as Assistant Secretary

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 1st day of June 2026

CAROLINE DICKENS REED NOTARY PUBLIC MY COMMISSION EXPIRES 02-05-2029 ALABAMA STATE AT LARGE

Caroline D. Reed
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 29th day of May, 2026

Ekstedt Properties, LLC c/o Chuck Ekstedt
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of May, 2026

Notary Public

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027

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

4231 North Henry Blvd Stockbridge, GA

Parcel No. S33-01052000

1.4 Acres





TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC. CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472 DATED MAR. 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (30 FEET RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1,829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET [SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST]; THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 422.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

July 10, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronica Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Addendum to Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

Please accept this letter as an addendum to the initial Letter of Intent that was submitted with the application packets for Vulcan Lands, Inc. c/o Vulcan Materials Company's ("Applicant") three zoning-related requests, which are:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

At the Community Zoning & Information Meeting (CZIM) held on July 8, 2026, two items were raised relating to the above requests that I want to clarify.

First, the Applicant's plan for the Subject Parcel does not involve parking or the use of trucks to turn around on the Subject Parcel. The Applicant's intent, if the rezoning is approved, is to use the Subject Parcel for a continuation of its berm that surrounds the quarry. The Applicant would build a berm on the Subject Parcel and would plant trees to match the tree buffer that already exists on either side of the Subject Parcel.

Second, there was a question raised about whether blasting would happen on the Subject Parcel. There will not be blasting on the Subject Parcel. The Applicant's plan is to use the Subject Parcel as additional berm, which will allow further mining work to be done on other parcels at the quarry that are already owned by the Applicant. To clarify any concerns about this, I am attaching to this letter an updated image showing where additional berm is planned to be built (between the red lines) and where additional mining and blasting would occur (yellow area). Please note this is slightly different from the initial site plan that was submitted with the application packets as that initial site plan showed a small portion of the Subject Parcel being used as the edge of the expanded pit. The attached image is the Applicant's updated plan for the Subject Parcel, which should alleviate any concerns that blasting might happen on the Subject Parcel.

If you have any questions, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

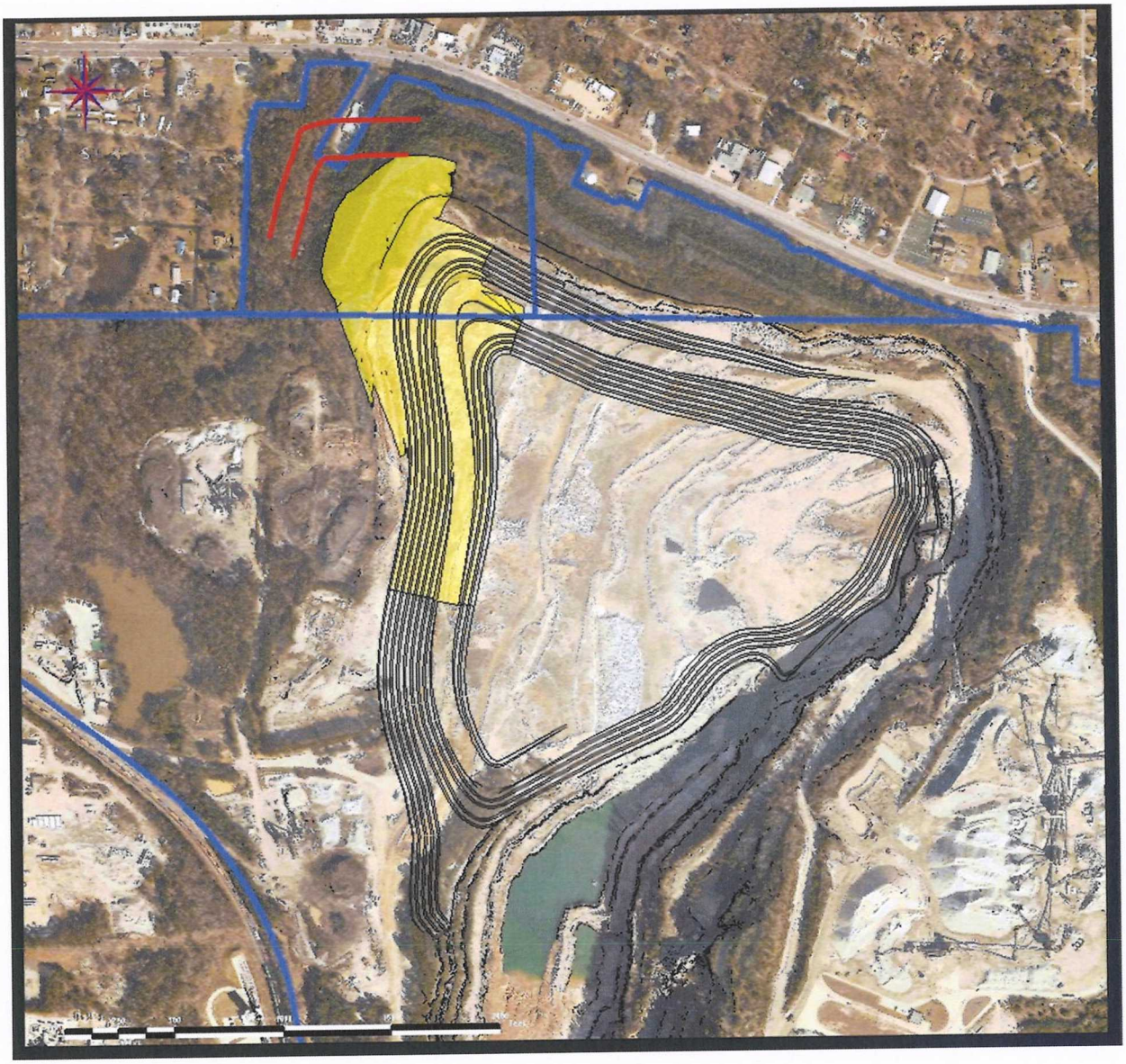
JAMES BATES BRANNAN GROOVER LLP

By: Jack Nichols

Jack Nichols

Enclosure
cc: Vulcan Materials Company

51748.0012



JAMES BATES BRANNAN GROOVER

231 Riverside Drive
Suite 100
Macon, Georgia 31201
O 478.742.4280
F 478.742.8720

JACK NICHOLS DIRECT LINE: (478) 749-9982 EMAIL: jnichols@jamesbatesllp.com

- PLEASE REPLY TO THE MACON OFFICE -

June 1, 2026

Ryan Anderson
Community Development Director
Stockbridge, Georgia
randerson@stockbridgega.org

Veronia Green
Chief Planner
Stockbridge, Georgia
vgreen@stockbridgega.org

Re: Letter of Intent for 4231 North Henry Boulevard, Stockbridge, GA 30281
Parcel No. S33-01052000 (the "Subject Parcel")

Dear Mr. Anderson and Ms. Green:

I represent Vulcan Lands, Inc. c/o Vulcan Materials Company ("Applicant" or "Vulcan"), and I am submitting this letter of intent along with Vulcan's Application to the City of Stockbridge (the "City") relating to three zoning related requests for the above-referenced Subject Parcel. The three requests are for:

1. Rezoning of the Subject Parcel from C2 (general commercial district) to HI (heavy industrial district);
2. Special Use Permit for the Subject Parcel to allow the development of natural resources including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery; and
3. Comprehensive Plan Amendment to change the Subject Parcel's designation on the City's Future Land Use Map from Low Density Mixed-Use to Heavy Industrial.

The Subject Parcel is 1.4 acres currently zoned C2 that is owned by Ekstedt Properties, LLC ("Ekstedt"). There is one building on the property that is used in Ekstedt's business. Ekstedt is fully aware of the Applicant's requests to the City and supports the Applicant's requests for the Subject Parcel.

The Subject Parcel has approximately 140 feet of frontage along North Henry Boulevard. All remaining sides of the Subject Parcel are surrounded by property owned by the Applicant and currently used in the Applicant's Stockbridge Quarry. The Subject Parcel juts into the Applicant's property (parcel no. S33-01053000), creating a rectangular incision into the 30+

acres of property owned by the Applicant that surrounds the Subject Parcel. All the Applicant's property surrounding the Subject Parcel is already zoned HI and used as part of Applicant's quarry. In total the Applicant owns over 787 acres of property associated with the Stockbridge Quarry.

The Applicant requests that the Subject Parcel be rezoned to HI in order to allow the Applicant to utilize the 1.4 acres as part of its quarry operations. If rezoning is approved, the large majority of the Subject Parcel would be utilized as a berm with a small portion of the 1.4 acres being used as an edge of the Applicant's mining pit as shown on the Site Plan submitted with this Application.

Pursuant to the City's Unified Development Code ("UDC") at § 3.2.25, mines and quarries are allowed in the HI zoning district. That section states, "The development of natural resources, including removal of minerals and other natural materials, together with necessary buildings and machinery, is allowed in the HI zoning district . . . ." Section 3.1 of the UDC states that mines and quarries are Permitted Uses in the HI district, but it also says that the "[d]evelopment of natural resources, including the removal of minerals (such as rock quarries) and natural materials, together with necessary buildings and machinery" requires a Special Use in the HI district. Thus, to try and fully satisfy any discrepancies in the UDC, the Applicant is also requesting that it be granted a Special Use Permit pursuant to § 3.1 of the UDC to allow the Applicant to build a berm and conduct mining operations on the Subject Parcel.

Finally, the Applicant is also asking that the City's Comprehensive Plan be amended to the extent that the Subject Parcel is currently designated as Low Density Mixed-Use on the Future Land Use Map. The Applicant asks that the Subject Parcel's designation on the Future Land Use Map be changed to Heavy Industrial to conform to what the Subject Parcel would actually be used for if rezoning is approved. This change would also make sense so as to correspond to what all the property surrounding the Subject Parcel is currently used as, which is the Applicant's Stockbridge Quarry.

If you have any questions about the above requests, or if any other information is needed in support of the requests, please do not hesitate to contact me.

Respectfully,

JAMES BATES BRANNAN GROOVER LLP

By: 

Jack Nichols

cc: Vulcan Materials Company

51748.0012

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 4231 North Henry Blvd, Stockbridge, GA 30281 [address], with Parcel Number S33-01052000, which is the subject of this application.

Name of Property Owner: Ekstedt Properties, LLC

Property Owner's Address: 4231 North Henry Boulevard, Stockbridge, GA 30281

Telephone: 678-565-9388 E-mail: ekstedt@charter.net

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: _____ Date: 5/29/2026

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Vulcan Lands, Inc. c/o Vulcan Materials Company

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 470-363-8747, mikemataya@vmcmail.com

1200 Urban Center Drive, Birmingham, AL 35242

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

_____ _____

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Signature of Notary Public

Tiffany Hurley

Printed Name of Notary Public

5/29/2026

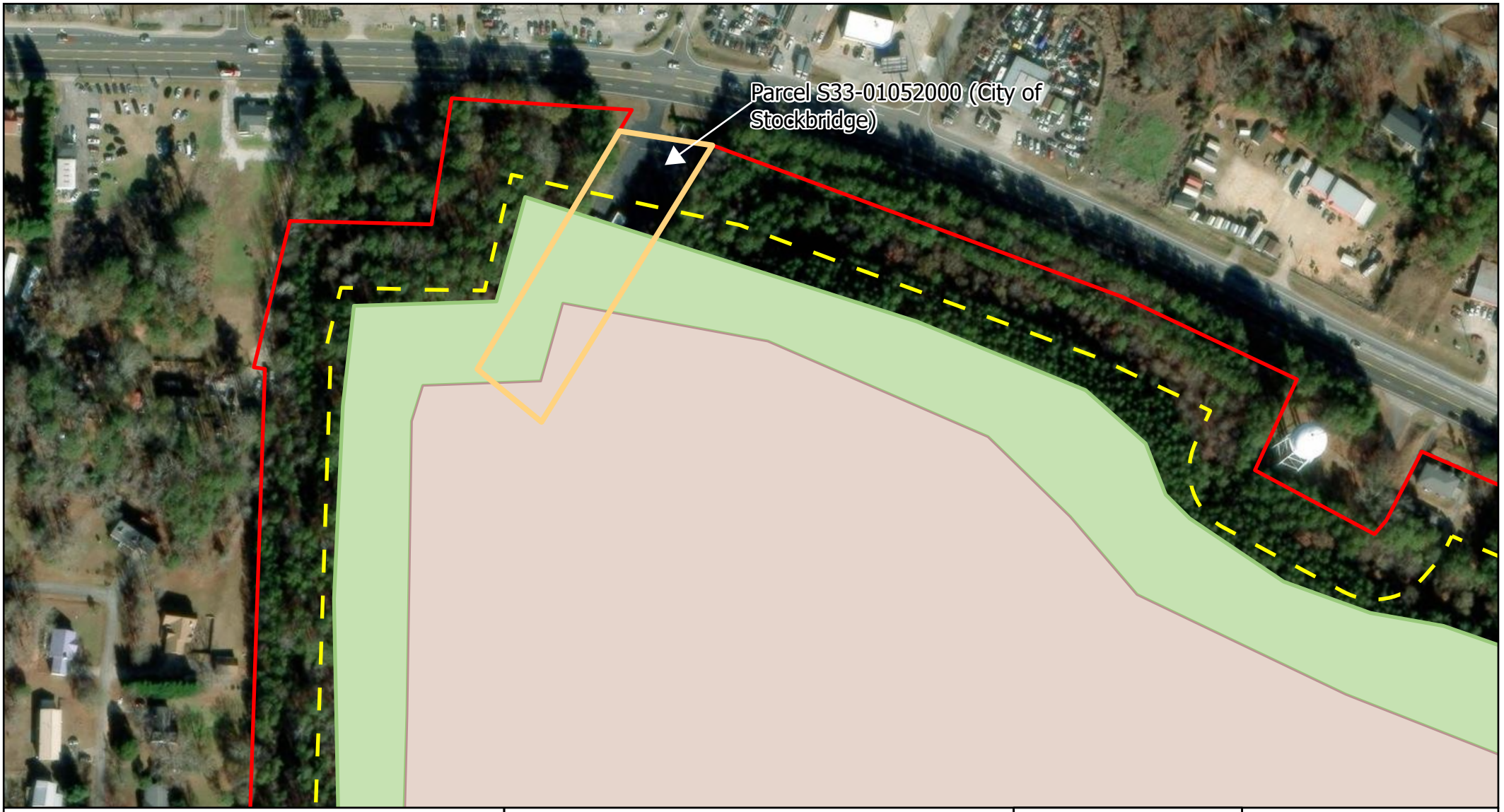
Date

May 29 2026

Date

Notary Public's Seal or Stamp

TIFFANY HURLEY
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES 10/16/2027



Legend

- Stockbridge Quarry Boundary
- Quarry 100 ft Buffer
- Berm
- Ultimate Pit Boundary
- Parcel To Be Rezoned

Stockbridge Quarry Pre-Application Meeting

Notes:
1. Feature Representation: All features shown are conditional and for representation purposes only.
2. Latest Revision: December 10, 2025.

Microsoft, Vantor

N

0 140 280 Feet

Vulcan Materials Company

SPEC-2026.06.1187

Address:
4231 NORTH HENRY BLVD, STOCKBRIDGE, GA 30281
Web Form

City of Stockbridge Planning and

Community Development Departm

Special Use Permit Application

Name of Applicant:	First Vulcan Lands, Inc.	Last c/o Vulcan
Applicant's Address:	1200 Urban Center Drive	
City: Birmingham	State: Alabama	

Name of Agent:	First Jack	Last Nichols
Agent's Address:	231 Riverside Drive	
City: Macon	State: Georgia	

THE APPLICANT **NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE** OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND **IS REQUESTING A SPECIAL USE PERMIT.**

Special Use Permit(s) being requested:
Conditional use in the HI district to allow the development of natural resources pursuant to Section 3.1 of the Unified Development Code.

Nearest intersection to the property: North Henry Boulevard and Pinehurst Drive

Size of Tract: 1.4 acres

Land Lot Number(s): 62

Property Owner Authorization Form please click here

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Senior Planner

CC: R. Ryan Anderson, Community Development Director

Veronica Green, Chief Planner

DATE: July 16, 2026 (Planning Commission)

August 10, 2026 (Mayor and Council)

SUBJECT: SP-2026-02 for 4231 North Henry Boulevard (To be located in Council District 4)

Summary of Request: The applicant, Vulcan Lands, Inc., is requesting a Special Use Permit pursuant to Section 3.2.25 of the City of Stockbridge Unified Development Code to allow for the development of natural resources and quarry-related activities on approximately 1.4 acres located at 4231 North Henry Boulevard.

The purpose of the request is to incorporate the subject property into the existing Stockbridge Quarry operation. According to the applicant, the majority of the property will be utilized for the construction of a proposed berm along the northern boundary of the quarry adjacent to North Henry Boulevard, while a limited portion of the site may ultimately be incorporated into the edge of the quarry pit as quarry operations progress. The proposed berm is intended to provide additional visual screening and buffering between the quarry operation and surrounding residential, commercial, institutional, and public properties.

The subject property is currently zoned C-2 (General Commercial District) and developed with a commercial building occupied by a mailing and printing services business. The applicant has submitted concurrent applications for a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial and a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District). Approval of the requested Special Use Permit is contingent upon approval of the companion Comprehensive Plan Amendment and Rezoning applications.

I. PURPOSE

Consideration of a request for a Special Use Permit for property located at 4231 North Henry Boulevard to allow for the development of natural resources and quarry-related activities in conjunction with the existing Stockbridge Quarry, including the construction of a proposed berm, pursuant to Section 3.2.25 of the Unified Development Code.

II. PROJECT INFORMATION

Proposed Use	Expansion of the existing Stockbridge Quarry operation, including the construction of a berm and associated quarry-related activities
Site Address	4231 North Henry Boulevard
Parcel Identification	S33-01052000
Parcel Acreage	1.4 Acres
Applicant	Vulcan Lands, Inc. c/o Vulcan Materials Company
Agent:	Jack Nichols, Brannan Groover, LLP
Owner:	Ekstedt Properties, LLC
Current Use of Property:	The subject property is developed with a commercial building occupied by a mailing, printing, and direct mail services business. The site includes associated parking and access improvements and fronts North Henry Boulevard.

III. LAND USE ANALYSIS

The table below identifies the zoning classifications and existing land uses of adjacent properties surrounding the subject site.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences

The surrounding area consists of a mix of industrial, commercial, institutional, and residential uses. The subject property is located adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property. Commercial and institutional uses are located along North Henry Boulevard to the north, while single-family residential properties are located to the west. A City of Stockbridge well site is located to the east. The proposed rezoning would incorporate the subject property into the existing Stockbridge Quarry operation and establish zoning consistency with adjacent heavy industrial properties.

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Zoning	Existing Land Use
Property to the North	C-3 (Heavy Commercial District), C-2 (General Commercial District), and SR (Suburban Residential District)	Ultimate Auto Body Shop, Commercial Vehicle Storage Area, and Single-Family Residences
Property to the South	HI (Heavy Industrial District)	Stockbridge Quarry
Property to the East	HI (Heavy Industrial District); LI (Light Industrial District)	Stockbridge Quarry; City of Stockbridge Well Site
Property to the West	C-2 (General Commercial District); C-3 (Heavy Commercial District); SR (Suburban Residential District)	Abundant Life of Jesus Church, Vacant Commercial Building, Car on Demand USA, and Single-Family Residences

The surrounding Future Land Use pattern consists primarily of Low-Density Mixed Use designations

to the north and west, Heavy Industrial to the south, and a combination of Heavy Industrial and Transportation/Communication/Utilities to the east. The subject property is situated at the transition between the existing Stockbridge Quarry and the North Henry Boulevard corridor. The requested Comprehensive Plan Amendment would change the Future Land Use designation of the subject property from Low-Density Mixed Use to Heavy Industrial to better align with the existing quarry operation and the proposed expansion.

IV. FINDING OF FACTS

1. The subject property is located at 4231 North Henry Boulevard and consists of approximately 1.4 acres.
2. The request is associated with concurrent applications for a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District) and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code for the development of natural resources and quarry-related activities.
3. The subject property is currently developed with a commercial building occupied by a mailing and printing services business.
4. The property is immediately adjacent to the existing Stockbridge Quarry and is surrounded on multiple sides by quarry-related property.
5. The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the site.
6. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial and institutional uses along North Henry Boulevard, and single-family residential properties to the west.

7. Existing Future Land Use designations surrounding the property include Heavy Industrial to the south, Heavy Industrial and Transportation/Communication/Utilities to the east, and Low-Density Mixed Use to the north and west.

V. MAPS, SITE PLAN, RENDERINGS

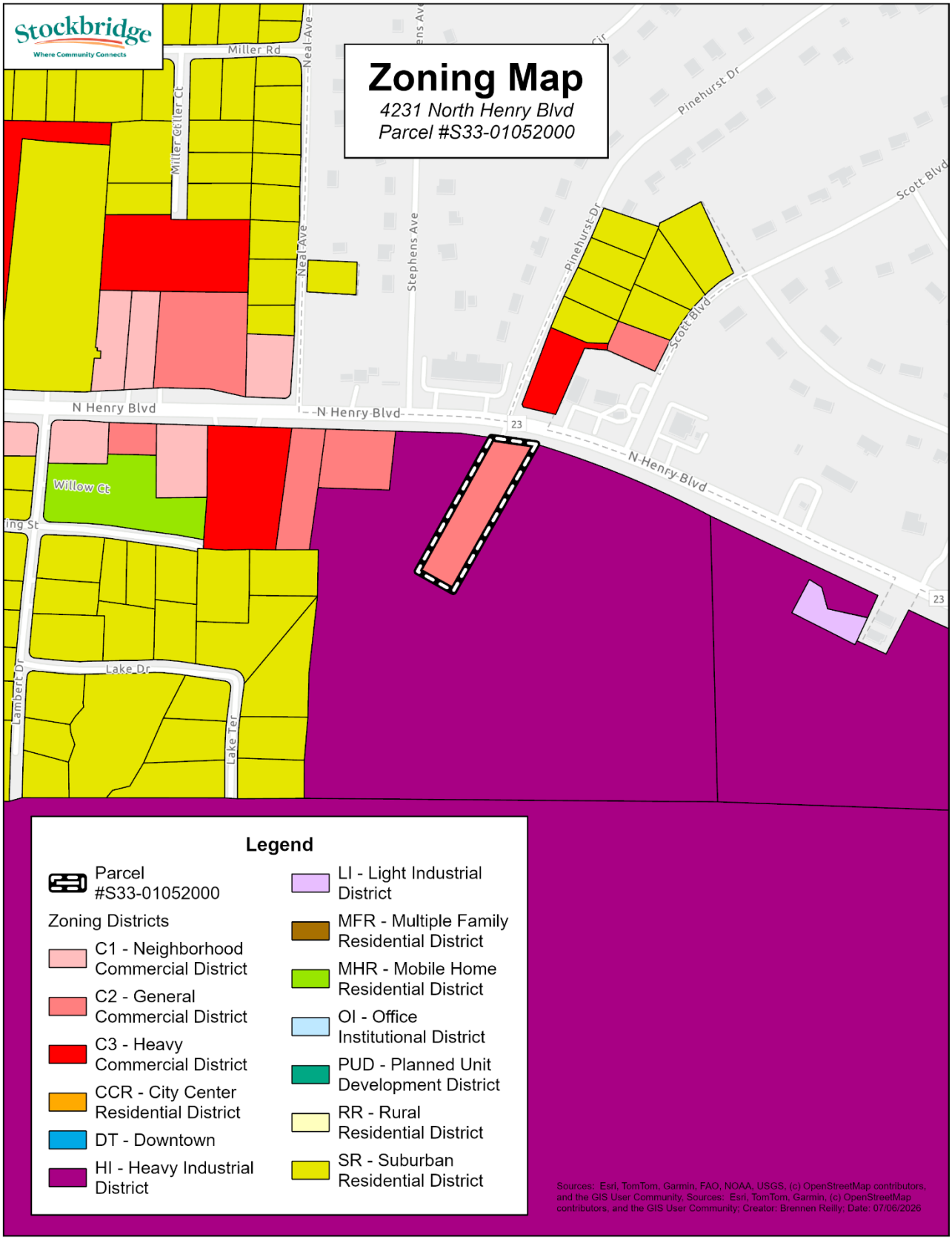
The following exhibits are included as part of the review of the requested rezoning, Comprehensive Plan Amendment, and Special Use Permit:

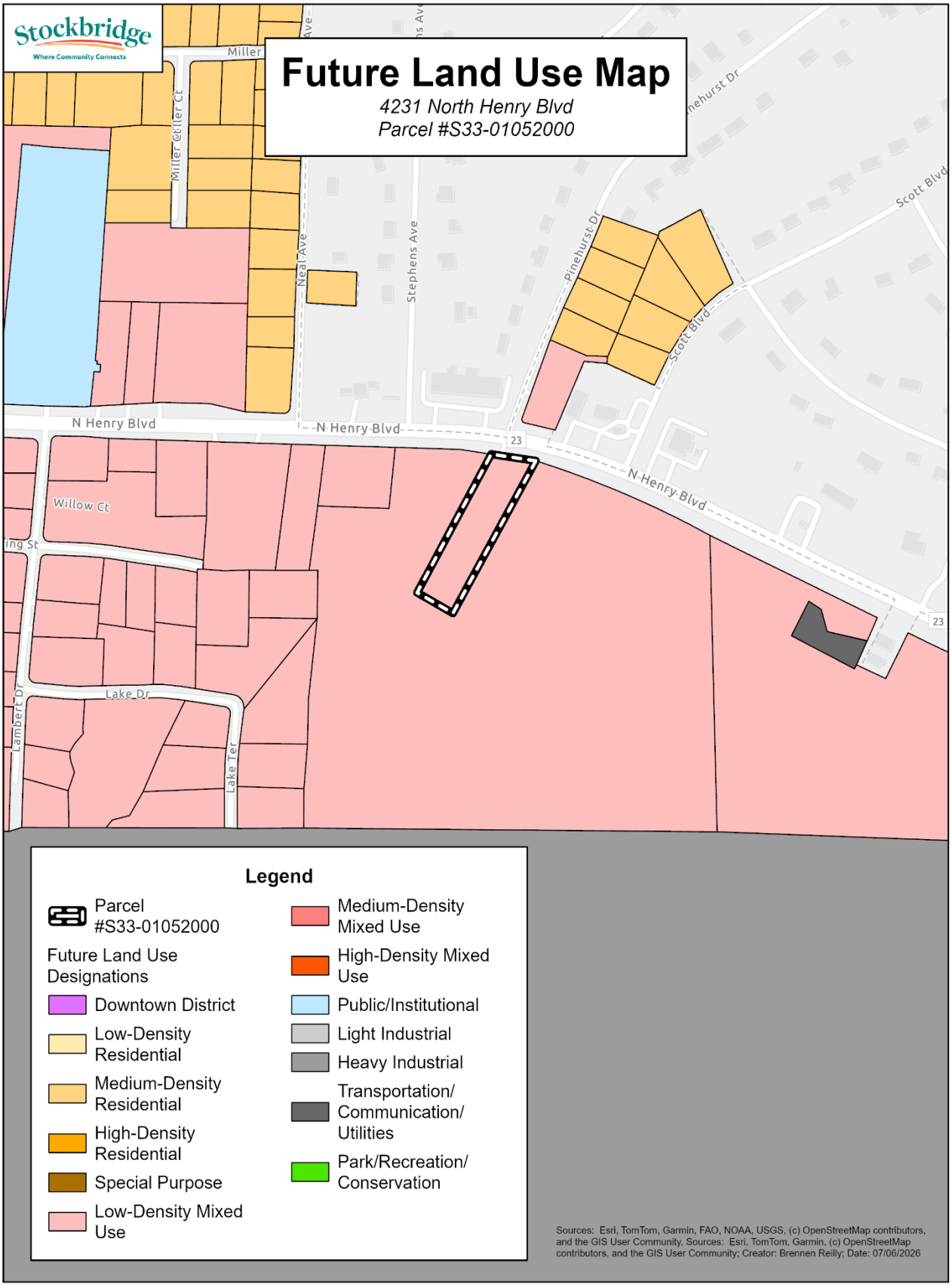
- Vicinity Map of 4231 North Henry Boulevard
- Aerial Photograph of the Subject Property and Surrounding Area
- Parcel Acreage Map of 4231 North Henry Boulevard
- Existing Zoning Map of 4231 North Henry Boulevard
- Future Land Use Map of 4231 North Henry Boulevard
- Proposed Site Plan
- Aerial Photograph with Proposed Site Plan Overlay

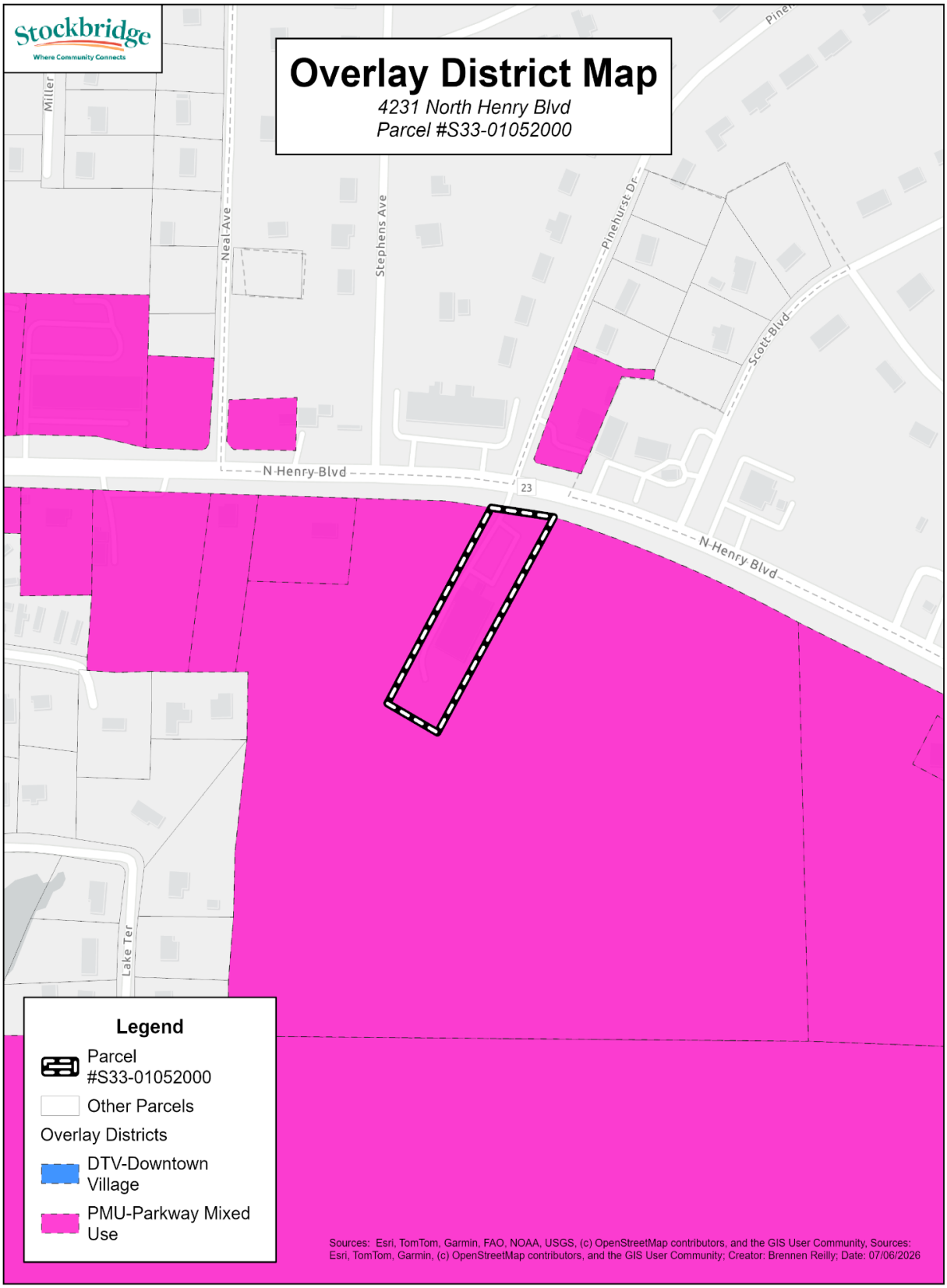
These exhibits illustrate the location of the subject property, surrounding land uses, zoning classifications, future land use designations, transportation network, and proximity to nearby residential, commercial, institutional, industrial, and quarry-related uses. The exhibits also depict the proposed incorporation of the subject property into the existing Stockbridge Quarry operation, including the construction of a proposed berm and associated quarry-related activities. Additionally, the exhibits illustrate the relationship of the subject property to the existing Stockbridge Quarry, nearby residential neighborhoods, and the City of Stockbridge well site.


Stockbridge
Where Community Connects
Aerial Photo Map
4231 North Henry Blvd
Parcel #S33-01052000
23
N Henry Blvd
N Henry Blvd
N
0
0.01
0.03
0.05 Miles
Microsoft, Vantor, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026
Legend
Parcel
#S33-01052000

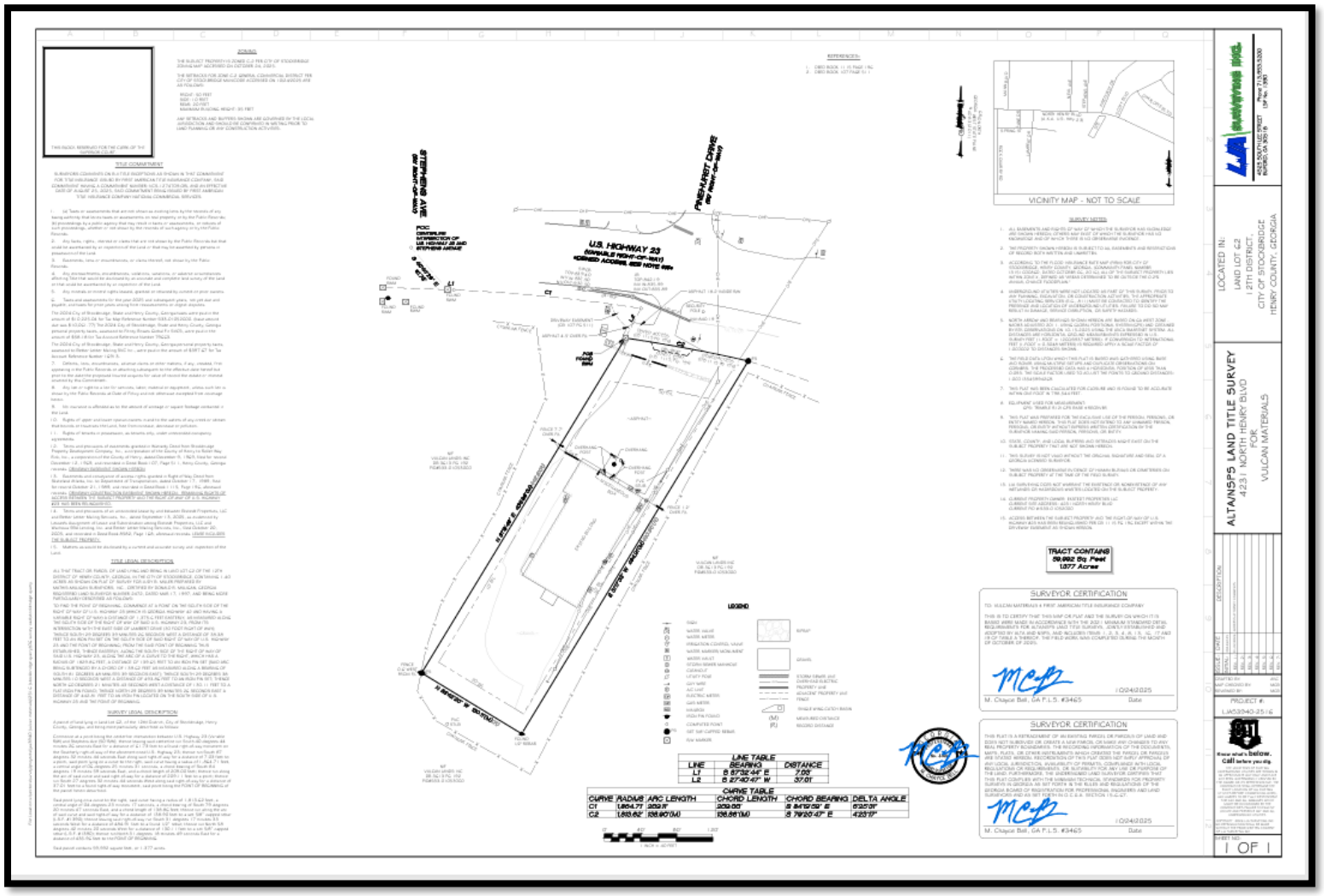

Stockbridge
Where Community Connects
Acreage Map
4231 North Henry Blvd
Parcel #S33-01052000
0.43 acres
0.5 acres
0.42 acres
0.4 acres
0.71 acres
N Henry Blvd
23
Scott Blvd
0.93 acres
0.92 acres
1.4 acres
0.71 acres
1.19 acres
28.73 acres
1.12 acres
Legend
Parcel #S33-01052000
Other Parcels
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Zoning Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller Rd
Miller Geller Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Zoning Districts
C1 - Neighborhood Commercial District
C2 - General Commercial District
C3 - Heavy Commercial District
CCR - City Center Residential District
DT - Downtown
HI - Heavy Industrial District
LI - Light Industrial District
MFR - Multiple Family Residential District
MHR - Mobile Home Residential District
OI - Office Institutional District
PUD - Planned Unit Development District
RR - Rural Residential District
SR - Suburban Residential District
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

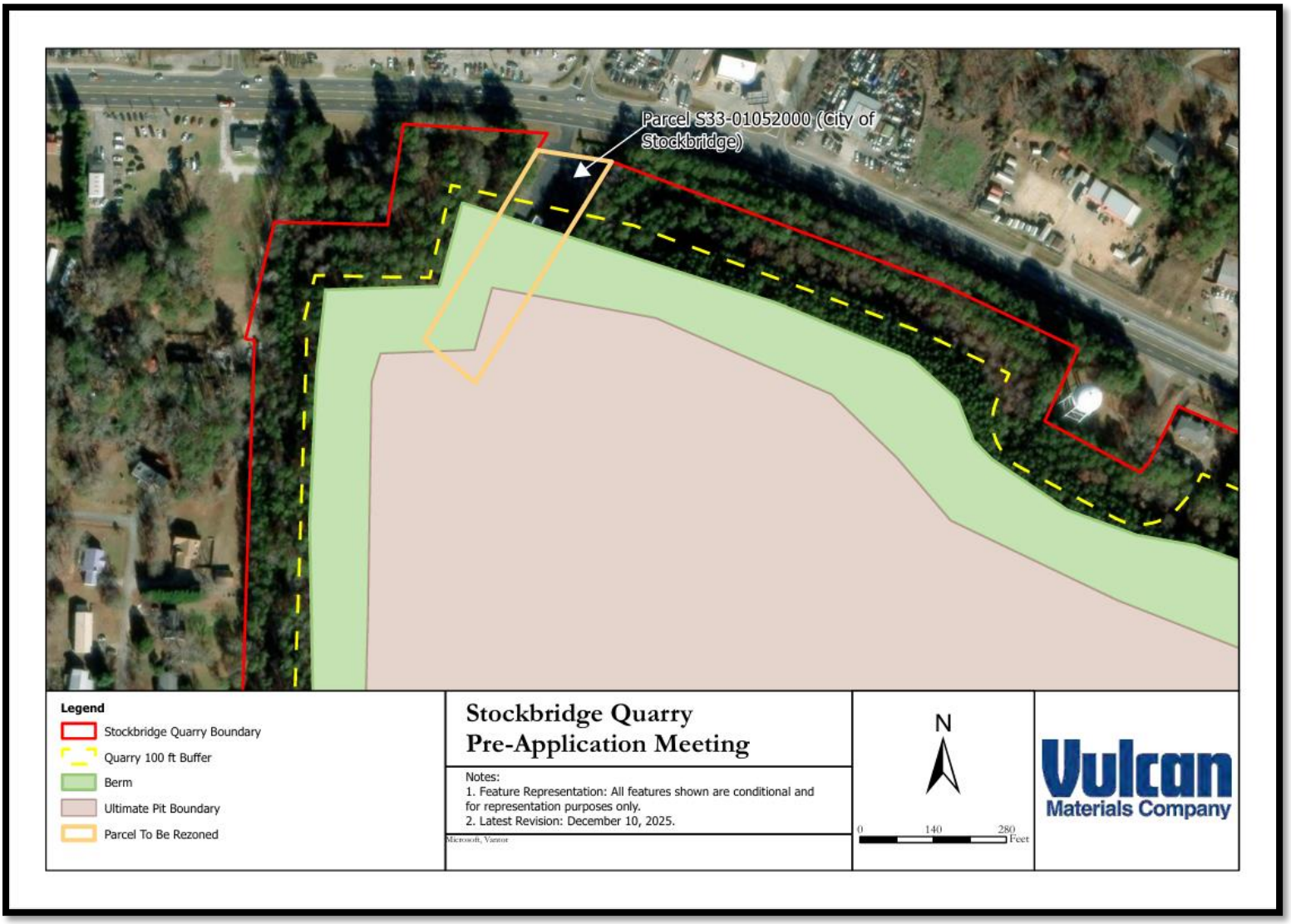

Stockbridge
Where Community Connects
Future Land Use Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Miller Geiler Ct
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
Willow Ct
Lake Dr
Lambert Dr
Lake Ter
Legend
Parcel #S33-01052000
Future Land Use Designations
Downtown District
Low-Density Residential
Medium-Density Residential
High-Density Residential
Special Purpose
Low-Density Mixed Use
Medium-Density Mixed Use
High-Density Mixed Use
Public/Institutional
Light Industrial
Heavy Industrial
Transportation/ Communication/ Utilities
Park/Recreation/ Conservation
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026


Stockbridge
Where Community Connects
Overlay District Map
4231 North Henry Blvd
Parcel #S33-01052000
Miller
Neal Ave
Stephens Ave
Pinehurst Dr
Scott Blvd
N Henry Blvd
23
N Henry Blvd
Lake Ter
Legend
Parcel #S33-01052000
Other Parcels
Overlay Districts
DTV-Downtown Village
PMU-Parkway Mixed Use
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community; Creator: Brennen Reilly; Date: 07/06/2026

ALTA/NSPS Land Title Survey of the Subject Property.



Applicant's Conceptual Site Plan Showing the Proposed Berm and Ultimate Pit Boundary.



Applicant's Conceptual Aerial Rendering of the Proposed Quarry Expansion



Applicant's Conceptual Street-Level Rendering of the Proposed Berm



VI. DEVELOPMENT INFORMATION

The applicant proposes to incorporate the approximately 1.4-acre subject property into the existing Stockbridge Quarry operation through the expansion of quarry-related activities. The request includes a Rezoning from C-2 (General Commercial District) to HI (Heavy Industrial District), a Comprehensive Plan Amendment to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial, and a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow for the development of natural resources and quarry-related activities.

The subject property is currently developed with a commercial building occupied by a mailing and printing services business. Although commercially zoned, the parcel is uniquely situated because it is immediately adjacent to the existing Stockbridge Quarry and surrounded on multiple sides by quarry-related property. If approved, the property would transition from a commercial use into an integrated component of the existing quarry operation, resulting in a more cohesive land use pattern and zoning classification.

Proposed Berm

According to the submitted site plan, the majority of the subject property will be utilized for the construction of a proposed berm along the northern boundary of the quarry adjacent to North Henry Boulevard. A berm is an engineered earthen embankment constructed from compacted soil, rock, and other approved fill materials. Berms are commonly incorporated into quarry, mining, transportation, and industrial developments to provide physical separation between differing land uses while supplementing existing buffering and screening measures.

Purpose of the Berm

The proposed berm is intended to serve as a permanent buffering feature between the existing Stockbridge Quarry and surrounding development. According to the applicant, the berm is designed to:

- Provide additional visual screening along North Henry Boulevard.
- Supplement the existing wooded buffer surrounding the quarry.
- Create additional separation between quarry operations and nearby residential, commercial, institutional, and public properties.
- Improve compatibility between the quarry operation and surrounding development.
- Establish a long-term transition between industrial activities and adjacent land uses.

Ultimate Pit Boundary

The submitted site plan indicates that the ultimate quarry pit boundary will remain south of the proposed berm. The ultimate pit boundary represents the maximum anticipated extent of quarry excavation based on the proposed mining plan. Locating the berm north of this boundary allows it to function as a permanent screening and buffering feature between the active quarry operation and surrounding properties.

Relationship to Surrounding Development

The proposed development does not include the construction of new commercial buildings, residential units, or other vertical development. Instead, the application facilitates the expansion of an existing quarry by incorporating the subject property into the overall operation. The proposal is intended to support the continued extraction and management of natural resources while improving the overall development pattern through the elimination of an isolated commercial parcel within a predominantly heavy industrial area.

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides regional access to the quarry. Surrounding land uses include the existing Stockbridge Quarry to the south and east, the City of Stockbridge municipal well site to the east, commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church to the west, and nearby single-family residential neighborhoods along Lake Terrace, Spring Street, and North Henry Boulevard. Existing mature vegetation currently provides a natural buffer between the quarry and many surrounding properties. The proposed berm is intended to supplement this existing vegetation by providing an additional layer of visual screening and separation.

As part of its review, Staff evaluated the residential, commercial, institutional, and public properties located nearest to the proposed berm. The analysis identified nearby residential neighborhoods within the City of Stockbridge, commercial properties located in both Stockbridge and unincorporated Henry County, the City of Stockbridge municipal well site, and Abundant Life of Jesus Church. The proposed berm is intended to strengthen the existing buffer and improve the visual transition between the quarry operation and surrounding development.

Regulatory Requirements

If approved, the proposed Comprehensive Plan Amendment, Rezoning, and Special Use Permit would allow the subject property to become part of the existing Stockbridge Quarry operation. Development of the site would remain subject to all applicable local, state, and federal permitting requirements, including those governing quarry operations, environmental protection, stormwater management, erosion and sedimentation control, and any other required regulatory approvals.

VII. STAFF ANALYSIS

The following provisions of the City of Stockbridge Unified Development Code (UDC) were reviewed and analyzed in evaluating the applicant's request for a Special Use Permit to allow for the development of natural resources and quarry-related activities pursuant to Section 3.2.25. These provisions establish the applicable review criteria, development standards, and operational requirements associated with the proposed use.

UDC Development Regulations Relevant to this Request

UDC Section	Title	Staff Analysis
Section 3.2.25	Development of Natural Resources	Discuss how the quarry expansion meets the purpose and standards.

UDC Section	Title	Staff Analysis
Section 9.2. 5 (if applicable)	Special Use Permit Procedures	Explain the review process and approval authority.
Section 9.2.6 (if applicable)	Use permit	Explain the review process and approval authority.

9.2.5 Requirements for special use permits.

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.**

The subject property fronts North Henry Boulevard, a Principal Arterial roadway that provides direct access to the existing Stockbridge Quarry. According to the Georgia Department of Transportation (GDOT), North Henry Boulevard carries approximately 24,000 vehicles per day, demonstrating that the roadway is designed to accommodate regional traffic volumes.

The proposed Special Use Permit does not establish a new quarry operation but facilitates the continued operation and expansion of the existing Stockbridge Quarry through the incorporation of the subject property into the overall quarry site. According to the applicant's revised proposal, the subject property will be developed as a landscaped berm and will not be utilized for truck parking, truck turnaround activities, mining, or blasting. Because the proposal does not introduce new access points, loading areas, operational facilities, or truck staging areas, Staff does not anticipate that the requested expansion will result in a measurable increase in traffic volumes beyond those associated with the existing quarry operation.

The proposal does not include new commercial buildings, residential development, or modifications to the existing roadway network. Existing quarry traffic is expected to continue utilizing the established transportation system, with primary access provided from North Henry Boulevard.

Staff also considered the proximity of nearby residential, commercial, institutional, and public properties. The applicant proposes to construct a landscaped berm along the North Henry Boulevard frontage to supplement the existing wooded vegetation and provide additional visual screening and buffering between quarry operations and surrounding development. Based on the nature of the proposal and the applicant's revised site plan, Staff does not anticipate that the requested Special Use Permit will create traffic congestion or adversely affect the operational function of adjacent roadways beyond existing quarry traffic conditions.

2. **The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.**

The subject property consists of approximately 1.4 acres and is immediately adjacent to the existing Stockbridge Quarry. The parcel's location, configuration, and relationship to the existing quarry make it suitable for incorporation into the overall quarry operation.

According to the applicant's revised site plan and Letter of Intent Addendum, the subject property will be utilized for the construction of a landscaped berm that will serve as a continuation of the existing quarry buffer. The applicant has stated that the property will not be used for mining, blasting, truck parking, or truck turnaround activities. The proposed berm is intended to supplement

the existing wooded buffer by providing additional physical and visual screening between quarry operations and adjacent residential, commercial, institutional, and public properties. In addition, the berm is intended to function as a noise attenuation feature, helping to reduce the transmission of sound from quarry activities to surrounding properties while enhancing the visual character of the North Henry Boulevard corridor.

Any grading, drainage, erosion and sedimentation control, stormwater management improvements, and berm construction associated with the project shall be subject to review and approval through the City's development review process and all applicable local, state, and federal regulatory requirements.

3. Adequate public facilities are available to serve the proposed use.

The proposal represents the expansion of an existing quarry operation and is not anticipated to generate a substantial increase in demand for municipal infrastructure. According to the applicant's revised proposal, the subject property will be developed as a landscaped berm and buffer and will not include new buildings, mining activities, blasting, truck parking, or truck turnaround operations. As such, the proposed use is not expected to require additional public facilities beyond those currently serving the existing quarry operation.

The Henry County Water Authority has confirmed that public water service is available to the property and that available fire flow exceeds the Authority's minimum standards. Public sanitary sewer service is not currently available; however, because the proposal does not include new residential, commercial, or industrial buildings, significant sanitary sewer capacity is not required.

Staff also recognizes that the City of Stockbridge municipal well site is located immediately east of the subject property. Continued coordination with the City of Stockbridge, the Henry County Water Authority, and all applicable local, state, and federal regulatory agencies will be necessary to ensure the continued protection of public infrastructure and water resources. Any future grading, drainage, stormwater management, erosion and sedimentation control, and berm construction shall be subject to review and approval through the City's development review process and all applicable regulatory requirements.

Based on the information submitted, Staff finds that adequate public facilities are available to serve the proposed use, subject to compliance with all applicable permitting and engineering requirements.

4. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant has submitted a site plan and conceptual renderings illustrating the proposed incorporation of the property into the existing Stockbridge Quarry, including construction of a landscaped berm along the North Henry Boulevard frontage. The proposed berm is intended to provide additional visual screening and buffering between quarry operations and surrounding development.

Should the Special Use Permit be approved, Staff recommends that development be substantially

consistent with the approved site plan and that the berm be installed and maintained in accordance with the approved engineering and landscape plans. The project shall also remain subject to all applicable local, state, and federal permitting requirements governing quarry operations.

5. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.

The proposed Special Use Permit is associated with concurrent applications for a Comprehensive Plan Amendment and Rezoning to facilitate the expansion of the existing Stockbridge Quarry. The proposal is intended to incorporate an isolated commercial parcel into an established heavy industrial operation rather than establish a new quarry at a different location.

The proposed berm, existing wooded vegetation, and applicable regulatory requirements are intended to improve compatibility between the quarry and surrounding residential, commercial, institutional, and public properties. Staff finds that, when considered together with the companion Comprehensive Plan Amendment and Rezoning applications, the proposed Special Use Permit supports the continued management of natural resources while incorporating buffering measures intended to minimize impacts on adjacent properties.

9.2.6 Use permit considerations

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council

The applicant has submitted a concurrent Comprehensive Plan Amendment requesting to change the Future Land Use designation from Low Density Mixed-Use to Heavy Industrial. The proposed Special Use Permit is dependent upon the approval of the requested Comprehensive Plan Amendment and the associated Rezoning.

The City of Stockbridge Comprehensive Plan establishes the City's long-term vision for growth and development through the Future Land Use Map and supporting goals and policies. While the subject property is immediately adjacent to the existing Stockbridge Quarry, Staff finds that the proposed Special Use Permit should also be evaluated in relation to the City's adopted planning objectives for the North Henry Boulevard corridor.

The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses. Although the applicant proposes to develop the subject property as a landscaped berm that will provide additional visual screening and buffering, the requested Special Use Permit is intended to facilitate the expansion of a heavy industrial use within an area where the City's adopted planning policies encourage mixed-use and commercial development.

Staff finds that the proposed Special Use Permit is not consistent with the City's adopted Comprehensive Plan because it would facilitate a land use pattern that is inconsistent with the long-term vision established for the Parkway Mixed Use (PMU) Overlay District. While the proposed berm may improve the visual transition between the quarry and surrounding development, it does not alter the fundamental land use issue presented by the application.

Accordingly, Staff finds that the proposed Special Use Permit is not consistent with the Comprehensive Plan or the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District.

Community Goals and Policies (pages 42–44)

Community Goals and Policies (Pages 42–44)	Staff Analysis
Future Land Use Goal #1: To ensure that new developments promote a better sense of place and preserve valued elements of community character.	Although the applicant proposes a landscaped berm intended to improve visual screening, Staff finds that facilitating a heavy industrial use through the requested Special Use Permit is inconsistent with the long-term character envisioned for the North Henry Boulevard corridor and the planning objectives of the Parkway Mixed Use (PMU) Overlay District.
Future Land Use Goal #2: To establish land use designations that meet the needs of the City and are consistent with the Unified Development Code.	While the proposal would support the requested HI zoning classification, Staff finds that it does not further the City's adopted land use objectives for the corridor. The proposal would facilitate Heavy Industrial development within an area planned for Low Density Mixed-Use development.
Future Land Use Goal #3: To identify available land for redevelopment and work with the development community on desirable development.	Staff recognizes that the proposal would incorporate an existing commercial parcel into the adjacent quarry operation. However, maintaining redevelopment opportunities consistent with the existing Low Density Mixed-Use designation better supports the Comprehensive Plan's long-term vision for the corridor.
Natural, Cultural, and Historic Resources Goal #1: To promote the efficient use of natural resources and identify and protect environmentally sensitive and culturally/historically significant areas.	Staff acknowledges that the proposal would support the continued operation of an existing quarry. However, Staff finds that the primary planning consideration is the appropriateness of expanding heavy industrial land use within the Parkway Mixed Use (PMU) Overlay District, which is inconsistent with the City's adopted land use policies.
Natural, Cultural, and Historic Resources Policy: Reduce the impact of new development through the preservation of greenspace.	The proposed landscaped berm and existing wooded vegetation would provide additional visual screening along North Henry Boulevard. While these improvements are beneficial, Staff finds that they do not change the underlying inconsistency between the proposed Special Use Permit and the City's adopted planning objectives for the Parkway Mixed Use (PMU) Overlay District.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed

The subject property is immediately adjacent to the existing Stockbridge Quarry and is bordered by Heavy Industrial properties to the south and east. The surrounding area also includes commercial businesses along North Henry Boulevard, Abundant Life of Jesus Church, the City of Stockbridge municipal well site, and nearby single-family residential neighborhoods. The applicant proposes to construct a landscaped berm intended to supplement the existing wooded vegetation by providing additional visual screening and buffering between the quarry operation and surrounding development.

Staff acknowledges that the subject property's proximity to the existing quarry provides a basis for considering the requested Special Use Permit. However, Staff also finds that compatibility must be evaluated within the context of the City's adopted planning policies. The subject property is located within the Parkway Mixed Use (PMU) Overlay District, which was established to encourage a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses.

While the proposed berm may improve the visual transition between the quarry and surrounding properties, Staff finds that the requested Special Use Permit would facilitate the expansion of a heavy industrial use within an area where the City's adopted planning policies encourage mixed-use and commercial development. As a result, Staff finds that the proposed use is not compatible with the long-term planning objectives established for the Parkway Mixed Use (PMU) Overlay District.

Accordingly, Staff finds that the proposed Special Use Permit is not compatible with the surrounding land use pattern and the adopted planning vision for the North Henry Boulevard corridor and, therefore, does not satisfy this review criterion.

3. **Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.**

The proposed Special Use Permit does not, in itself, violate any applicable local, state, or federal statutes, ordinances, or regulations governing land development. Approval of the Special Use Permit would not exempt the applicant from compliance with all applicable provisions of the City of Stockbridge Unified Development Code, nor from obtaining all required permits and approvals from the appropriate local, state, and federal regulatory agencies.

Quarry operations and associated site improvements shall remain subject to all applicable permitting requirements, including erosion and sedimentation control, stormwater management, engineering review, environmental protection requirements, and any permits required by the Georgia Environmental Protection Division (EPD), the U.S. Army Corps of Engineers, and other agencies having jurisdiction, as applicable.

Staff notes, however, that the requested Special Use Permit is proposed in conjunction with a Comprehensive Plan Amendment and Rezoning that Staff has determined are inconsistent with the City's adopted Comprehensive Plan and the planning objectives of the Parkway Mixed Use (PMU) Overlay District. While the proposed use is capable of complying with applicable regulatory requirements, Staff finds that it is not consistent with the City's adopted land use policies.

4. **The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets**

The subject property fronts North Henry Boulevard, a Principal Arterial roadway designed to accommodate regional traffic. According to the applicant's revised proposal, the subject property will be developed as a landscaped berm and will not be utilized for mining, blasting, truck parking, or truck turnaround activities. The proposal does not include new commercial or residential

development, new access points, or operational facilities that would generate additional traffic. Existing quarry traffic is anticipated to continue utilizing the established roadway network. Pedestrian activity within the immediate vicinity is limited because of the surrounding industrial and commercial land use pattern. Accordingly, Staff does not anticipate that the proposed Special Use Permit will significantly affect vehicular or pedestrian circulation along adjoining streets.

5. The location and number of off-street parking spaces

The proposal does not include new buildings or employee parking facilities. The existing parking area associated with the commercial building is anticipated to be removed as the property is incorporated into the proposed landscaped berm. The applicant has indicated that the parking area shown on the conceptual rendering is included solely to identify the subject property and will ultimately be replaced with grass, trees, and other landscaping consistent with the proposed berm design. Because no new parking demand is created by the proposal, Staff finds that additional off-street parking is not required.

6. The amount and location of open space

The proposal does not include active recreational open space. However, the proposed landscaped berm, together with the existing wooded vegetation, will establish a substantial buffer between North Henry Boulevard and the existing quarry operation. The berm is intended to provide physical separation, visual screening, and additional landscaped open space along the corridor, thereby improving the transition between the quarry and adjacent development.

7. Protective screening

Protective screening is a significant component of the proposed development. The applicant proposes to construct a landscaped earthen berm along the northern boundary of the quarry adjacent to North Henry Boulevard. The berm is intended to supplement the existing wooded vegetation by providing additional physical separation, visual screening, and noise attenuation between quarry operations and adjacent residential, commercial, institutional, and public properties. The applicant has submitted conceptual renderings illustrating the intended appearance of the berm upon completion. Staff acknowledges that the proposed berm represents an enhancement to the existing buffer along the corridor.

8. Hours and manner of operation

The application does not propose modifications to the existing hours or manner of operation of the Stockbridge Quarry beyond incorporating the subject property into the overall quarry operation. According to the applicant's revised proposal, the subject property will function as a landscaped berm and will not be utilized for mining, blasting, truck parking, or truck turnaround activities. Quarry operations shall continue to be conducted in accordance with all applicable permit conditions, regulatory requirements, and any conditions imposed by the Mayor and City Council if the Special Use Permit is approved.

9. Outdoor lighting

No new outdoor lighting is proposed as part of this application. Any future lighting associated with the quarry operation shall comply with the applicable provisions of the Unified Development Code and any conditions of approval established by the Mayor and City Council.

10. Ingress and egress to the property.

The proposal does not identify new access points to North Henry Boulevard. Access associated with the existing Stockbridge Quarry is anticipated to continue utilizing the established roadway network. Because the proposed berm will not function as an operational area for quarry activities, no changes to existing ingress or egress are proposed. Any future modifications to site access shall be subject to review and approval by the City of Stockbridge, the Georgia Department of Transportation, and other applicable agencies, as required.

VIII. STAFF RECOMMENDATION

Staff recommends **DENIAL** of SP-2026-02, a request for a Special Use Permit pursuant to Section 3.2.25 of the Unified Development Code to allow the expansion of the existing Stockbridge Quarry onto approximately 1.4 acres located at 4231 North Henry Boulevard.

Staff acknowledges that the proposal represents the expansion of an existing quarry operation rather than the establishment of a new quarry. Staff also recognizes that the applicant proposes to develop the subject property as a landscaped berm intended to supplement the existing wooded buffer by providing additional physical separation, visual screening, and noise attenuation along North Henry Boulevard. In addition, Staff acknowledges that the proposal is not anticipated to significantly increase traffic volumes, create new access points, or require substantial additional public infrastructure.

However, after evaluating the request against the Special Use Permit approval criteria contained in Sections 9.2.5 and 9.2.6 of the Unified Development Code, Staff finds that the proposed use is not consistent with the City's adopted Comprehensive Plan and the long-term planning objectives established for the North Henry Boulevard corridor. Specifically, Staff finds that the requested Special Use Permit would facilitate the expansion of a heavy industrial use within the Parkway Mixed Use (PMU) Overlay District, which was established to promote a coordinated pattern of mixed-use, commercial, office, residential, civic, entertainment, and cultural development through high-quality site design, landscaping, gateway aesthetics, pedestrian connectivity, and compatible land uses.

While Staff recognizes that the proposed berm would improve visual screening between the existing quarry and surrounding development, Staff finds that the proposed screening does not alter the fundamental land use issue presented by the application. Approval of the requested Special Use Permit would facilitate a land use pattern that is inconsistent with the City's adopted planning vision for the North Henry Boulevard corridor and the development objectives of the Parkway Mixed Use (PMU) Overlay District.

Based upon the findings contained within this report and the applicable review criteria of the Unified Development Code, Staff concludes that the applicant has not demonstrated that the requested Special Use Permit is consistent with the Comprehensive Plan or the adopted planning objectives of the Parkway Mixed Use (PMU) Overlay District. Accordingly, Staff recommends **DENIAL** of SP-2026-02.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED C-2 PER CITY OF STOCKBRIDGE ZONING MAP ACCESSED ON OCTOBER 24, 2025.

THE SETBACKS FOR ZONE C-2 GENERAL COMMERCIAL DISTRICT PER CITY OF STOCKBRIDGE MUNICODE ACCESSED ON 10/24/2025 ARE AS FOLLOWS:

FRONT: 50 FEET
SIDE: 10 FEET
REAR: 20 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TITLE COMMITMENT

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A COMMITMENT NUMBER: NCS-1274709-ORL AND AN EFFECTIVE DATE OF AUGUST 25, 2025, SAID COMMITMENT BEING ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.

5. Any minerals or mineral rights leased, granted or retained by current or prior owners.

6. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.

The 2024 City of Stockbridge, State and Henry County, Georgia taxes were paid in the amount of $10,225.04 for Tax Map Reference Number 533-01052000. (base amount due was $10,061.77) The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Pitney Bowes Global Fin SVCS, were paid in the amount of $58.18 for Tax Account Reference Number 79663.

The 2024 City of Stockbridge, State and Henry County, Georgia personal property taxes, assessed to Better Letter Mailing SVC Inc., were paid in the amount of $397.67 for Tax Account Reference Number 16913.

7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Commitment.

8. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.

10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.

11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.

12. Terms and provisions of easements granted in Warranty Deed from Stockbridge Property Development Company, Inc., a corporation of the County of Henry to Roller Way Rink, Inc., a corporation of the County of Henry, dated December 9, 1969, filed for record December 12, 1969, and recorded in Deed Book 107, Page 511, Henry County, Georgia records. DRIVEWAY EASEMENT SHOWN HEREON

13. Easements and conveyance of access rights granted in Right of Way Deed from Skateland Atlanta, Inc. to Department of Transportation, dated October 17, 1989, filed for record October 21, 1989, and recorded in Deed Book 1115, Page 196, aforesaid records. DRIVEWAY CONSTRUCTION EASEMENT SHOWN HEREON. REMAINING RIGHTS OF ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED.

14. Terms and provisions of an unrecorded Lease by and between Ekstedt Properties, LLC and Better Letter Mailing Services, Inc., dated September 13, 2005, as evidenced by Lessee's Assignment of Lease and Subordination among Ekstedt Properties, LLC and Wachovia SBA Lending, Inc. and Better Letter Mailing Services, Inc., filed October 20, 2005, and recorded in Deed Book 8582, Page 168, aforesaid records. LEASE INCLUDES THE SUBJECT PROPERTY.

15. Matters as would be disclosed by a current and accurate survey and inspection of the Land.

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, IN THE CITY OF STOCKBRIDGE, CONTAINING 1.40 ACRES AS SHOWN ON PLAT OF SURVEY FOR JUDY B. MILLER PREPARED BY MATHIS-MILLIGAN SURVEYORS, INC., CERTIFIED BY DONALD R. MILLIGAN, GEORGIA REGISTERED LAND SURVEYOR NUMBER 2472, DATED MAR 17, 1997, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT ON THE SOUTH SIDE OF THE RIGHT OF WAY OF U.S. HIGHWAY 23 (WHICH IS GEORGIA HIGHWAY 42 AND HAVING A VARIABLE RIGHT OF WAY) A DISTANCE OF 1,375.6 FEET EASTERLY, AS MEASURED ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, FROM ITS INTERSECTION WITH THE EAST SIDE OF LAMBERT DRIVE (80 FOOT RIGHT OF WAY); THENCE SOUTH 29 DEGREES 39 MINUTES 26 SECONDS WEST A DISTANCE OF 38.38 FEET TO AN IRON PIN SET ON THE SOUTH SIDE OF SAID RIGHT OF WAY OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING; FROM THE SAID POINT OF BEGINNING THUS ESTABLISHED, THENCE EASTERLY, ALONG THE SOUTH SIDE OF THE RIGHT OF WAY OF SAID U.S. HIGHWAY 23, ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 1829.86 FEET, A DISTANCE OF 139.65 FEET TO AN IRON PIN SET (SAID ARC BEING SUBTENDED BY A CHORD OF 139.62 FEET AS MEASURED ALONG A BEARING OF SOUTH 81 DEGREES 48 MINUTES 39 SECONDS EAST); THENCE SOUTH 29 DEGREES 38 MINUTES 10 SECONDS WEST A DISTANCE OF 493.86 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 130.11 FEET TO A FLAT IRON PIN FOUND; THENCE NORTH 29 DEGREES 39 MINUTES 26 SECONDS EAST A DISTANCE OF 442.81 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF U.S. HIGHWAY 23 AND THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION

A parcel of land lying in Land Lot 62, of the 12th District, City of Stockbridge, Henry County, Georgia, and being more particularly described as follows:

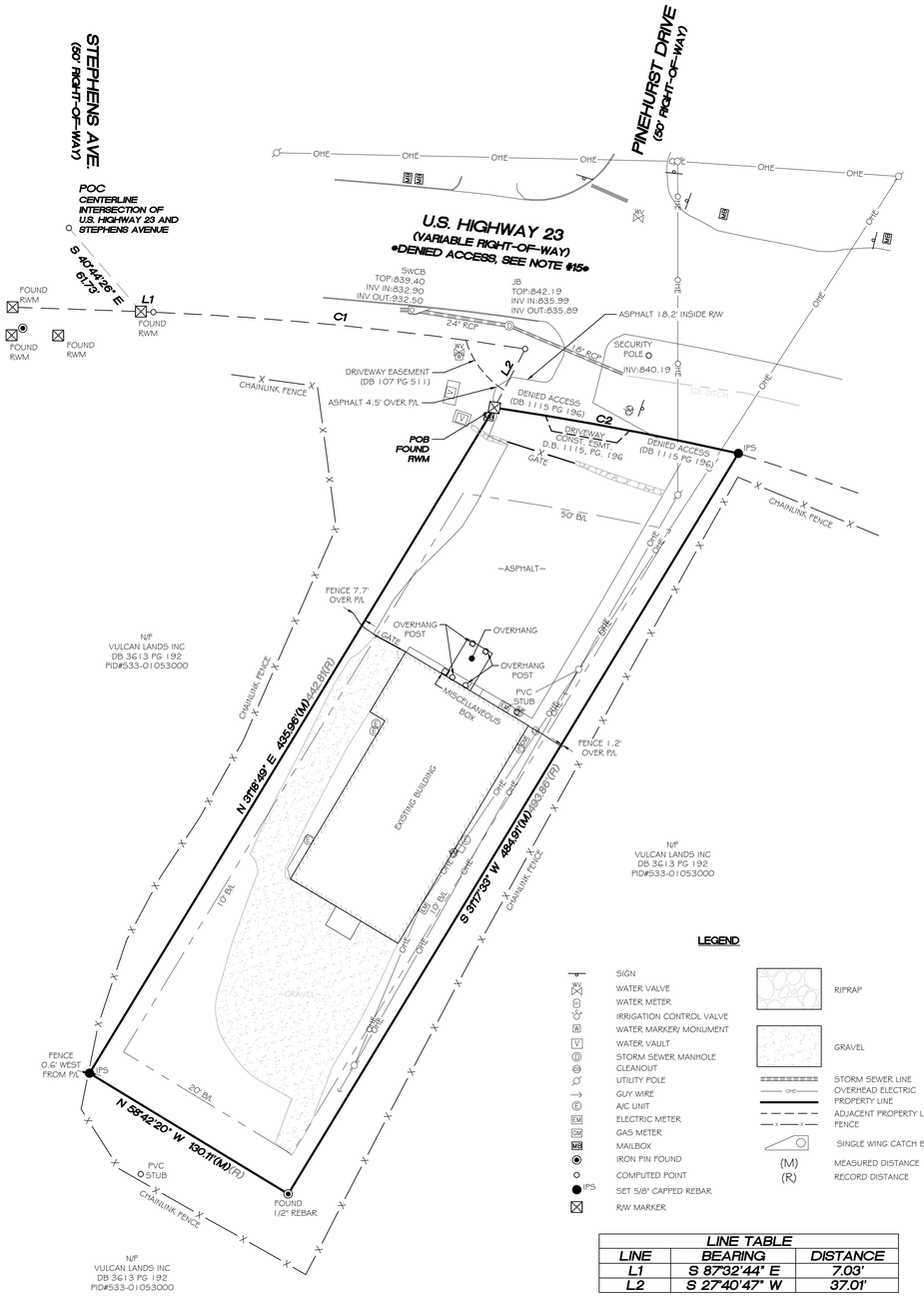
Commence at a point being the centerline intersection between U.S. Highway 23 (Variable R/W) and Stephens Ave (50' R/W); thence leaving said centerline run South 40 degrees 44 minutes 26 seconds East for a distance of 61.73 feet to a found right-of-way monument on the Southerly right-of-way of the aforementioned U.S. Highway 23; thence run South 87 degrees 32 minutes 44 seconds East along said right-of-way for a distance of 7.03 feet to a point, said point lying on a curve to the right, said curve having a radius of 1,864.71 feet, a central angle of 06 degrees 25 minutes 31 seconds, a chord bearing of South 84 degrees 19 minutes 59 seconds East, and a chord length of 209.00 feet; thence run along the arc of said curve and said right-of-way for a distance of 209.11 feet to a point; thence run South 27 degrees 32 minutes 44 seconds West along said right-of-way for a distance of 37.01 feet to a found right-of-way monument, said point being the POINT OF BEGINNING of the parcel herein described.

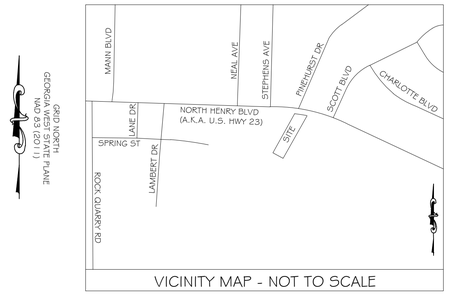
Said point lying on a curve to the right, said curve having a radius of 1,813.62 feet, a central angle of 04 degrees 23 minutes 17 seconds, a chord bearing of South 79 degrees 20 minutes 47 seconds East, and a chord length of 138.86 feet; thence run along the arc of said curve and said right-of-way for a distance of 138.90 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right-of-way run South 31 degrees 17 minutes 33 seconds West for a distance of 484.91 feet to a found 1/2" rebar; thence run North 58 degrees 42 minutes 20 seconds West for a distance of 130.11 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 31 degrees 18 minutes 49 seconds East for a distance of 435.96 feet to the POINT OF BEGINNING.

Said parcel contains 59,992 square feet, or 1.377 acres.

REFERENCES:

1. DEED BOOK 1115 PAGE 196
2. DEED BOOK 107 PAGE 511





VICINITY MAP - NOT TO SCALE

SURVEY NOTES

1. ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13151C0086D, DATED OCTOBER 06, 2016), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. PRIOR TO ANY PLANNING, EXCAVATION, OR CONSTRUCTION ACTIVITIES, THE APPROPRIATE UTILITY LOCATING SERVICES (E.G., 811) MUST BE CONTACTED TO IDENTIFY THE PRESENCE AND LOCATION OF UNDERGROUND UTILITIES. FAILURE TO DO SO MAY RESULT IN DAMAGE, SERVICE DISRUPTION, OR SAFETY HAZARDS.
5. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD83 ADJUSTED 2011. USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 10-15-2025 USING THE LEICA SMARTNET SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET (1-FOOT = 1200/3937 METERS). A CONVERSION TO INTERNATIONAL FEET (1-FOOT = 0.3048 METERS) IS REQUIRED APPLY A SCALE FACTOR OF 1.000002 TO DISTANCES SHOWN.
6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED USING BASE AND ROVER USING MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITION OF LESS THAN 0.093. THE SCALE FACTOR USED TO ADJUST THE POINTS TO GROUND DISTANCES: 1.000013545994269.
7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 798,544 FEET.
8. EQUIPMENT USED FOR MEASUREMENT:
   GPS: TRIMBLE R12i GPS BASE & RECEIVER
9. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
10. STATE, COUNTY, AND LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A GEORGIA LICENSED SURVEYOR.
12. THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES ON SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
13. LJA SURVEYING DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTES LOCATED ON THE SUBJECT PROPERTY.
14. CURRENT PROPERTY OWNER: EKSTEDT PROPERTIES LLC
    CURRENT SITE ADDRESS: 4231 NORTH HENRY BLVD
    CURRENT PID #:533-01052000
15. ACCESS BETWEEN THE SUBJECT PROPERTY AND THE RIGHT-OF-WAY OF U.S. HIGHWAY #23 HAS BEEN RELINQUISHED PER DB 1115 PG 196 EXCEPT WITHIN THE DRIVEWAY EASEMENT AS SHOWN HEREON.

TRACT CONTAINS
59,992 Sq. Feet
1.377 Acres

LEGEND

	SIGN		RIPRAP
WV	WATER VALVE		
WM	WATER METER		
IC	IRRIGATION CONTROL VALVE		
WM	WATER MARKER/ MONUMENT		GRAVEL
V	WATER VAULT		
D	STORM SEWER MANHOLE		
CO	CLEANOUT		
	UTILITY POLE		STORM SEWER LINE
	GUY WIRE	OHE	OVERHEAD ELECTRIC
AC	A/C UNIT		PROPERTY LINE
EM	ELECTRIC METER		ADJACENT PROPERTY LINE
GM	GAS METER	x x x	FENCE
MB	MAILBOX		SINGLE WING CATCH BASIN
	IRON PIN FOUND	(M)	MEASURED DISTANCE
	COMPUTED POINT	(R)	RECORD DISTANCE
IPS	SET 5/8" CAPPED REBAR		
	R/W MARKER		

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°32'44" E	7.03'
L2	S 27°40'47" W	37.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,864.71'	209.11'	209.00'	S 84°19'59" E	6°25'31"
C2	1,813.62'	138.90'(M)	138.86'(M)	S 79°20'47" E	4°23'17"

0' 40' 80' 120'
1 INCH = 40 FEET

SURVEYOR CERTIFICATION

TO: VULCAN MATERIALS & FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

10/24/2025
M. Chayce Bell, GA P.L.S. #3465 Date

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 30518
Phone 713.953.5200
LSF No. 1390

LOCATED IN:
LAND LOT 62
12TH DISTRICT,
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
4231 NORTH HENRY BLVD
FOR
VULCAN MATERIALS

ISSUE:	DATE	DESCRIPTION
INITIAL:	10/24/2025	
REV. 1	01/22/2026	ADDRESS ATTORNEY COMMENTS
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: AKC
MAP CHECKED BY: MCB
REVIEWED BY: MCB

PROJECT #:
LJA53940-2516

Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2026 LJA SURVEYING INC
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC

SHEET NO:
1 OF 1

File Locations:\sectors\survey\projects\lja3940 (vulcan materials)\05 ig (stockbridge quarry)\05 survey cad\stockbridge quarry