

**STOCKBRIDGE
COMMUNITY ZONING
INFORMATION MEETING**

ADMINISTRATION

Ryan Anderson
Community Development Director

Veronica Green
Chief Planner

Linda Logan
Senior Planner
Secretary

Gordon Linton
Senior Planner

**Community Zoning
Information Meeting
Agenda
August 12, 2026 6:00 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA

COMMUNITY ZONING INFORMATION MEETING

CITY OF STOCKBRIDGE

WEDNESDAY, AUGUST 12, 2026 6:00 PM

- I. Welcome
- II. Overview Of The Zoning Process
- III. Discussion Of Zoning Cases

ZONING MODIFICATION CASE #ZM-2026-02. (Council District 4.)

Consideration of a major zoning modification request for the property at 55 Valley Hill Road to allow for changes to the previously-approved site plan for a townhome development, which was approved by the Stockbridge City Council via three cases on November 13, 2023. The cases included 1) Comprehensive Plan Amendment Case #CP-2023-02 (which changed the property's future land use designation to High-Density Residential); 2) Rezoning Case #RZ-2023-03 (which assigned the zoning district of MFR (Multiple Family Residential) to the property; and 3) Variance Case #VR-2023-02 (which approved a variance to reduce the front yard setbacks of the townhome lots from the required 50 feet in the MFR district to 30 feet). The previous applicant / owner / developer for CP-2023-02, RZ-2023-03, and VR-2023-02 was D. R. Horton, Inc., represented by Tiffany Hogan. The previously-approved, 149-unit townhome development was not built, and the property was sold to a new owner.

Now, a new applicant, Yashesh Shah of Shree Developers Group (represented by Asia Mosee) wishes to build a revised townhome development with 91 units. Further, the applicant proposes to subdivide the subject property into two parcels for the purpose of building on the southern parcel only and selling the northern parcel. The applicant is therefore requesting the approval of a major zoning modification from RZ-2023-03 to allow for the approval of a revised site plan which shows the development of the southern portion of the property only.

The zoning and future land use designation of the property would not change. The current property owner is OTAC Development Group, LLC. The property is located in Land Lot 69 of Land District 12, and it contains 24.908 +/- acres within the Stockbridge City Limits. The applicant is proposing to build the townhome development on 11.311 acres within the southern portion of the property, south of the existing creek.

ZONING MODIFICATION CASE #ZM-2026-03. (Council District 4.)

Consideration of a major zoning modification request for the property at 4882 North Henry Boulevard to allow for changes to the previously-approved site plan for a townhome development, which was approved by the Stockbridge City Council via three cases on February 12, 2024; and to request the removal of five (5) zoning conditions that were included with the rezoning of the property. The cases included 1) Comprehensive Plan Amendment Case #CP-2023-09 (which changed the

property's future land use designation to Medium-Density Residential), Rezoning Case #RZ-2023-10 (which rezoned the property to MFR (Multiple Family Residential); and Variance Case #VR-2023-06 (which granted a variance to reduce the front yard setbacks of the townhome lots on the north side of North Henry Boulevard and the west side of Center Street from the required 50 feet in the MFR District to 30 feet). The previous applicant for CP-2023-09, RZ-2023-10, and VR-2023-06 was Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell, & Russell, LLP. The previously-approved, 90-unit townhome development was not built, and the property was sold to a new owner.

Now, a new applicant, Aaron Rissler of Apex Stockbridge, LLC, represented by Sara Shirk of Falcon Design, wishes to build a revised townhome development with 90 units. The applicant is requesting the approval of a major zoning modification from Ordinance #RZ-2023-10 to allow for the approval of a revised site plan, and to request the removal of five (5) of the twelve (12) zoning conditions that were required as part of the approval of RZ-2023-10. The five zoning conditions which the applicant is requesting to be removed are listed below (numbered from the ordinance).

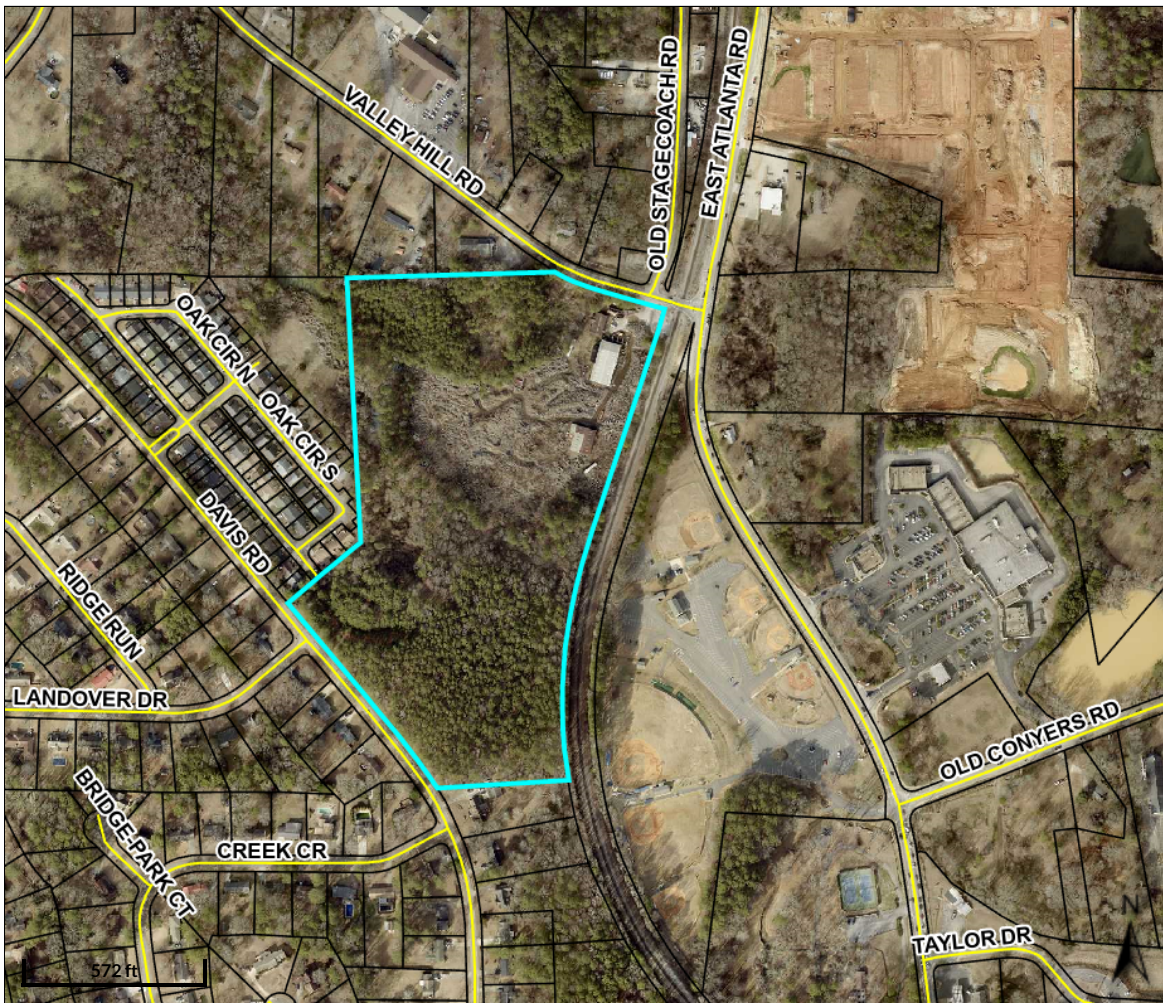
1. Site Plan—The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled, "North Henry Townhomes: Forestar Zoning Plan", which was prepared by Atwell Group on 12/01/23 and received by the Planning and Zoning Staff on 12/04/23. [Note: The site plan showed the provision of a swimming pool and a clubhouse.]
4. Waste Collection—A consolidated waste collection system shall be used, with no individual waste receptacles being permitted.
5. Architectural Design:
 - a. All townhome units shall have brick on at least three sides. [The applicant requests a replacement condition stating that the architectural design of the townhomes will be substantially similar to the rendering provided at the City Council meeting.]
 - b. [No change.]
 - c. This shall be a gated community.
6. Rental Units—No more than 10 percent of the townhome units may be rented at any one time.

The zoning and future land use designation of the property would not change. The current property owner is Apex Stockbridge, LLC. The property is located in Land Lot 60 of Land District 12, and it contains 15.601 +/- acres within the Stockbridge City Limits.

IV. Other Business

V. Upcoming Meetings

VI. Adjournment



Overview



Legend

- Parcels
- Roads

Parcel ID	S16-01006000	Class	I	Owner	OTAC DEVELOPMENT	Land	\$961000								
Property	55 VALLEY HILL	Acreage	24.96	Address	GROUP LLC	Value:									
Address	RD					Building	\$243800	Last 2 Sales							
District	City/Stockbridge					Value:		Date	Price	Reason	Qual				
						Misc	\$4800	2/4/2013	\$1,000,000	n/a	Q				
						Value:		8/1/1974	\$131,500	n/a	Q				
						Total	\$1209600								
						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: 6/23/2023

Last Data Uploaded: 6/22/2023 9:00:14 PM

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

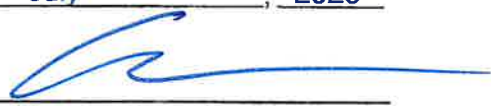
If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

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
	N/A	

We certify that the foregoing information is true and correct, this 10th day of July, 2026

Aaron Rissler

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 10th day of July, 2026

Emily Prescott
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 ✓

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 10th day of June, 2026

Yashesh Shukh

Applicant's Name - Printed

[Signature]

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 10th day of June, 2026



[Signature]
Notary Public

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



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

August 4, 2025

Mr. Connor Galloway, P.E. (GA 043398)
Kimley-Horn and Associates, Inc.
1200 Peachtree Street, NE, Suite 800
Atlanta, Georgia 30309
(404) 419-8700

**RE: DECISION LETTER FOR 55 VALLEY HILL ROAD:
ADMINISTRATIVE ZONING MODIFICATION APPLICATION**

Requested Action: Site Plan Revisions for Rezoning Case #RZ-2023-03

Dear Mr. Galloway:

The City of Stockbridge Community Development Department received from your office an Administrative Zoning Modification application for the property at 55 Valley Hill Road within the City of Stockbridge. Your Letter of Intent, dated 06/18/2025, stated that a revised site plan had been created, which you wish to use to replace the site plan that was approved with the rezoning of the property via Rezoning Case #RZ-2023-03. The revised site plan shows that the northern and southern sections of the approved townhome development would have no connection because the road crossing over the existing creek was eliminated "... due to the potential for flooding onsite and the likelihood of soil erosion and saturation beneath the road crossing . . ." And your Letter of Clarification, dated 07/09/25, further explained that, from an engineering standpoint, a road crossing over the creek is not feasible.

The revised site plan, as attached, is entitled, "Templar Valley Hill: Concept Site Plan", undated, and drawn by WIB as Project No. 017950007, Sheet Number C1.90. It was reviewed by the Stockbridge City Engineer, who agrees that a road crossing over the creek would not be feasible. The Planning & Zoning Staff, as well as the City Engineer and Fire Marshal, have also reviewed the revised site plan in terms of site access and amenities, and they have deemed it to be acceptable, although we would like to see a pedestrian crossing over the creek, if possible.



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

The Community Development Department therefore has made the following decision on your administrative zoning modification application: **Approved, with the condition that a pedestrian crossing over the creek be provided, if possible.** Please submit a copy of this letter with any permits that you might apply for with the City of Stockbridge.

Thank you. If you have any questions, please let us know.

Sincerely,

Linda M. Logan

Senior Planner

Cc: Ryan Anderson, Community Development Director
Veronica Green, Chief Planner

Attachments:

Letter of Intent

Revised Site Plan

Letter of Clarification

All that tract or parcel of land lying in Land Lot 69, 12th district, Henry County, Georgia, being more particularly described as follows:

Commencing at the intersection of Davis Road (50' R/W) and Landover Drive; thence, North 22 Degrees 23 Minutes 41 Seconds West to a ½" rebar on the Eastern Right of Way of Davis Road, said point being the True Point of Beginning; thence, leaving the Eastern Right of Way North 50 Degrees 04 Minutes 26 Seconds East a distance of 254.24 feet to a ½" rebar; thence, North 01 Degrees 01 Minutes 09 Seconds West a distance of 214.18 feet to a ½" rebar; thence, North 01 Degrees 01 Minutes 09 Seconds West a distance of 596.38 feet to a ½" rebar; thence, South 89 Degrees 11 Minutes 23 Seconds East a distance of 640.08 feet to a ½" rebar on the Southern Right of Way of Valley Hill Road (80' R/W); thence, following said Right of Way with a curve turning to the left with an arc length of 101.99 feet, with a radius of 621.24 feet, with a chord bearing of South 68 Degrees 27 Minutes 06 Seconds East, with a chord length of 101.88 feet, to a point; thence, South 73 Degrees 39 Minutes 05 Seconds East a distance of 190.41 feet to a point on the Western Right of Way of Norfolk Southern Railway (150' R/W); thence, following said Right of Way; thence, South 17 Degrees 01 Minutes 54 Seconds West a distance of 92.33 feet to a point; thence, South 18 Degrees 15 Minutes 06 Seconds West a distance of 510.57 feet to a point; thence, South 17 Degrees 44 Minutes 20 Seconds West a distance of 104.87 feet to a point; thence, South 16 Degrees 29 Minutes 44 Seconds West a distance of 61.12 feet to a point; thence, with a curve turning to the left with an arc length of 98.03 feet, with a radius of 2084.15 feet, with a chord bearing of South 15 Degrees 09 Minutes 31 Seconds West, with a chord length of 98.02 feet to a point; thence, following with a curve turning to the left with an arc length of 631.99 feet, with a radius of 1459.81 feet, with a chord bearing of South 01 Degrees 43 Minutes 48 Seconds West, with a chord length of 627.06 feet to a ¾" open top; thence, leaving the Western Right of Way of Norfolk Southern Railway North 89 Degrees 45 Minutes 41 Seconds West a distance of 173.15 feet to a ½" rebar; thence, North 00 Degrees 14 Minutes 19 Seconds East a distance of 34.40 feet to a ½" rebar; thence, North 89 Degrees 45 Minutes 41 Seconds West a distance of 65.55 feet to a ½" rebar; thence, South 49 Degrees 10 Minutes 24 Seconds West a distance of 52.37 feet to a ½" rebar; thence, North 89 Degrees 45 Minutes 41 Seconds West a distance of 76.78 feet to a ½" rebar on the Eastern Right of Way of Davis Road; thence, following said Right of Way with a curve turning to the left with an arc length of 168.92 feet, with a radius of 1458.40 feet, with a chord bearing of North 35 Degrees 11 Minutes 18 Seconds West, with a chord length of 168.82 feet to a point; thence, North 39 Degrees 40 Minutes 22 Seconds West a distance of 571.71 feet to a ½" rebar, said point being True Point of Beginning

Said Tract contains 24.841 Acres more or less

All that tract or parcel of land lying in Land Lot 69, 12th district, Henry County, Georgia, being more particularly described as follows:

Commencing at the intersection of Davis Road (50'R/W) and Landover Drive; thence, North 22 Degrees 23 Minutes 41 Seconds West to a ½" rebar on the Eastern Right of Way of Davis Road, said point being the True Point of Beginning; thence, leaving the Eastern Right of Way North 50 Degrees 04 Minutes 26 Seconds East a distance of 254.24 feet to a ½" rebar; thence, North 01 Degrees 01 Minutes 09 Seconds West a distance of 214.18 feet to a ½" rebar; thence, South 84 Degrees 40 Minutes 35 Seconds East a distance of 123.03 feet to a point in the centerline of a creek; thence, along the centerline of the creek in a southeasterly direction for a distance of 688' more or less to a point in the centerline of the creek, said creek being subtended by the following tie line, South 58 Degrees 37 Minutes 28 Seconds East a distance of 611.98 feet to a point on the Western Right of Way of Norfolk Southern Railway (150'R/W); thence, following said Right of Way with a curve turning to the left with an arc length of 631.99 feet, with a radius of 1459.81 feet, with a chord bearing of South 01 Degrees 43 Minutes 48 Seconds West, with a chord length of 627.06 feet to a ¾" open top; thence, leaving the Western Right of Way of Norfolk Southern Railway North 89 Degrees 45 Minutes 41 Seconds West a distance of 354.96 feet to a ½" rebar on the Eastern Right of Way of Davis Road; thence, following said Right of Way with a curve turning to the left with an arc length of 168.92 feet, with a radius of 1458.40 feet, with a chord bearing of North 35 Degrees 11 Minutes 18 Seconds West, with a chord length of 168.82 feet to a point; thence, North 39 Degrees 40 Minutes 22 Seconds West a distance of 571.71 feet to a ½" rebar, said point being True Point of Beginning

Said Tract contains 11.311 Acres more or less

Shree Real Estate Developers

5400 Laurel Springs Parkway

Suwanee, GA 30024

770-789-7044

Date: 6/23/2026

City of Stockbridge

Planning & Zoning Department

4640 North Henry Boulevard

Stockbridge, GA 30281

Re: Request for Modification to Site Plan approved on August 4, 2025

Former Project Address: 55 Valley Hill Rd

Dear Planning & Zoning Department,

This letter serves as a request for a modification to the previously approved site plan for the above-referenced property, which received approval on August 4, 2025.

The originally approved plan was for the development of a 24.908-acre parcel consisting of 149 townhome units. Since that approval, additional due diligence and site analysis have been performed. As a result, we have determined that a revised site plan is necessary to better respond to existing site conditions as well as community considerations.

We are proposing to subdivide the existing property into two parcels and proceed with development on the southern portion of the site, while no longer developing the northern portion at this time.

A significant factor influencing this revision is the presence of shallow rock across the majority of the northern portion of the property, which makes development in that area infeasible from both a practical and economic standpoint. The new site layout includes the following:

- **Revised Development Area (Southern Parcel):** 11.311 acres
- **Proposed Unit Count:** 91 townhomes
- **Zoning Classification:** MFR (Multifamily Residential)
- **Proposed Gross Density:** 8.04 units per acre
- **Amenities:** Swimming Pool, Pickle Ball Court, and Dog Park
- **Open Space:** 31.3% (15% min)

To ensure esthetic compatibility with adjacent single-family homes, we are proposing an enhanced 8-foot landscape buffer along the Davis Road frontage. This buffer will provide visual screening and create a more compatible transition between the proposed townhomes and the surrounding neighborhood.

This revised plan represents a thoughtful refinement of the originally approved development by reducing the overall intensity, responding to existing site constraints, and enhancing community

features. The proposed changes ensure the project remains consistent with the City's planning goals while improving compatibility with the surrounding area.

We respectfully request your review and approval of this site plan modification. Please feel free to contact us if additional information or clarification is needed.

Sincerely,
Yashesh Shah
Shree Real Estate Developers

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. OR23-549

AN ORDINANCE TO AMEND THE FUTURE LAND USE DESIGNATION FOR PARCEL #S16-01006000 LOCATED ON 55 VALLEY HILL ROAD DESIGNATING THE FUTURE LAND USE DESIGNATION OF 'HIGH-DENSITY RESIDENTIAL' TO PARCEL #S16-01006000 ON 55 VALLEY HILL ROAD TO ALLOW FOR THE CONSTRUCTION OF A TOWNHOME DEVELOPMENT; AND FOR OTHER PURPOSES.

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. S16-01006000, comprising the property located on 55 Valley Hill Road and located in Land Lot 69 of District 12, is designated for High Density Residential (hereinafter collectively referred to as the "Parcel"); and

WHEREAS, the City Council of the City of Stockbridge finds that amending this designation to High-Density Residential for this Parcel is 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. Amendment of Future Land Use Designation for Parcel #S16-01006000. Having considered Comprehensive Plan Amendment Case No. CP-2023-02, the City Council hereby amends the future land use designation for Parcel No. S16-01006000, comprising the property located on 55 Valley Hill Road and located in Land Lot 69 of District 12, to High-Density Residential to allow for a townhome development.

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 August 16, 2023, and which a public hearing was held on the 24th of August 2023, and 11th day of September 2023. The item was deferred to the 13th of November 2023.

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 Ordinance 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 is hereby authorized, by the consent of the City Council, to make such edits, changes, and additions to this resolution as necessary to ensure its compliance with the intent of the City Council, the Charter of the City of Stockbridge, and all other applicable laws and ordinances of the City of Stockbridge, Georgia.

SO ORDAINED this 13th day of November, 2023.



ANTHONY S. FORD, Mayor

ATTEST:



VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Chief Planner

DATE: August 24, 2023

Subject: #CP-2023-02 For 55 Valley Hill Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by D. R. Horton, Inc. to change the Future Land Use Designation from LI (Light Industrial) to High Density Residential on 55 Valley Hill Road to allow for the development of 173 fee simple townhome along with multiple amenities and open space areas. The applicant also submitted a rezoning and a variance application that will be heard concurrently.

II. Background

Proposed Development	Townhome community with 173 units
Site Address	55 Valley Hill Road
Parcel Identification	S16-01006000
Parcel Acreage	24.96 acres
Applicant	D. R. Horton, Inc.
Owner	Donald Cato Jr. (OTAC Development Group, LLC.)
City Land Use Designation	LI (Light Industrial)

City Land Use Zoning	LI (Light Industrial)
Number of Proposed Units Per Acre	7.2 units per acre
Current Use	Warehouse with two buildings; mostly wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land Champion Cleaning Systems – Business Cactus Ridge (Subdivision)	Low Density Residential; Low Density Vertical Mixed Use Low Density Residential;
Property to the South	Single Family Residence; Clark Park	Medium Density Residential Park/Recreation/Conservation
Property to the East	Clark Park Publix Shopping Center Diamante Townhomes	Park/Recreation/Conservation Low Density Vertical Mixed Use Low Density Residential
Property to the West	Big Oak Villas Woodland Ridge North Stockbridge	High Density Residential Medium Density Residential Medium Density Residential

SURROUNDING LAND USE DENSITIES (SUBDIVISIONS)

Name of Subdivision	Units	Estimate Density Per Acres
Big Oak Villas	34	9 units per acre
Diamante Townhomes (construction phase)	200	7 units per acre
D. R. Horton, Inc.	173	7.2 units per acre
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre

Ridge Crest	70	1.9 units per acre
North Stockbridge	105	1.50 units per acre
Woodland Ridge	61	1.39 units per acre
Meadow Ridge	70	1.30 units per acre
Cactus Ridge	12	1.14 units per acre
Kinsey Crossing	22	1 unit per acre
Springwood Valley	22	1 unit per acre
Sentry Oaks	29	1 unit per acre

III. Findings of Fact

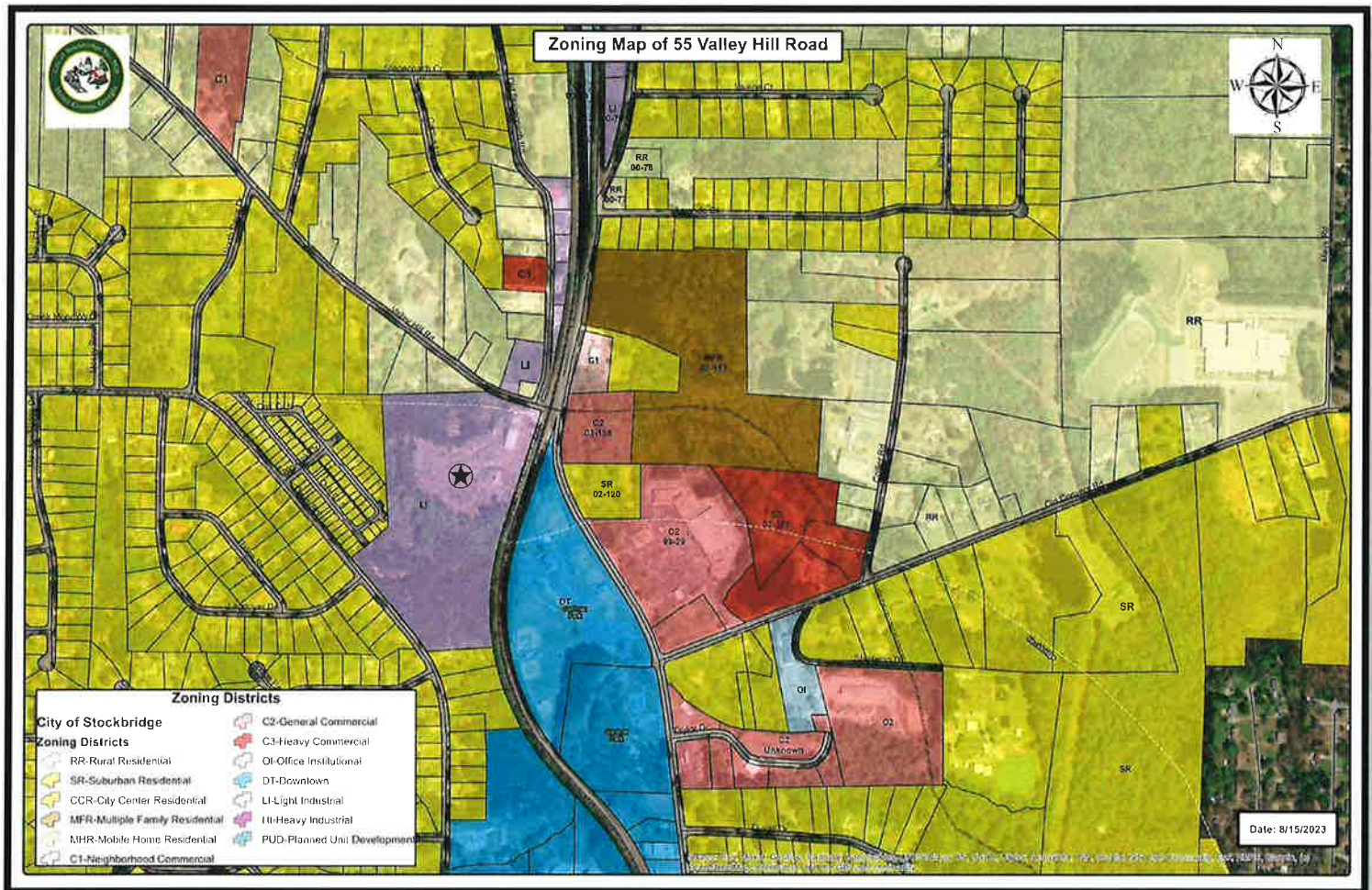
- The applicant will be rezoning the subject property from LI (Light Industrial) to MFR (Multiple Family Residential). The case will be heard concurrently.
- The applicant will be seeking a variance to reduce the front yard setback from 50 feet to 25 feet. The case will be heard concurrently.
- The vicinity of the area is mostly residential with a combination of Low-Density Residential to the North and West, Low Density Vertical Mixed Use to the North and East, Medium Density Residential to the South and West, and High Density Residential to the West.
- Two parks and a major commercial shopping center are located to the East that contains Publix and other surrounding retail uses.

IV. Maps and Illustrations

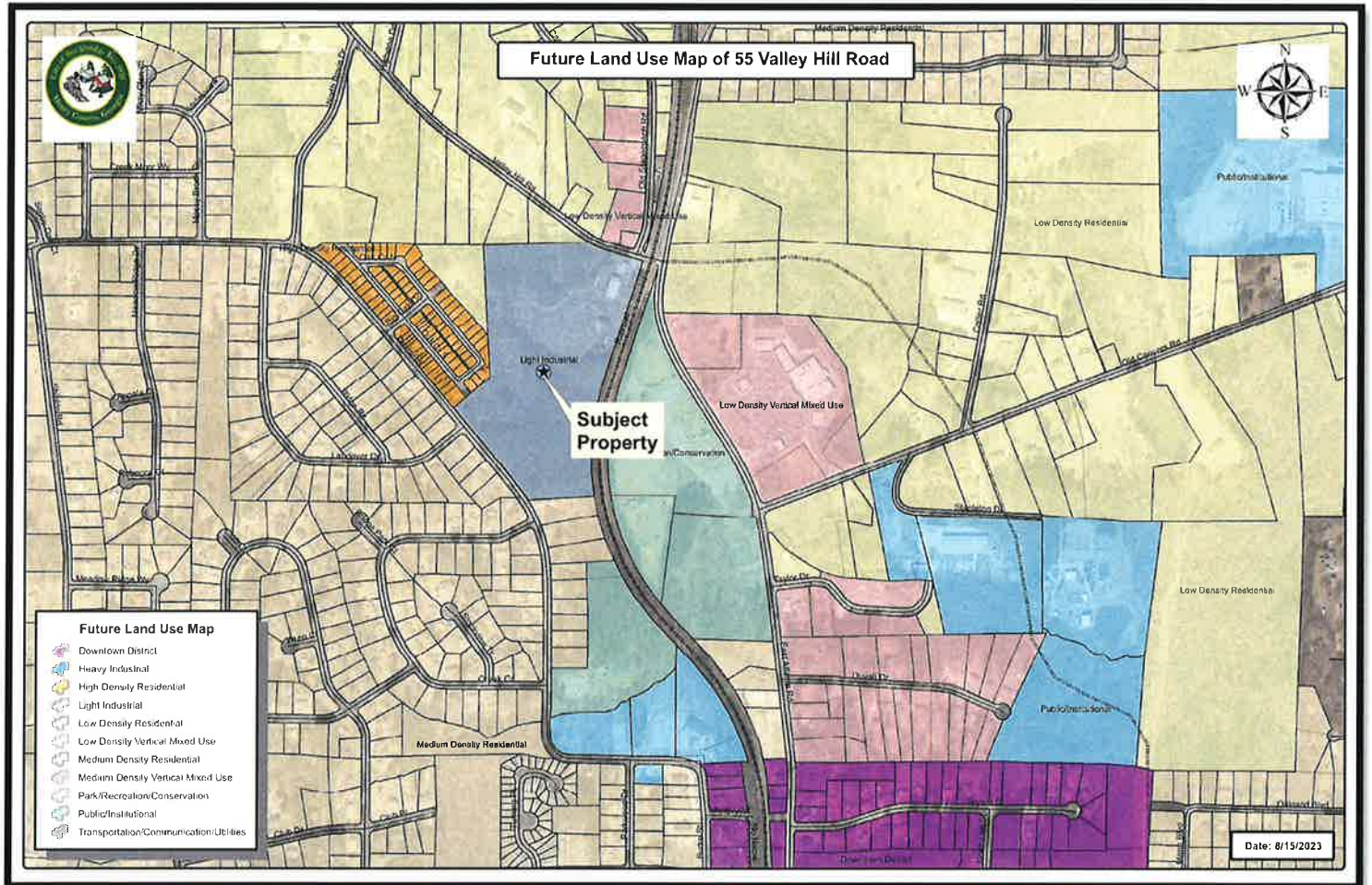
Aerial Photo of 55 Valley Hill Road



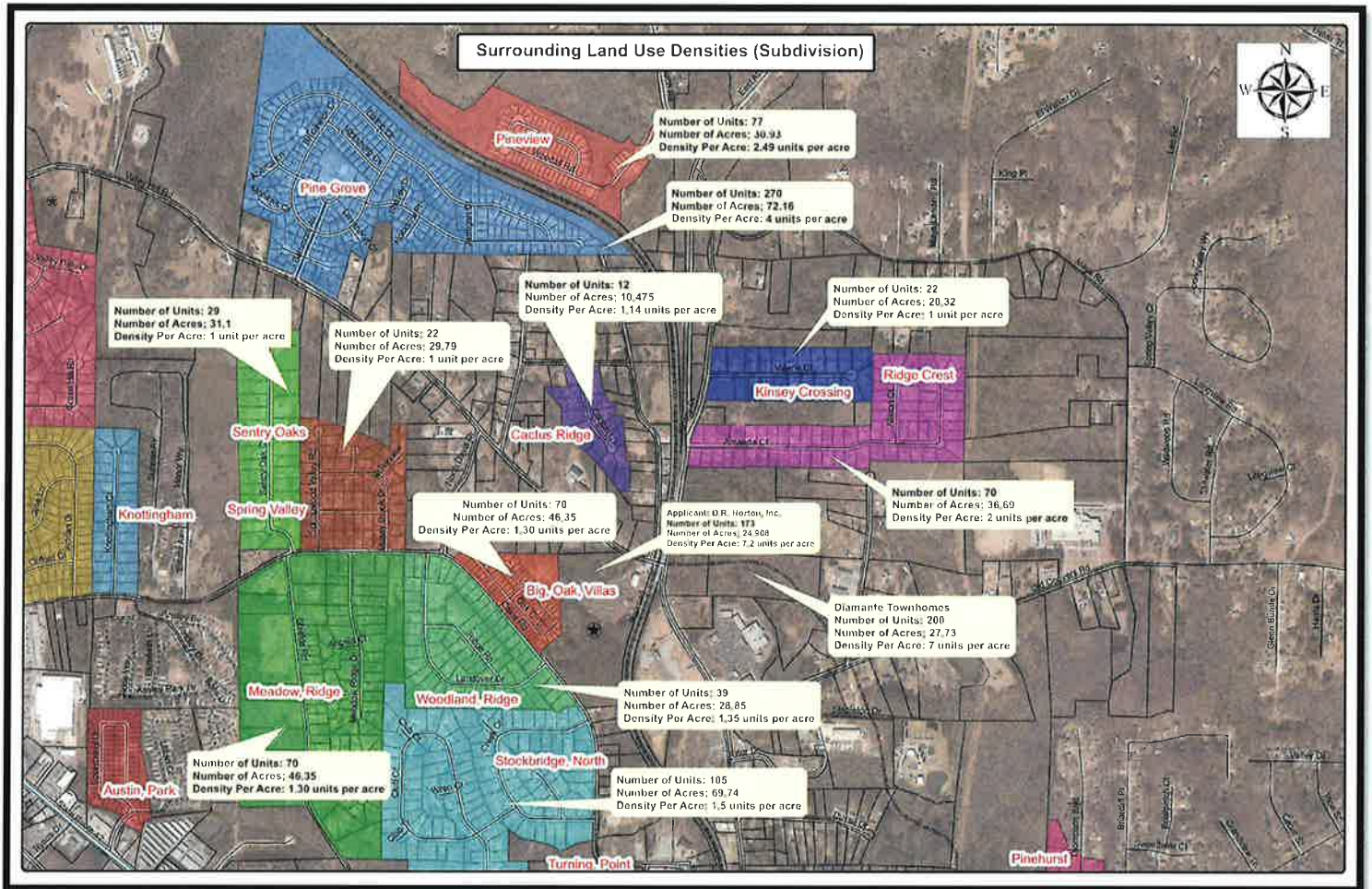
Zoning Map of 55 Valley Hill Road



Future Land Use Map of 55 Valley Hill Road



Surrounding Land Use Densities (Subdivisions)



Conceptual Site Plan of 55 Valley Hill Road



V. Analysis

Project Description

The applicant proposes a Comprehensive Plan Amendment to change the Future Land Use Designation of the subject property from LI (Light Industrial) to High Density Residential to allow for the development of 173 fee simple townhomes that will include multiple amenities and open space areas.

The current Future Land Use Map designates the subject property as Light Industrial. However, the current Future Land Use Map is incompatible with the requested rezoning of MFR (Multiple Family Residential). Therefore, the applicant is requesting to change the Future Land Use Designation of the subject property from LI (Light Industrial) to High Density Residential.

Staff Analysis

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

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

- The requested Comprehensive Plan Amendment of the subject property from LI (Light Industrial) to High Density Residential is necessary because the current land use designation does not allow the development of townhomes. In addition, the proposed townhome development is consistent with the policy goals of the current City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39.

Community Goals and Policies (pg. 35-39) Community	Provide a mixture of housing options to attract young professionals, singles and small families
	Maintaining a family friendly environment and focus on attracting and retaining young adults.
	Create a sense of place for our community along our commercial corridors

Goals and Policies (pg. 35-39)	Identify opportunities to create new trail connections between existing parks, residential areas, and the downtown.
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2. Relation to the Zoning of the Property.

- The current zoning district of LI (Light Industrial) is not compatible with the list of permitted zoning districts that are found in the requested High-Density Residential Future Land Use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property from LI (Light Industrial) to MFR (Multiple Family Residential) to allow the townhomes to be built. The rezoning will be heard concurrently with this case along with the requested variance.

The requested High-Density Residential is compatible with the requested MFR zoning district. Page 32 of the Unified Development Code states that the intent of the MFR is to “allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher.”

3. Suitability of the Site’s Location.

- The requested future land-use designation of High-Density Residential is compatible with the other surrounding future land-use designations that are either adjacent or nearby the subject property which includes the following nearby subdivisions: Big Oak Villas, Pine Grove, Pineview, Ridge Crest, North Stockbridge, Woodland Ridge, Meadow Ridge, Cactus Ridge, Kinsey Crossing, Springwood Valley, and Sentry Oaks. In addition, there is currently a townhome development with 200 units (7 units per acre) that is located to the East that is being built as well in the area. Changing the property's future land use designation from Light Industrial to High-Density Residential is beneficial to the Valley Hill Road corridor by allowing the continuation of further residential development rather than additional industrial development. As a result, this would enable the City of Stockbridge to provide necessary housing.

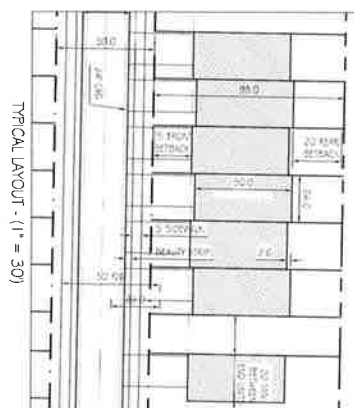
The requested 7.2 units per acre is consistent with the surrounding land-use densities of the subdivisions as shown on page 2 and 3. Furthermore, the surrounding C-2 area located to the East as well as the city park makes the property suitable and feasible for the development of townhome units.

4. Maintaining the Current Land Use Designation.

- Due to the proximity of existing residential neighborhoods and a city park, it is unlikely for the subject property to be developed for industrial use. In addition, the subject property is the only property within the vicinity which has the Light Industrial designation, and residential land use designations surround the property. Furthermore, only one other nearby property is used for industrial purposes. Therefore, the requested High-Density Residential Future Land Use designation would be applicable for this location.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2023-03 to allow for the proposed townhome units and the requested variance of VR-2023-02 to allow for the reduction of the front yard setback. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

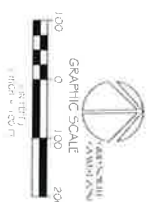


SIDEWALK NOTES:

1. INTERIOR SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP

2. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.

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1. *Chlamydia trachomatis*
 2. *Neisseria meningitidis*
 3. *Streptococcus pneumoniae*
 4. *Haemophilus influenzae*
 5. *Legionella pneumophila*
 6. *Mycobacterium tuberculosis*
 7. *Coccidioides immitis*
 8. *Cryptosporidium parvum*
 9. *Isospora belli*
 10. *Toxoplasma gondii*
 11. *Giardia lamblia*
 12. *Trichinella spiralis*
 13. *Ascaris lumbricoides*
 14. *Strongyloides stercoralis*
 15. *Enterobius vermiciformis*
 16. *Trichostrongylus axei*
 17. *Trichostrongylus colubriformis*
 18. *Trichostrongylus colubriformis*
 19. *Trichostrongylus colubriformis*
 20. *Trichostrongylus colubriformis*

17. *Staphylococcus aureus* (S. aureus) is a Gram-positive bacterium that is commonly found on the skin and in the nose. It is a facultative anaerobe and can grow in the presence or absence of oxygen. It is a pathogen that can cause a variety of infections, including skin infections, abscesses, and food poisoning.

[illegible]

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone (770) 932 6550
WWW.BOWMAN.COM
© BOWMAN CONSULTING GROUP, LTD.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	DESCRIPTION
01-01-2022	" "
FILE NO.	DRAWN BY OGD T * 20
JOB No.	

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

REZONING ORDINANCE NO.
RZ-2023-02

RZ-2023-03

AN ORDINANCE TO ASSIGN THE ZONING DISTRICT OF 'MFR' (MULTI FAMILY RESIDENTIAL) TO PROPERTY LOCATED AT 55 VALLEY HILL ROAD (PARCEL #S16-01006000) TO ALLOW FOR THE CONSTRUCTION OF A TOWNHOME DEVELOPMENT; AND FOR OTHER PURPOSES.

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. S16-01006000, comprising the property with frontage on 55 Valley Hill Road and located in Land Lot 69 of District 12, is currently designated as MFR (Multi Family Residential) (hereinafter collectively referred to as the "Parcel"); and

WHEREAS, the City Council of the City of Stockbridge finds that assigning the MFR (Multi-Family Residential) zoning district to this Parcel is 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. Assign MFR (Multi-Family Residential) to Parcel No. S16-01006000.

The City Council hereby assigns Parcel No. S16-01006000, comprising property with frontage on 55 Valley Hill Road and located in Land Lot 69 of District 12 (hereinafter collectively referred to as the "Parcel"); and subject to the following conditions:

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan,

entitled “Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.”, which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.

4. Additional Buffers -- The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. Sanitary Sewer Availability – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. Traffic Impact Study – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. Environmental Impact Study – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.
8. A gate shall be constructed with the development.
9. There shall be a 5% rental cap on the townhomes.

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 August 16, 2023, and which a public hearing was held on the 24th of August 2023, and 11th day of September 2023. The item was deferred to the 13th of November 2023.

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.

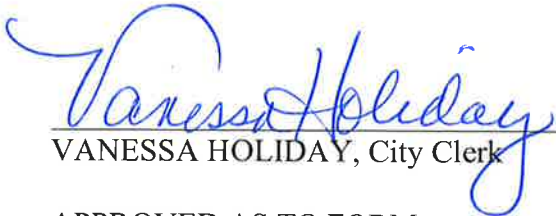
SECTION 7. Attorney Authorization. The City Attorney is hereby authorized, by the consent of the City Council, to make such edits, changes, and additions to this resolution as necessary to ensure its compliance with the intent of the City Council, the Charter of the City of Stockbridge, and all other applicable laws and ordinances of the City of Stockbridge, Georgia.

SO ORDAINED this 13th day of November, 2023



ANTHONY S. FORD, Mayor

ATTEST:



VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Chief Planner

DATE: August 24, 2023

SUBJECT: Staff Report for Rezoning Case #RZ-2023-03 for
Property at 55 Valley Hill Road (Parcel #S16-01006000). [Located in
Council District: 4.]

I. PURPOSE

Consider a Rezoning application (#RZ-2023-03) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone the subject property at 55 Valley Hill Road from the existing 'LI' (Light Industrial) zoning district to the 'MFR' (Multiple Family Residential) district to allow for the development of a townhome community with 173 attached homes, to be built as fee simple townhomes. The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below.

- A Comprehensive Plan Amendment Application (Case #CP-2023-02) —The applicant requests that the future land use designation of the subject property be changed from 'Light Industrial' to 'High-Density Residential'.
- A Variance Application (Case #VR-2023-02) —The applicant requests a variance to reduce the front yard setback from the required minimum of 50 feet to 25 feet.

AERIAL PHOTOGRAPH

For 55 Valley Hill Road
(Parcel #S16-01006000)



II. CASE FACTS

Proposed Development:	Townhome community with 173 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road. Valley Hill road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.
Road Classification:	
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ <u>North</u>—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ <u>South</u>—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ <u>East</u>—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico's Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ <u>West</u>—Big Oak Villas single-family attached subdivision.
Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.

Property Conditions:

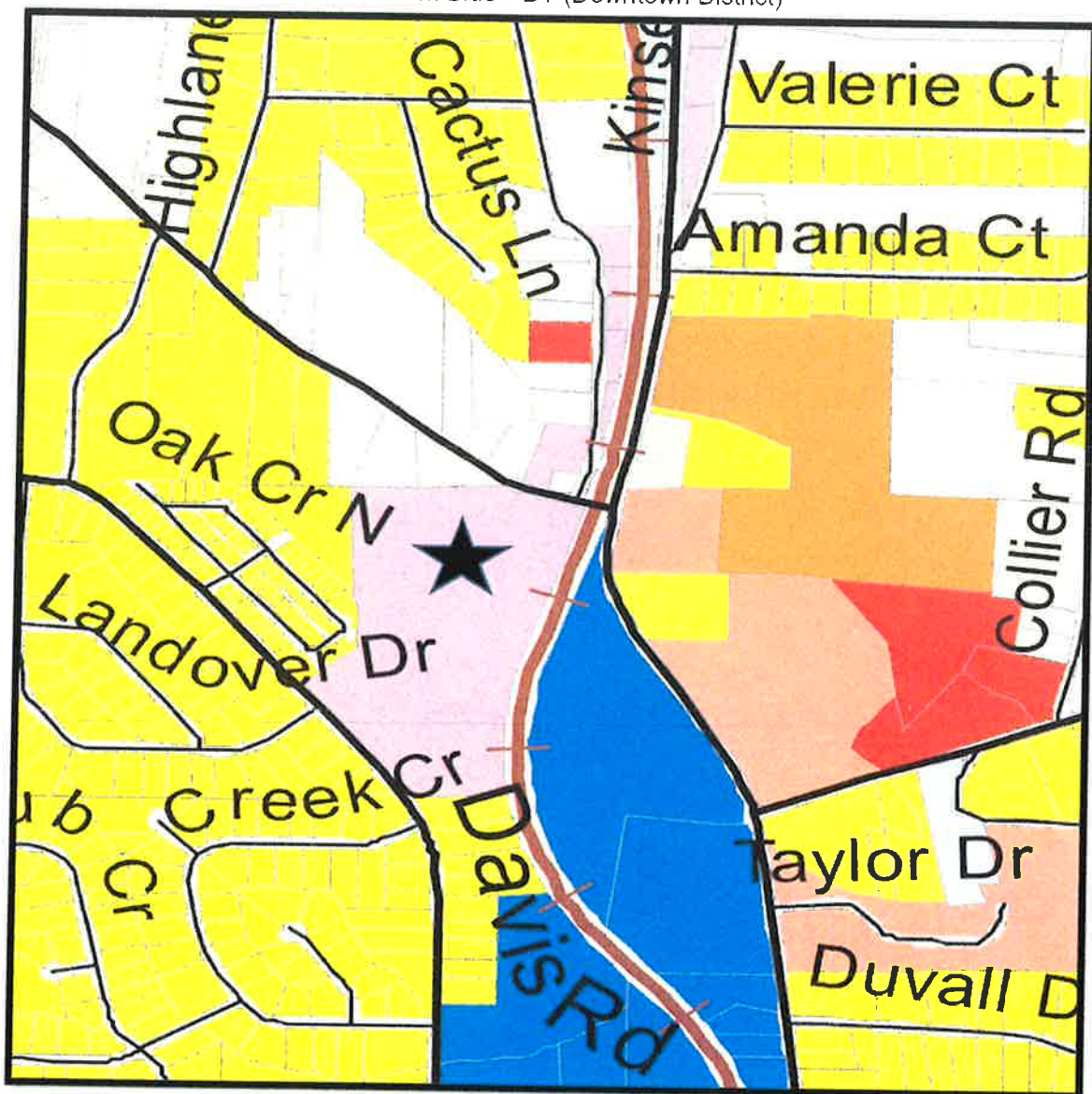
The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For 55 Valley Hill Road (shown with a star)

KEY:

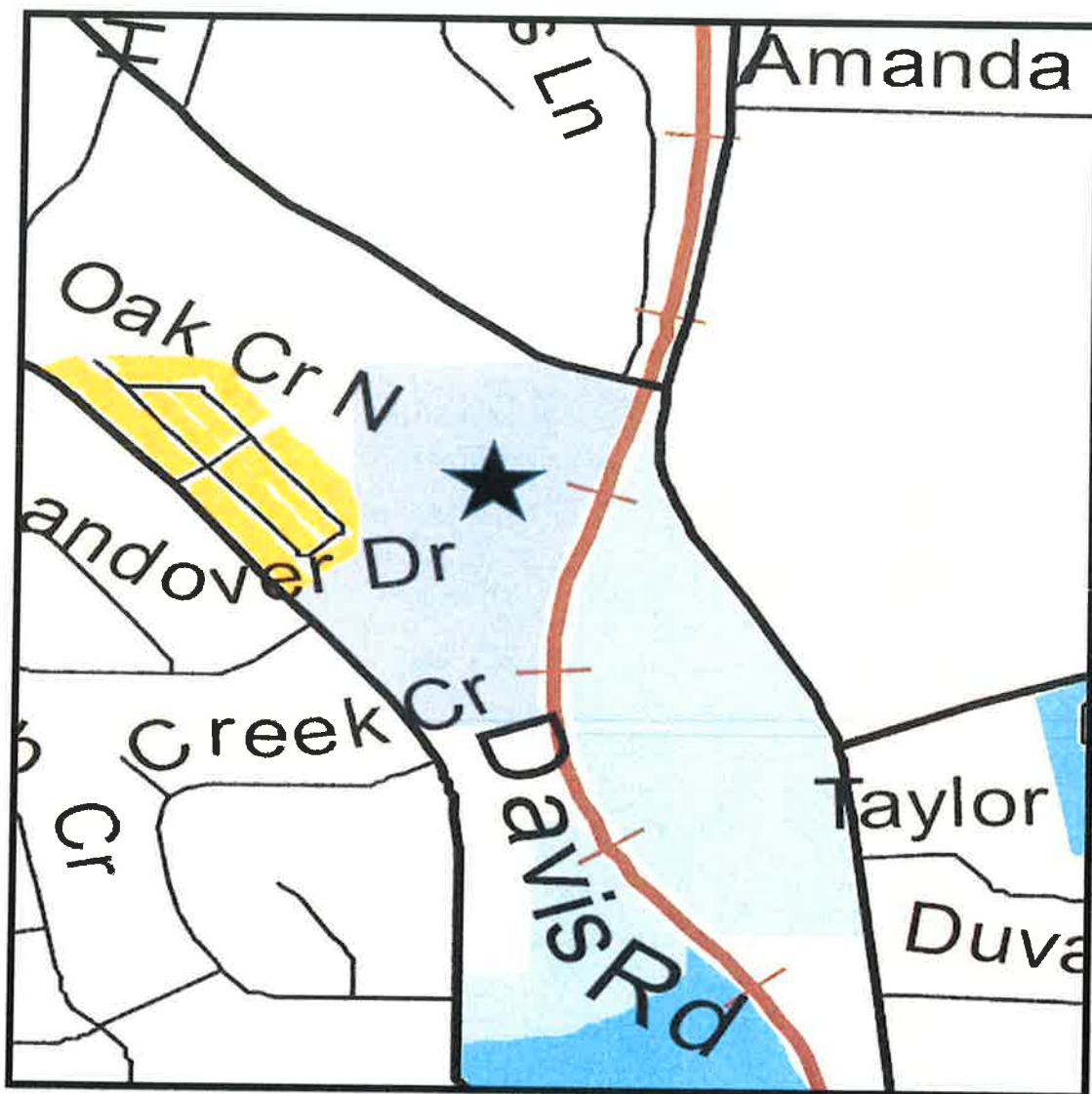
Lavender—LI (Light Industrial)
 Pale Yellow—RR (Rural Residential)
 Gold—SR (Suburban Residential)
 Brown—MFR (Multiple Family Residential)
 Pink—C-1 (Neighborhood Commercial)
 Salmon—C-2 (General Commercial)
 Light Blue—Office-Institutional
 Medium Blue—DT (Downtown District)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
For 55 Valley Hill Road (shown with a star)

KEY:

Yellow—Low-Density Residential
 Beige—Medium-Density Residential
 Orange—High-Density Residential
 Peach—Low-Density Vertical Mixed-Use
 Salmon—Medium-Density Vertical Mixed-Use
 Slate—Light Industrial
 Teal—Park/Recreation/Conservation
 Blue—Office-Institutional



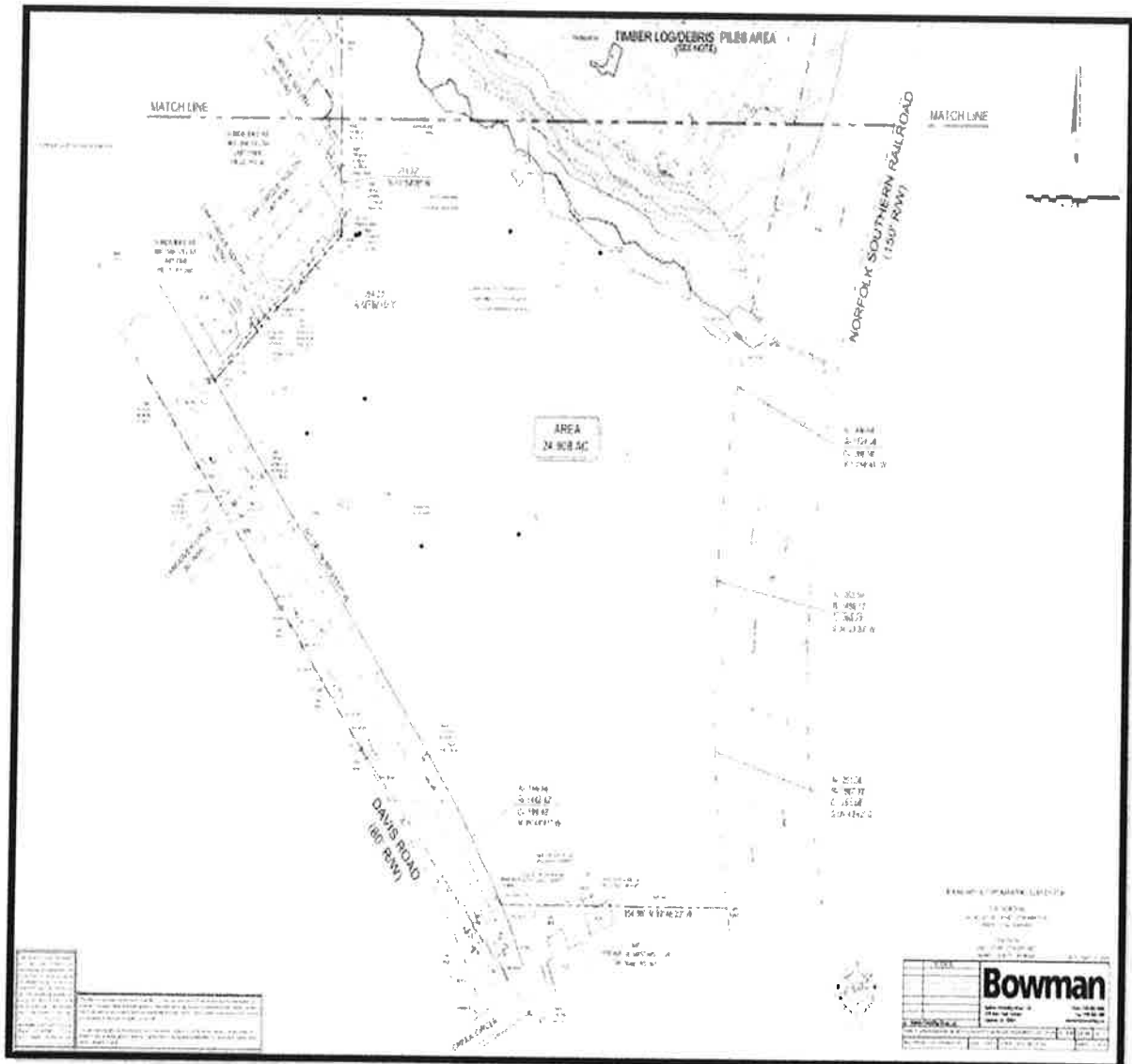
BOUNDARY AND TOPOGRAPHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



BOUNDARY AND TOPOGRAPHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant submitted a conceptual site plan, which is titled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co." It was prepared by Bowman Consulting Group, Ltd. and dated 7/11/23. The site plan was received by the Planning and Zoning Office on July 3, 2023, as part of the Rezoning Application. It shows that the proposed development would contain 173 attached homes, to be built as fee simple townhomes. This would represent a density of 7.2 units per acre on the 24.908 acres that are shown on the Boundary and Topographic Survey. About 40 percent (10 acres) of the site would be devoted to open space uses. This would substantially exceed the 15 percent of open space which the applicant's requested MFR district requires. The site plan does not state how many acres of the site are unbuildable, or what the gross density and net density would be.

B. Site Plan Design. The conceptual site plan shows that the proposed project would have its main entrance off Valley Hill Road, and that a secondary access would be provided at the rear, from Davis Road. Several internal streets and cul-de-sacs would be installed. An open space area, guest parking, and a dumpster area would be located near the main entrance. At the center of the development site, a clubhouse, pool, and additional guest parking would be provided. A second dumpster area and three more small open spaces areas would be located south of the creek, and three stormwater ponds would flank the creek. The applicant's letter of intent states that the applicant is exploring the feasibility of providing a connection to the adjacent park to the east. A mandatory homeowners' association would be provided to maintain the development site.

C. Parking. Each townhome unit would have a two-car garage, and 70 additional guest parking spaces would be provided within four small guest parking areas. The amount of required guest parking is calculated on the basis of the number of townhome units of each bedroom size to be provided. All of the proposed townhome units would have at least three bedrooms, with a few units having four bedrooms. A table comprising Section 4.8.5 of the Stockbridge Unified Development Code (UDC) states that at least 2.25 parking spaces are required for units having three or more bedrooms. With 173 proposed townhome units, 390 parking spaces would be required. Besides the two garage parking spaces within each townhome unit, guest parking would include two additional driveway parking spaces per unit plus 50 spaces within several small parking lots throughout the development. This would be a total of 396 guest parking spaces ($173 \times 2 + 50$). This would therefore meet the parking requirement.

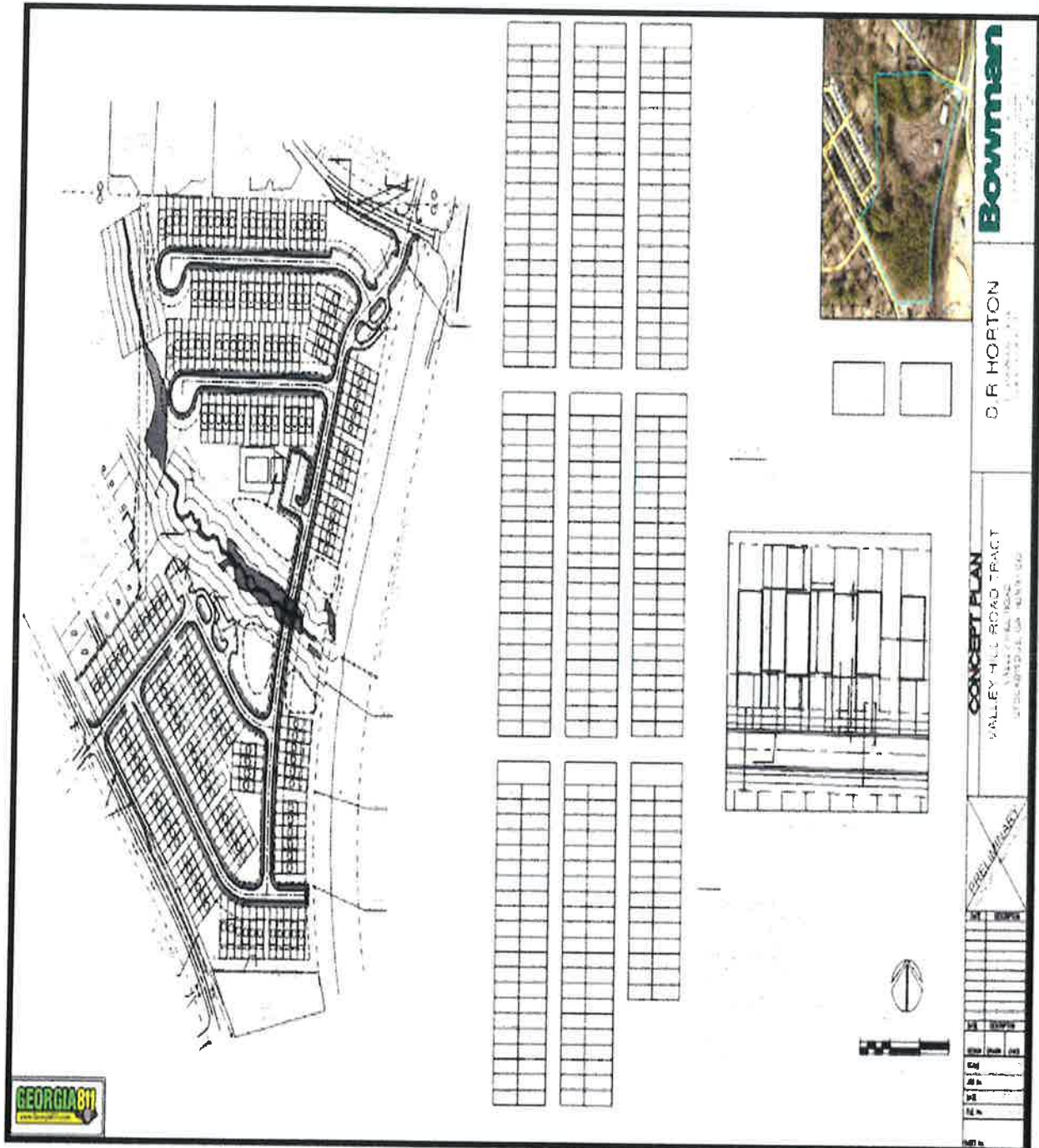
D. Buffers. Section 4.6.3 of the (UDC) states that multifamily developments are required to have 25-foot-wide buffers adjacent to properties that are zoned 'RR' (Rural Residential) and 'SR' (Suburban Residential). An RR district is located to the north of the subject property, and SR districts are located to the west and south. The site plan shows that townhome lots would extend right up to the northern property line, with no buffer being provided. The site plan will need to be modified to include the required 25-foot-wide buffer along the northern property line. Also, even though open space areas are shown along the western and southern property lines, they are not labeled as being buffers. The site plan

does show a 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek near the center of the property. Section 4.3.2 of the UDC states as follows: "Property with a side lot line adjacent to a railroad right-of-way shall provide a ten-foot side yard setback." Although the site plan appears to show sufficient open space adjacent to the right-of-way line for the Norfolk Southern Railway, this area should be labeled as the 10-foot railroad buffer.

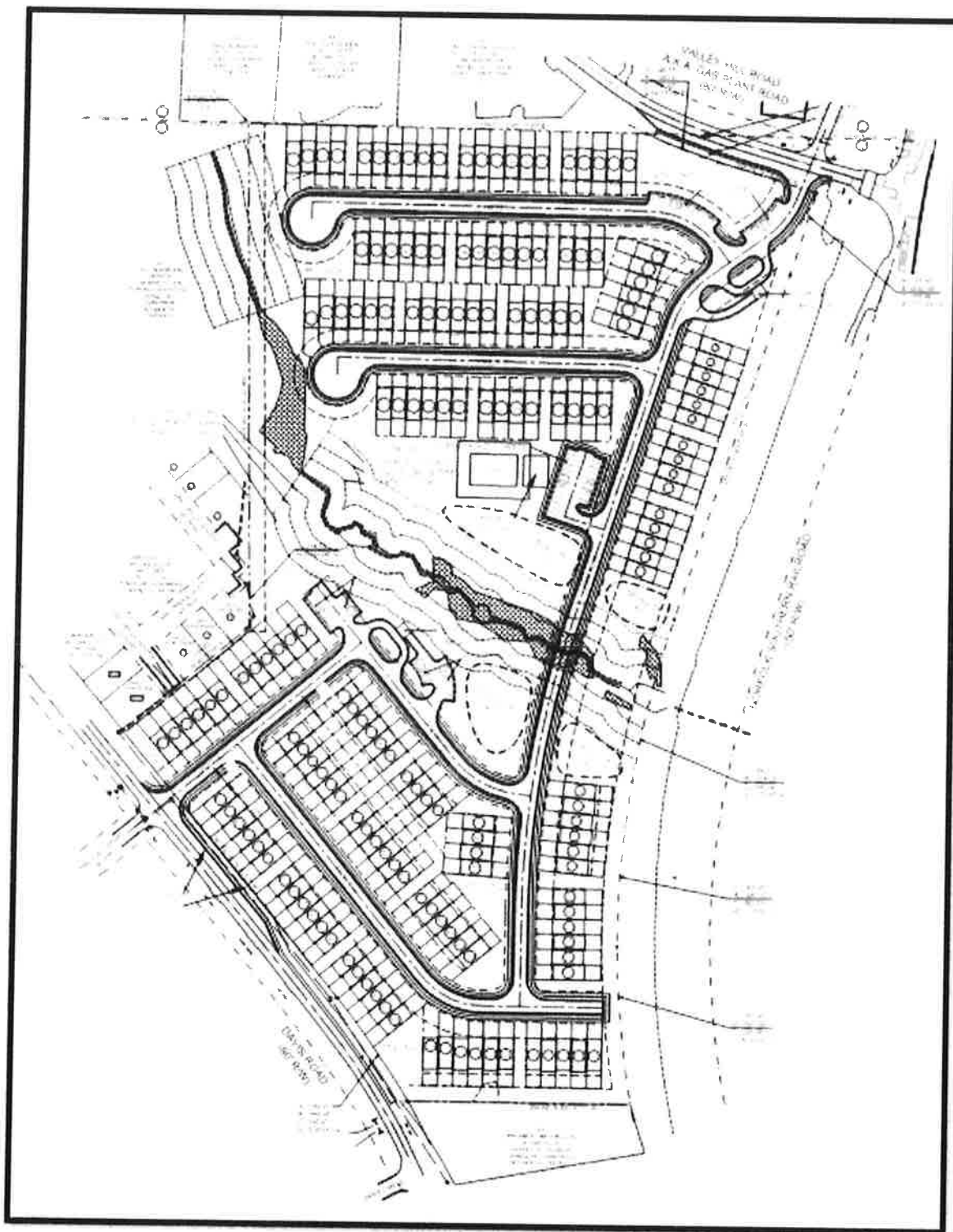
E. Townhome Design. The Concept Plan states that the proposed townhome buildings would be located 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district. The required setbacks in the MFR district are 50 feet in the front yard, 15 feet in the side yards, and 20 feet in the rear yard. The applicant is requesting variances to reduce front yard setbacks by from the required 50 feet to 25 feet. The applicant has requested a variance for the front yard setback in a separate variance application. The site plan would, though, meet the rear yard setback requirement of 20 feet. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

F. Traffic and Environmental Impact Studies. The applicant's letter of intent within the submitted Rezoning Application states that the applicant has engaged consultants to prepare both a traffic impact study and an environmental impact study, but the Planning and Zoning Office has not yet received them.

CONCEPTUAL SITE PLAN—TOTAL AREA



CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN**NOTES:**

1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 173 PROPOSED TOWNHOMES
5. DENSITY = $173/24.908 = 7.2$ LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.00 ACRES = 40%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 25', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'
12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.

IV. ANALYSIS OF REQUEST

The applicant requests a **Rezoning** under Section 9.2.1(C) of the City of Stockbridge's Unified Development Code (UDC). The Planning Commission and the City Council shall consider the following nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

STANDARD #1--Consistency with the Comprehensive Plan.

A. Housing Goal and Policies. The City of Stockbridge's Comprehensive Plan for 2018-2023 identifies on Page 38 the following housing goal: "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents." The requested rezoning of property at 55 Valley Hill Road to allow for the proposed development would further that goal, and it would also further the implementation of two of the established housing policies, as follows:

- ~ Provide a mixture of housing options to attract young professionals, singles, and small families.
- ~ Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

B. Land Use Designation and Density. To allow for the proposed residential development, the applicant has requested that the property's future land use designation be changed from its existing 'Light Industrial' designation to 'High-Density Residential' since residential uses are not permitted within the Light Industrial designation. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-02.

The subject property is the only property within the vicinity which has the Light Industrial designation, and residential land use designations surround the property. Further, only one other nearby property is used for industrial purposes. It is therefore reasonable to change the property's land use designation from Light Industrial to a residential land use designation.

The applicant's requested High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed density would be 7.2 units per acre, which falls within this range. Page 45 of the Comprehensive Plan identifies multiple family zoning as being compatible with High-Density Residential. Further, the Comprehensive Plan encourages the development of higher-density residential developments in order to provide for the growing need for a range of housing choices within the City of Stockbridge.

For the above reasons, the proposed rezoning would be compatible with the intent of the Comprehensive Plan.

STANDARD #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 Unified Development Code (UDC).

The UDC states that MFR developments are to be located "with access provided on streets that are classified as collector streets of higher." According to the map of Functional Road Classifications within the 2022 Henry County Transportation Plan, Valley Hill Road is classified as a "major collector." Therefore, townhomes are an acceptable use for the subject property.

STANDARD #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 the subject property to 'MFR' (Multiple Family Residential) may be beneficial to the Valley Hill Road corridor by allowing the continuation of further residential development rather than additional industrial development. This would enable the City of Stockbridge to provide needed housing.

Also, the rezoning of the subject property to MFR would allow for the development of alternative types of housing than which currently exist, thereby carrying out the intent of the Comprehensive Plan to encourage higher-density developments within the City of Stockbridge. This would further the recent trend of new multifamily development within the vicinity since the City of Stockbridge recently approved three other MFR rezoning requests for two nearby properties. These included Parcel #029-01009001 on Valley Hill Road to the west, property at 576 Davis Road, and property at 438 East Atlanta Road. The approval of the applicant's rezoning request would therefore bring additional multifamily development to the area.

STANDARD #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 subject property is traversed by a creek and its adjoining stream buffer, undisturbed buffer, and impervious setback, which all limit the amount of buildable area on the site. However, the applicant has designed the site such that the proposed townhomes would avoid those areas. The topography does slope significantly downward from Valley Hill Road to Davis Road, but that does not appear to hinder the proposed development. The presence of two roads bordering the site allows two accesses to be provided—a main access from Valley Hill Road and a secondary access from Davis Road. The applicant is in the process of completing an environmental impact study, which was requested by the City's engineering consultant.

STANDARD #5 --The Impact upon adjacent property owners should the request be granted.

The submitted site plan shows that the proposed project would not have any accesses to adjacent properties, thus none of the project's traffic would be travelling through them. The submitted site plan shows that buffer strips would be provided along the western and southern boundaries of the property, and the applicant has agreed to provide the required 25-foot zoning buffer along the northern boundary. The required 10-foot buffer needs to be provided along the eastern site boundary, adjacent to the railroad right-of-way.

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

The applicant has submitted a letter from the City's Public Works Department, dated June 30, 2023. It states that there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gallons per day, but that if construction plans are not submitted to that department within one year of the letter date, then this reservation of capacity would expire.

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

The applicant is in the process of completing a traffic impact study.

STANDARD #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 merits of the requested rezoning have been identified.

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

The property is currently zoned 'LI' (Light Industrial), and it is being used for light industrial purposes. A few other small light industrial uses are also present nearby, but there is no indication that there is a demand for additional light industrial uses in this area. In addition, due to the recent approvals of three other multifamily developments in the vicinity, it is more reasonable that the subject property be used for multifamily development, as well.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential) via RZ-2023-03 to allow for the proposed townhome development would be acceptable.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. **Comprehensive Plan Amendment** – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. **Variance** – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. **Site Plan** – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. **Additional Buffers** -- The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. **Sanitary Sewer Availability** – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. **Traffic Impact Study** – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. **Environmental Impact Study** – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.



Overview



Legend

- Parcels
- Roads

Parcel ID	S16-01006000	Class	I	Owner	OTAC DEVELOPMENT	Land	\$961000			
Property	55 VALLEY HILL	Acreage	24.96	Address	GROUP LLC	Value:				
Address	RD			55 VALLEY HILL RD		Building	\$243800	Last 2 Sales		
District	City/Stockbridge			STOCKBRIDGE GA		Value:		Date	Price	Reason Qual
				30281		Misc	\$4800	2/4/2013	\$1,000,000	n/a Q
						Value:		8/1/1974	\$131,500	n/a Q
						Total	\$1209600			
						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: 6/23/2023

Last Data Uploaded: 6/22/2023 9:00:14 PM

Developed by  **Schneider**
GEOSPATIAL

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant D.R. Horton, Inc. Phone: 678-509-0555 Date: 6/28/2023

Address Applicant: 1371 Dogwood Drive SW Fax _____ Cell # _____

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

Name of Agent Tiffany Hogan Phone: _____ Date: 6/28/2023

Address Agent: 1371 Dogwood Drive SW Fax _____ Cell # 678-780-8526

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

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 REZONING OF THE PROPERTY.

Rezoning being requested Applicant seeks to rezone parcel
ID S16-01006000, 55 Valley Hill Rd. The property totals
approximately 24.96 acres. The property is currently zoned
LI and according to the FLUM is Light Residential. Therefore,
applicant will also see an amendment to the FLUM.

Address of Property: 55 Valley Hill Road, Stockbridge, GA 30281

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Nearest intersection to the property: Valley Hill Road and East Atlanta Road - 364 East Atlanta Rd.

Size of Tract: 24.96 acre(s), Land Lot Number(s): 69, District(s): 12

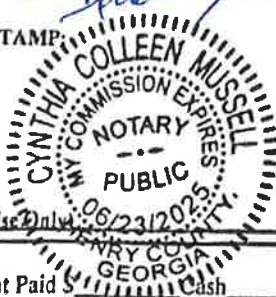
Property Tax Parcel Number(s): S16-01006000 (Required)

Witness' Signature _____

Printed Name of Witness _____

Notary _____

NOTARY STAMP:



Signature of Applicant _____

Tiffany D. Hogan

Printed Name of Applicant _____

Signature of Agent _____

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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 rezoning, 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 29 day of June, 2023

Donald Cato Jr

Applicant's Name - Printed

[Signature]

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 June, 2023

[Signature]

Notary Public



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

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO.

VR2023-02

AN ORDINANCE AUTHORIZING A VARIANCE FROM CERTAIN PROVISIONS OF THE CITY OF STOCKBRIDGE CODE OF ORDINANCES ON 55 VALLEY HILL ROAD (PARCEL #S16-01006000), TO REDUCE THE FRONT YARD SETBACK FROM THE REQUIRED MINIMUM OF 50 FEET TO 30 FEET; AND FOR OTHER PURPOSES.

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

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

WHEREAS, reducing the front yard setback for the residential lot located on 55 Valley Hill Road (Parcel #S16-01006000), from the required fifty (50) feet to twenty-five (25) feet will allow for the construction of a townhome development; and

WHEREAS, the City Council of the City of Stockbridge finds that authorizing this variance is 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. Variance to Reduce Rear Yard Setback on 55 Valley Hill Road (Parcel #S16-01006000). The City Council hereby authorizes a variance to amend the required fifty (50) feet to thirty (30) feet to allow for the construction of a townhome development, subject to the following condition:

1. Approval of a reduction in the front yard setback from the required 50 feet to 30 feet (instead of the applicant's requested 25 feet).

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 notice of August 16, 2023, and which public hearing was held on the 24th of August 2023 and 11th day of September 2023. The item was deferred to the 13th of November 2023.

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 Ordinance shall be repealed.

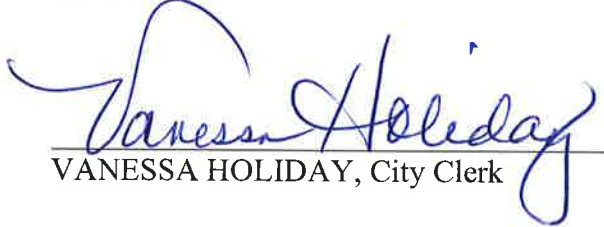
SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 7. Attorney Authorization. The City Attorney is hereby authorized, by the consent of the City Council, to make such edits, changes, and additions to this resolution as necessary to ensure its compliance with the intent of the City Council, the Charter of the City of Stockbridge, and all other applicable laws and ordinances of the City of Stockbridge, Georgia.

SO ORDAINED this 3th day of November, 2023.


ANTHONY S. FORD, Mayor

ATTEST:


VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:


QUINTON G. WASHINGTON, City Attorney

Variance Application

City of Stockbridge, Georgia



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR VARIANCE APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE
PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM,
MONDAY THROUGH FRIDAY,
AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD
VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

Procedures

A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required. *(No opinions or guidance can be given over the phone).* Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other City departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign will be posted at least 15 days prior to the scheduled public meeting date.

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (there will be no exceptions.)

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3321

City of Stockbridge Public Works Department -----
Stockbridge Public Works Building
321 Taylor Drive
Stockbridge, GA 30281

Water Department tel.: (770) 474-1232
Sewer Department tel.: (678) 833-3301

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
tel. (770) 957-6659

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Fire Department
664 Industrial Boulevard
McDonough, GA 30253
tel. (770) 288-6600

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Environmental Compliance
And Plan Review
140 Henry Parkway
McDonough, GA 30253
tel. (770) 288-6064

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

City of Stockbridge Planning and Zoning Division
Community Development Department

VARIANCE APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL VARIANCE APPLICATIONS.
 ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease"	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application and must be notarized .	
Letter of Ownership	01	Letter stating that the owner is aware of the zoning request and owns the property in question.	
Letter of Intent	1	Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal. For properties that receive water and sewer service from the City of Stockbridge, please contact the Stockbridge Public Works Department.	
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant D.R. Horton, Inc. Phone: 678-780-8526 Date: 7/3/2023
Address Applicant: 1371 Dogwood Drive, SW Fax _____ Pager/Cell # 678-780-8526
City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com
Name of Agent Tiffany D. Hogan Phone: 678-780-8526 Date: 7/3/2023
Address Agent: 1371 Dogwood Drive, SW Fax _____ Pager/Cell # 678-780-8526
City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

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 VARIANCE FOR THE PROPERTY.

Variance(s) being requested Applicant seeks a 50% reduction of the front setback variance from 50' to 25'

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Acknowledgement

Address of Property: 55 Valley Hill Road

Nearest intersection to the property: Valley Hill Road and East Atlanta Road-
(Street Address)

Size of Tract: 24.96 Acres acre(s), Land Lot Number(s): 69, District(s): 12

Property Tax Parcel Number(s): S16-01006000 (Required)

Witness' Signature _____

Signature of Applicant _____

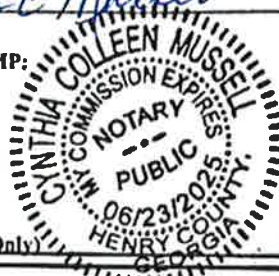
Printed Name of Witness _____

Tiffany D. Hogan
Printed Name of Applicant

Notary _____

Signature of Notary _____

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

CITY OF STOCKBRIDGE

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

June 30, 2023

Requestor

Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information

Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, reading "Brad Holtsinger". The signature is written in a cursive, flowing style.

Brad Holtsinger,
Wastewater Superintendent

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 rezoning, 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 29 day of June, 2023

Donald Cato Jr

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 June, 2023


Notary Public



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



June 29, 2023

City of Stockbridge Planning & Zoning
4602 North Henry Blvd
Stockbridge, GA 30281

RE: Letter of Ownership

Dear Director Carter,

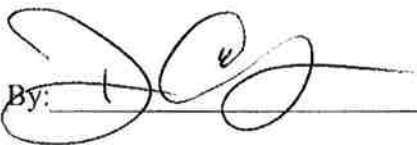
Please accept this correspondence as confirmation of ownership of the 24.9 acres located at 55 Valley Hill Road, respectively. Parcel identification number for the subject parcels is S16-01006000.

As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

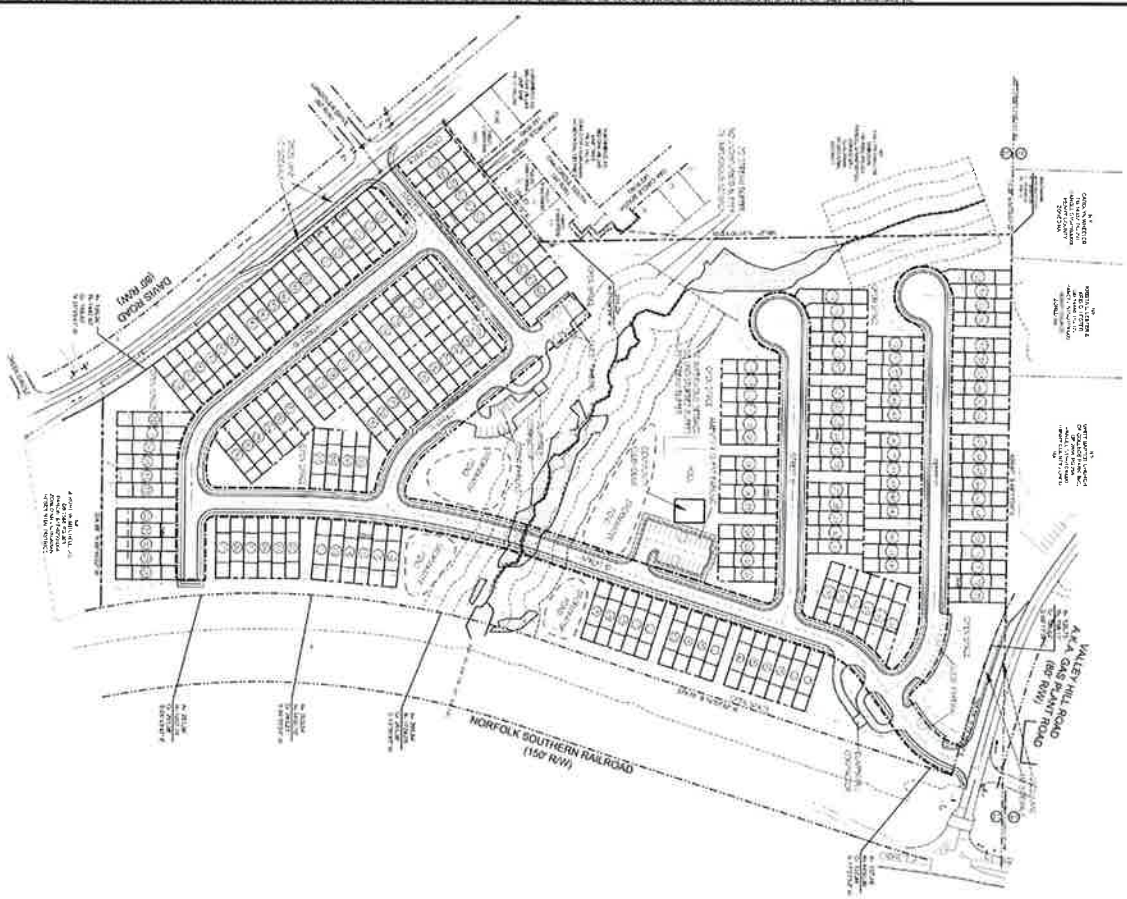
Sincerely,

OTAC Development Group LLC

By: _____

Print Name: Donald Cato Jr

Title: CEO



Parcel Area Table	
Parcel #	Area
1	2,000.00
2	2,000.00
3	2,000.00
4	2,000.00
5	2,000.00
6	2,000.00
7	2,000.00
8	2,000.00
9	2,000.00
10	2,000.00
11	2,000.00
12	2,000.00
13	2,000.00
14	2,000.00
15	2,000.00
16	2,000.00
17	2,000.00
18	2,000.00
19	2,000.00
20	2,000.00

Parcel Area Table	
Parcel #	Area
21	2,000.00
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23	2,000.00
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29	2,000.00
30	2,000.00
31	2,000.00
32	2,000.00
33	2,000.00
34	2,000.00
35	2,000.00
36	2,000.00
37	2,000.00
38	2,000.00
39	2,000.00
40	2,000.00

Parcel Area Table	
Parcel #	Area
41	2,000.00
42	2,000.00
43	2,000.00
44	2,000.00
45	2,000.00
46	2,000.00
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Parcel Area Table	
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Parcel Area Table	
Parcel #	Area
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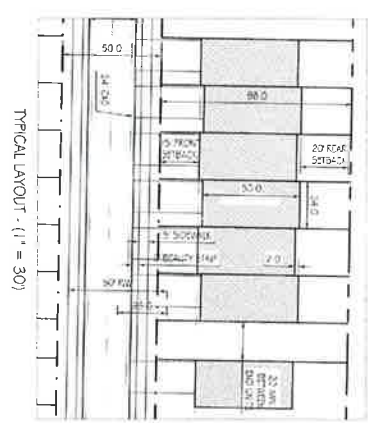
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119	2,000.00
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Parcel Area Table	
Parcel #	Area
121	2,000.00
122	2,000.00
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Parcel Area Table	
Parcel #	Area
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143	2,000.00
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159	2,000.00
160	2,000.00

Parcel Area Table	
Parcel #	Area
161	2,000.00
162	2,000.00
163	2,000.00
164	2,000.00
165	2,000.00
166	2,000.00
167	2,000.00
168	2,000.00
169	2,000.00
170	2,000.00
171	2,000.00
172	2,000.00
173	2,000.00
174	2,000.00
175	2,000.00
176	2,000.00
177	2,000.00
178	2,000.00
179	2,000.00
180	2,000.00

- NOTES:
1. SITE AREA = 24.900 ACRES
 2. EXISTING ZONING: U (LIGHT INDUSTRIAL)
 3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
 4. 1/3 PROPOSED TOWNHOMES
 5. DENSITY = 173/24.900 = 7.2 LOTS/ACRE
 6. REQUIRED OPEN SPACE = 15% = 3.735 ACRES
 7. PROPOSED OPEN SPACE = 10.000 ACRES = 40%
 8. TOWNHOMES ARE 24 WIDE BY 50 DEET
 9. ROWS ARE 24' BOUNDARY CLUB TO BACK OF CLUB
 10. SIDEWALKS ARE 5' WIDE
 11. BETWEEN BUILDINGS: REAR 20'
 12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.



- VARIANCES:
1. SETBACK FROM 50 TO 25, 500' 15' TO 0



VICINITY MAP - (N.T.S.)



PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM
© BOWMAN CONSULTING GROUP LTD



July 3, 2023

City Council and Planning Commission
Stockbridge City Hall
4602 North Henry Blvd.
Stockbridge, GA 30281

RE: Rezoning, Change in Comprehensive Land Use Map Amendment, and Variance Application

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. rezoning of property located at 364 East Atlanta Rd., Stockbridge, GA, Parcel ID S16-01006000. The property is approximately 24.96 acres. D.R. Horton seeks to develop a unique community of 173 attached homes, built as fee simple townhome units. The property is currently zoned Light Industrial (LI). Applicant seeks to rezone to Multi-Family Residential (MFR). The current future land use is also Light Industrial and therefore applicant simultaneously seeks to amend the Comprehensive Land Map for this parcel to High Density Residential.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to an existing city park.

Applicant intends to offer other features within the community such as:

- Approximately 70 Guest parking spaces
- 2 car garages on all townhome units
- 2 dumpster areas
- A Mandatory Homeowners Association
- 2 access points into the community

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are utilizing the property as a single family home. The properties across the street are commercial and underdevelopment as a high density residential community. An adjacent property is also owned by the City of Stockbridge and is utilized as a city park. D.R. Horton, Inc. intends to explore the possibility of connectivity to this city amenity for residents. This all creates a unique and cohesive flow from the development to a commercial use and a city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. In fact, in light of the current use, the clean-up of the site and the development as a

beautiful residential community will benefit the entire area and the streetscape as people drive past the area to the new Stockbridge Amphitheater.

The applicant has engaged consultants to perform a traffic impact study as well as an environmental study. Both of these studies should result in completed reports prior to the Planning Commission hearing.

While the zoning sought is not compliant with the current Comprehensive Land Use, applicant simultaneously seeks an amendment to the Comprehensive Land Use. There is precedent set by nearby communities for an amendment to high density residential.

The City of Stockbridge continues to grow and attract new employers that are bringing more professional talent to the city. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development at Valley Hill will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

Variance Sought

The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction to 25'. The site has a stream on the property that will require significant buffer areas thereby making some of the site unbuildable. Additionally, there is a significant drop in the elevation of the site from Valley Hill to Davis Road which also significantly affects how the site may be developed. Due to this challenging and extreme topography, applicant believes there is a hardship that warrants a reduction of the front yard setback from proper design of the community.

D.R. Horton, Inc. respectfully requests approval of the rezoning from Light Industrial to Multi Family Residential, the Comprehensive Land Map Amendment from Light Industrial to High Density Residential, and the Front Yard Setback Variance.

Thank you for your consideration and your time.

Sincerely,



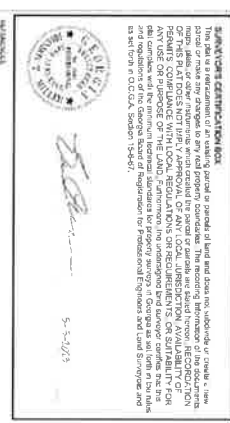
Tiffany D. Hogan
Forward Planning Manager

tdhogan@drhorton.com

678-780-8520

D.R. Horton, Inc.

1371 Dogwood Drive, S.W. • Conyers • GA • 30012 • 678-509-0555 Phone • 678-509-0554 Fax
www.DRHorton.com



N/F
EVELYN DARLENE
BRINSON
DB 6282 PG 226

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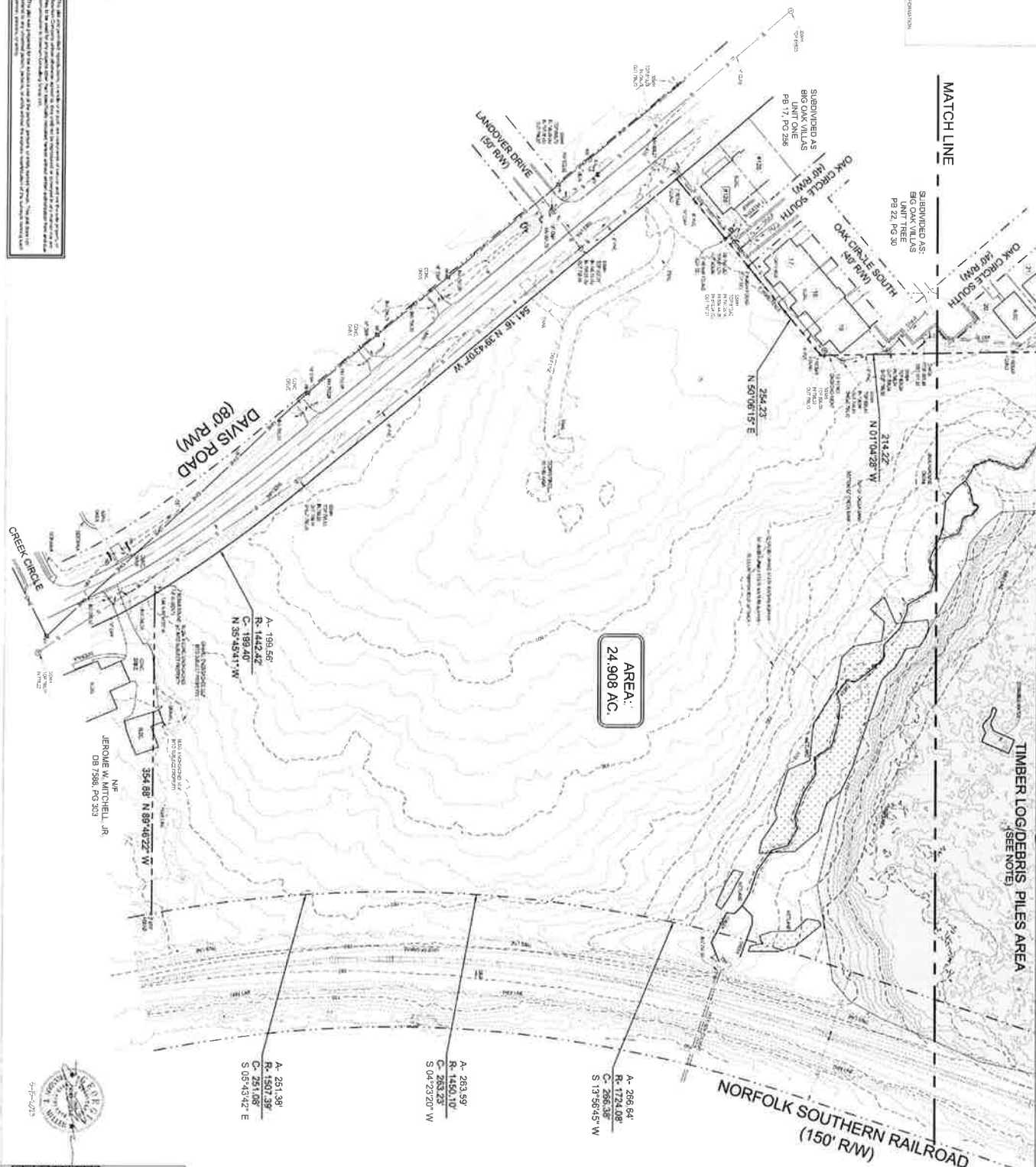
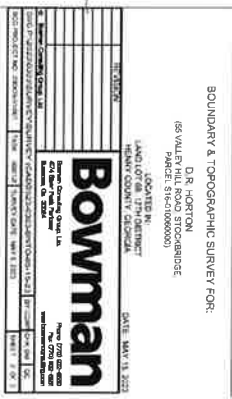
1. PEOPLE HAVE WISDOM TO CHOOSE EFFECTIVE MARKETING STRATEGIES THAT THEY DON'T HAVE IN A HEDONISTIC CONSUMER ENVIRONMENT.

2. THE PAST OF STUDIES WOULD NOT WORK IN THE CURRENT AS TO THE CONSUMER BEHAVIOR. THE CONSUMER BEHAVIOR HAS CHANGED. THE CONSUMER BEHAVIOR IS DIFFERENT IN THE CURRENT AS TO THE PAST.

3. THE RESEARCH SHOWN AND RESEARCHER ACTION ARE SUBJECT TO ANY FACTOR. RESEARCHER SHOULD HAVE RESPECTIVE COMPANY'S CONSUMER BEHAVIOR. RESEARCHER SHOULD KNOW THE VALUE OF CONSUMER ON THE PAST AND THE CURRENT AS TO THE CONSUMER BEHAVIOR. RESEARCHER SHOULD KNOW THE CONSUMER BEHAVIOR ON ANY FACTOR. HOW CAN WE KNOW THE CONSUMER'S WISE CHOICE OF ANY FACTOR ON THE CONSUMER'S WISE CHOICE OF ANY FACTOR ON THE CONSUMER'S WISE CHOICE OF ANY FACTOR.

[illegible]

1. HANDMADE (PM)
 2. END ELECTION (PTE)
 3. MARRIAGE LICENSE (MARR) & (PTE)
 4. SANITARY SERVICE (S-SERV) (CO)
 5. WATER METER (M)
 6. WATER METER (PM)
 7. FIRE HYDRANT (FM)
 8. FIRE DEPARTMENT CONNECTION (FDC)
 9. WATER MANHOLE (JMB)
 10. INLET SIZE & TYPE



Presentation

For VR-2023-02:

VARIANCE

For Proposed

TOWNHOMES AT

55 VALLEY HILL ROAD

Presented To:

Planning Commission – August 24, 2023

City Council – September 11, 2023

Presented By:

City of Stockbridge Community

Development Department,

Planning and Zoning Division

Linda Logan, Senior Planner



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a Variance application (**#VR-2023-02**) by D.R. Horton, Inc. (represented by Tiffany Hogan, JD) for property at **55 Valley Hill Road** to allow for the development of a townhome community having **165 units**.

APPLICANT'S REQUEST -- Grant a variance to reduce the front yard setbacks for the proposed townhomes from the required 50 feet to 25 feet within an MFR (Multiple Family Residential) district.

COMPANION APPLICATIONS -- The applicant also simultaneously submitted two other applications to the City of Stockbridge for the subject property, as are listed below.

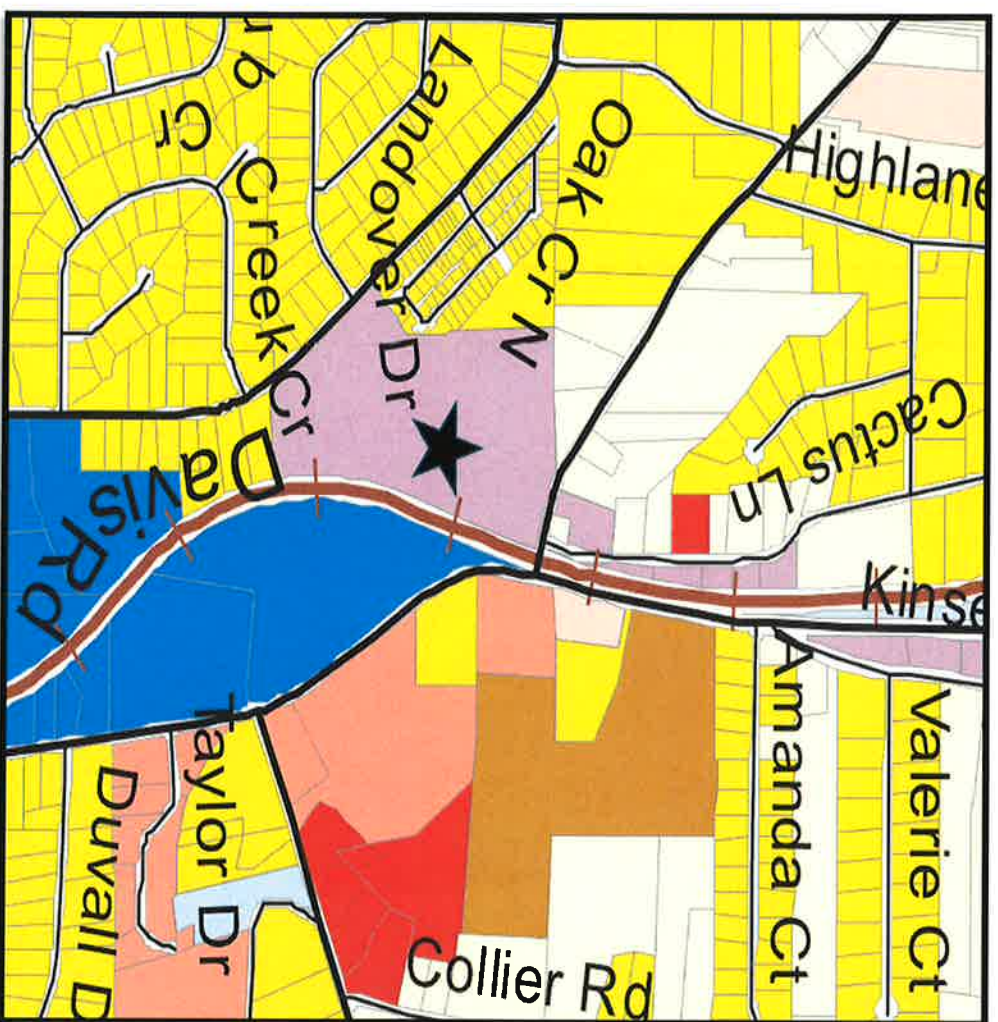
1. Comprehensive Plan Amendment Application (Case #CP-2023-02) -- The applicant requests that the property's future land use designation be changed from 'Light Industrial' to 'High-Density Residential'.

2. Rezoning Application (Case #RZ-2023-03) -- The applicant requests that the subject property be rezoned from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential).

AERIAL PHOTO OF SUBJECT PROPERTY



SURROUNDING ZONING



KEY:

Main Roads – Valley Hill Road, Davis Road,
and East Atlanta Road

Lavender—Light Industrial

Pale Yellow—RR (Rural Residential)

Gold—SR (Suburban Residential)

Brown—MFR (Multiple Family Residential)

Pink – C-1 (Neighborhood Commercial)

Salmon – C-2 (General Commercial)

Red—C-3 General Commercial)

Light Blue—Office-Institutional

Dark Blue—Downtown District

CASE FACTS—Slide #1

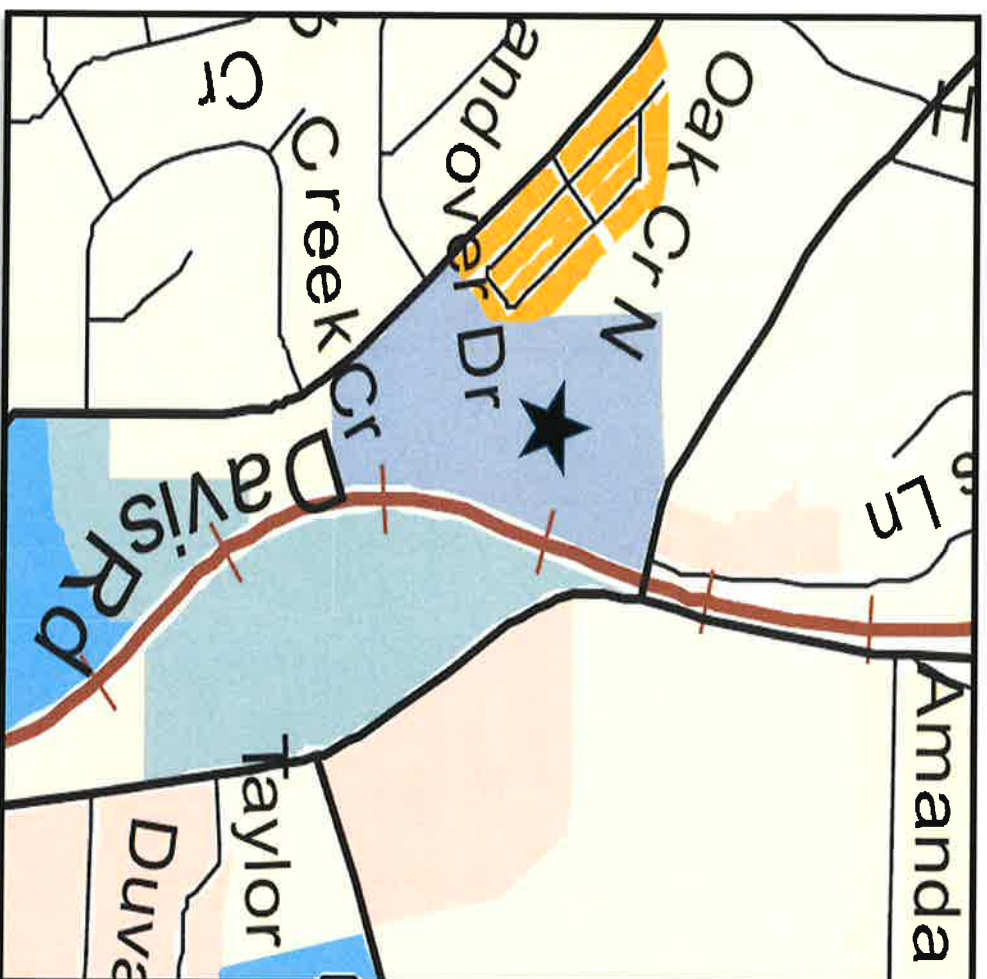
II. CASE FACTS

Proposed Development:	Townhome community with 165 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road. Valley Hill Road is classified as a "major collector" according to the Henry County 2022 Transportation Plan Update .
Road Classification:	
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ <u>North</u>—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ <u>South</u>—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ <u>East</u>—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico's Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ <u>West</u>—Big Oak Villas single-family attached subdivision.

CASE FACTS – Slide #2

Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

SURROUNDING LAND USE DESIGNATIONS

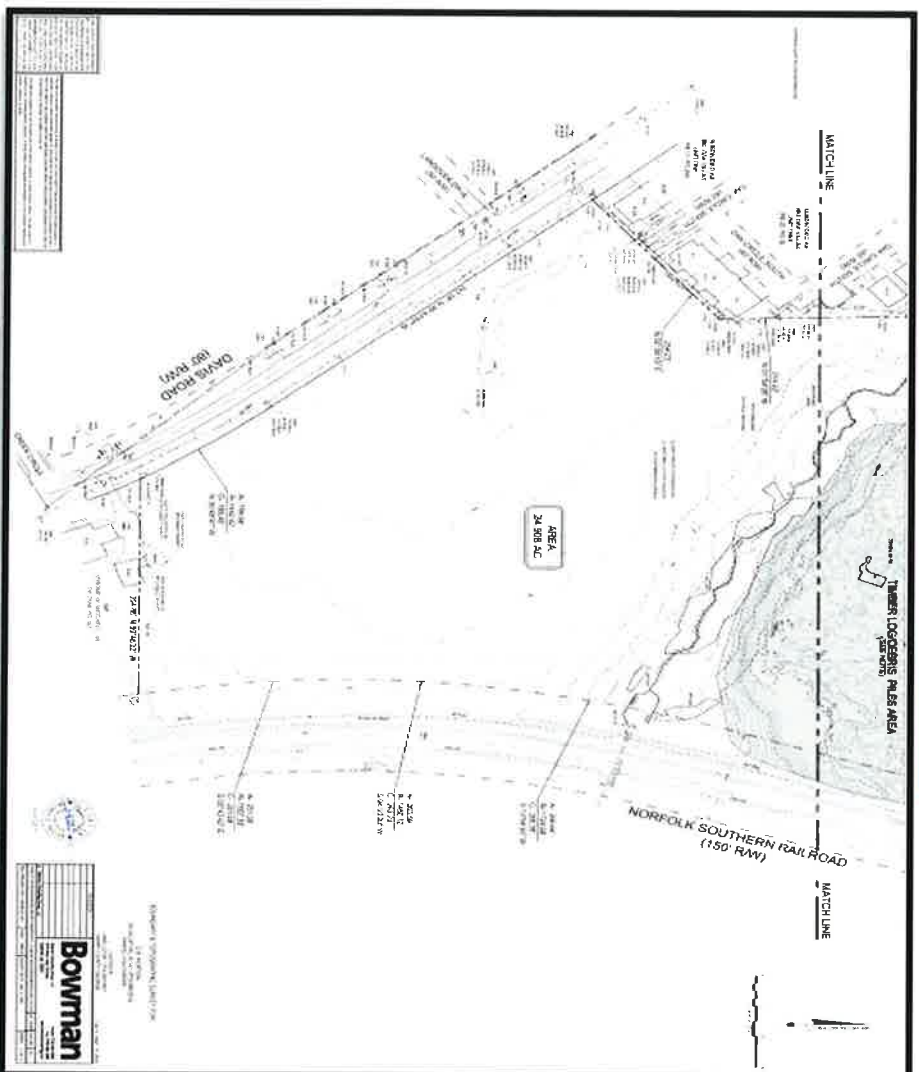


KEY:

- Main Roads—Valley Hill Road, Davis Road, and East Atlanta Road
- Yellow—Low-Density Residential
- Beige—Medium-Density Residential
- Orange—High-Density Residential
- Peach—Low-Density Vertical Mixed-Use
- Salmon—Medium-Density Vertical Mixed-Use
- Slate—Light Industrial
- Teal—Park/Recreation/Conservation
- Blue—Office-Institutional

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY— NORTHERN SECTION

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY— SOUTHERN SECTION



PROPOSED DEVELOPMENT—Slide #1

PROJECT SIZE:

- a. **Total Townhomes**—165 units on 24.908 acres of land at a gross density of 6.62 units per acre and a net density of 7.79 units per acre.
- b. **Townhome Types**—All 165 units are anticipated to be 3-bedroom units.
- c. **Townhome Sizes**—The townhomes would be 24 feet wide and 98 feet deep.

SITE PLAN DESIGN:

- a. **Site Access**—Would have its main entrance from Valley Hill Road and a second access from Davis Road.
- b. **Internal Streets**—Would include several cul-de-sacs and have 5-foot sidewalks on both sides.
- c. **Mail Kiosk**—Its location could not be determined.
- d. **Open Space**—The developer would designate 40% of the site as open space, exceeding the 15% required.
- e. **Townhome Buildings**—Would be spaced 20 feet apart. Setbacks: 25 feet in the front (with an approved variance via VR-2023-02) and 20 feet in the rear.
- f. **Open Spaces**—Would include one at the main entrance, another near the center of the site, and three more south of the creek.
- g. **Amenities**—Would include a clubhouse, pool, playground, dog park, tennis court, walking trail, fitness center, picnic area with grill and covered pavilion, community garden /reflection area, fire pit/gathering area, and a possible connection eastward to Cochran Park.

PROPOSED DEVELOPMENT—Slide #2

- i. **Parking Requirements—**Include 2.25 spaces per unit, excluding garage spaces, X 165 units = 372 spaces, plus 12 spaces for the swimming pool amenity = 384 total parking spaces. The developer would also provide 68 guest spaces in various parking lots, for a grand total of 410 parking spaces, which exceeds the parking requirements.
- j. **Guest Parking Locations—**Includes two guest parking spaces on the driveway of each townhome unit, plus guest parking lots at the main entrance, near the clubhouse, and in several locations throughout the site.
- k. **Parking Provision—**The developer would provide 346 driveway spaces + 61 guest parking lot spaces + 16 swimming pool spaces = 423 total spaces, which exceeds the parking requirements.
- l. **Stormwater Ponds—**Three stormwater ponds would be located on the site.
- m. **Zoning Buffers—**Would include a 25-foot zoning buffers along the northern, southern, and western property lines.
- n. **Railroad Buffer--**Would include a 10-foot buffer along the eastern property line, adjacent to the Norfolk Southern Railway right-of-way.
- o. **Environmental Buffers—**Would include 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek near the center of the property.

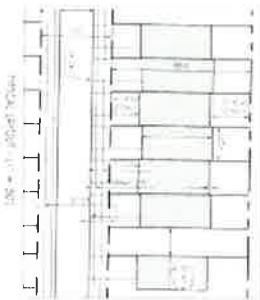
OTHER INFORMATION:

- a. **Homeowners' Association (HOA)—**Would be provided.
- b. **Traffic Impact Study—**Is being prepared.
- c. **Environmental Impact Study—**Is being prepared.

CONCEPTUAL SITE PLAN—TOTAL AREA



NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	RESIDENTIAL LOTS	1,234,567	28.3
2	ROADS	123,456	2.8
3	LANDSCAPING	56,789	1.3
4	UTILITIES	12,345	0.3
5	WATER	12,345	0.3
6	SEWER	12,345	0.3
7	STORM	12,345	0.3
8	OPEN SPACE	12,345	0.3
9	TOTAL	1,451,842	33.3



PRELIMINARY NOT FOR CONSTRUCTION	CONCEPT PLAN VALLEY HILL ROAD TRACT VALLEY HILL ROAD STOCKBRIDGE, GA HENRY CO	D.R. HORTON 1574 COUNTRYWOOD CIR. SE CONAULT, GA 30202	Bowman 11111 Highway 100, Suite 100, Atlanta, GA 30328 Phone: (404) 488-1000 FAX: (404) 488-1001 WWW.BOWMAN-ENGINEERS.COM
	DATE: 10/1/00 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]		



CONCEPTUAL SITE PLAN -- ENLARGEMENT



SITE DATA FROM CONCEPTUAL SITE PLAN FOR 173 UNITS)

SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMILY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

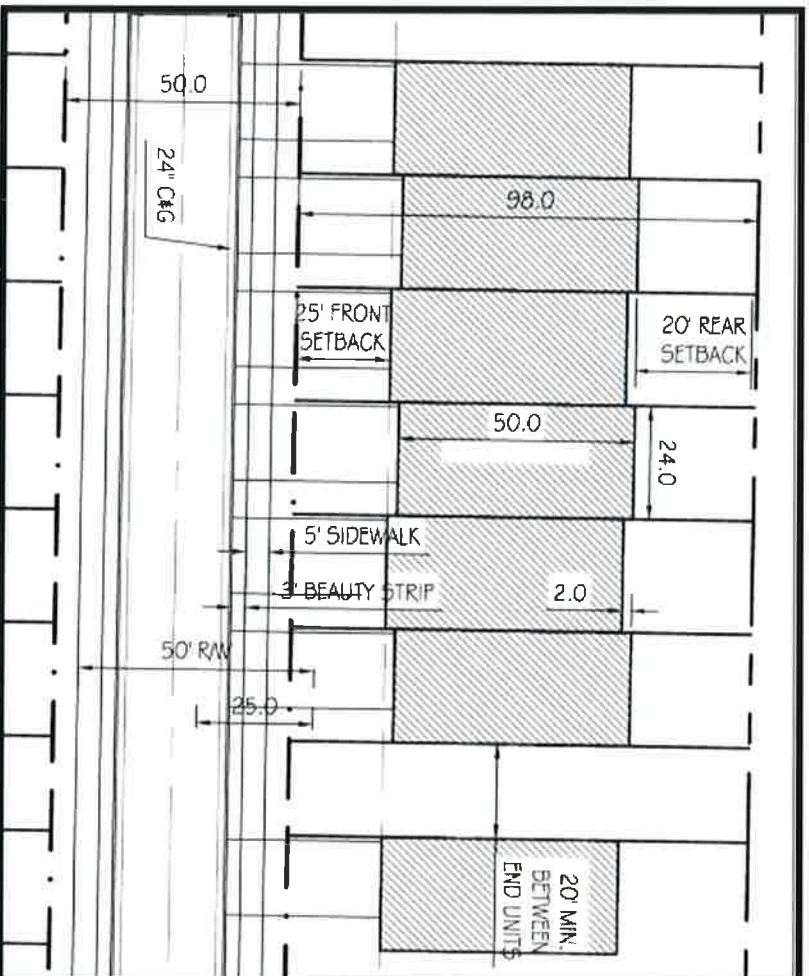
TOWNHOME BUILDINGS, LOTS, AND UNITS

SITE PLAN INSET -- The Concept Plan contains an inset which shows the typical layout of a proposed townhome building at 55 Valley Hill Road. It shows that the proposed townhome buildings would have the following characteristics:

1. **Distance Between Buildings—**Would be 20 feet to meet the requirements of the MFR district.
2. **Sidewalks—**Would be 5 feet wide and located on both sides of the internal streets.
3. **“Beauty Strips”—**These 3-foot strips for landscaping would be provided in front of each townhome building.
4. **Lot Sizes--**Would be 24 feet wide and 98 feet deep.
5. **Unit Sizes—**Would be 24 feet wide and 50 feet deep.
6. **Rear Yard Setbacks—**Would be 20 feet to meet the requirements of the MFR district.
7. **Front Yard Setbacks—**Would be 25 feet instead of the MFR district's required 50 feet. This reduction is the subject of the applicant's requested variance.
8. **Facade Offsets—**The units within each townhome building would be offset by two feet to provide architectural interest.
9. **Townhome Components—**All townhome units would have three bedrooms, two-car garages, and driveways to accommodate two guest's vehicles.

TYPICAL LAYOUT OF A TOWNHOME BUILDING

SITE PLAN INSET:



ANALYSIS OF REQUEST—First Slide

REASONS FOR REQUESTING AND GRANTING A VARIANCE – Sections 10.1.1 and 10.1.2 of the Stockbridge

Unified Development Code (UDC) identifies reasons for requesting and granting a variance:

a. **Reasons for Requesting a Variance** --The reduction of a property's front, side, and rear yard setbacks is a valid reason.

b. **Granting a Variance** -- A variance may be granted only upon a finding by the Mayor and City Council that all of seven listed conditions (i.e., criteria) below are met.

ANALYSIS OF SEVEN U.D.C. CRITERIA:

Criterion 'A' – Whether the subject property has extraordinary and exceptional physical characteristics, compared to other properties in the same zoning district.

a. The property is constrained by both a creek (along with its required buffers and setbacks) and the sloping topography.

b. These factors represent considerable limitations toward the developability of the property in general, as well as the developer's ability to create a reasonable site plan with townhome lots that are of similar size to ones that are found in other townhome developments.

c. The existing “debris area”, which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash, would presumably be cleaned up.

Criterion 'B' – Whether a literal interpretation of the UDC would deprive the applicant of rights that are commonly enjoyed by owners of other properties in the same zoning district.

The applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.

ANALYSIS OF REQUEST—Second Slide

Criterion 'C' – Whether the requested variance would give the property owner any special privileges that are denied to other property owners in the same zoning district.

- a. Granting the requested variance would not confer any special privileges upon the property owner.
- b. The same type of variance request was recently made by the applicants for two nearby properties.
- c. The denial of the applicant's requested variance would force the developer to unfairly comply with the required standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus creating an unnecessary hardship for the developer.

Criterion 'D' – Whether the variance would be consistent with the purposes and intent of the UDC, whether it would be compatible with neighboring uses, and whether it would serve the public welfare.

- a. The requested variance would be consistent with the purpose and intent of the UDC by encouraging the most appropriate use of land and buildings on the property.
- b. The granting of the variance would allow the development of the proposed townhome community in an area where two other properties (one for Parcel 029-01009001 on Valley Hill Road and one for 576 Davis Road) recently received variance approvals by the Stockbridge City Council for reductions in their front yard setbacks.

Criterion 'E'. The extraordinary circumstances are not the result of actions of the applicant.

The physical conditions of the subject property were not created by the applicant, yet they are limiting the applicant's ability to develop the property into a reasonable use.

ANALYSIS OF REQUEST—Third Slide

Criterion 'F' -- Whether the variance is the minimum relief that would allow the legal use of the land.

- a. The property could still be developed with additional light industrial uses under the existing LI (Light Industrial) zoning, although such uses would not be suitable in view of the character of the surrounding neighborhood.
- b. Although townhomes could still be developed under the MFR zoning without the granting of front yard setback variance, the developer would be significantly constrained in designing a site plan which would allow the construction of a sufficient number of units to be economically feasible.

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

Townhomes are a permitted use within the proposed MFR district.

STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request for a variance to reduce the front yard setbacks of the proposed townhomes from the required 50 feet to 25 feet within the MFR district would be reasonable and should be granted.

RECOMMENDATIONS

Having reached a positive conclusion for this case, the Planning and Zoning Staff recommends the **APPROVAL WITH CONDITIONS** for VR-2023-02. The applicant's requested variance for a reduction in the front yard setbacks from 50 feet to 25 feet should therefore be made, with the following conditions:

- 1. Comprehensive Plan Amendment –** The variance shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the property's land use designation from Light Industrial to High-Density Residential, is approved before, or simultaneously with, the approval of VR-2023-02.
- 2. Rezoning --** The variance shall not be approved unless the applicant's requested Rezoning, via RZ-2023-02, to rezone the subject property from Light Industrial to Multiple Family Residential is approved before, or simultaneously with, the approval of VR-2023-02.
- 3. Site Plan –** The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.," which was prepared by Bowman Consulting Group, Ltd., dated 7/03/23, and which was received by the Planning and Zoning Office on August 24, 2023 as two documents, including a black & white design and a colored design.



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Ryan Anderson, Chief Planner

DATE: September 11, 2023

SUBJECT: **Staff Report for Variance Case #VR-2023-02 for
Property at 55 Valley Hill Road (Parcel #S16-01006000). [Located in
Council District: 4.]**

I. PURPOSE

Consider a Variance application (#VR-2023-03) by D.R. Horton, Inc. (represented by Tiffany Hogan, JD) to allow the development of a townhome community with 165 attached homes, to be built as fee simple townhomes. The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below. The purpose of the variance application is to request the reduction of the front yard setbacks for the proposed townhomes from the required 50 feet to 25 feet within the applicant's requested MFR (Multiple Family Residential) zoning district.

- A Comprehensive Plan Amendment Application (Case #CP-2023-02) — The applicant requests that the future land use designation of the subject property be changed from Light Industrial to High-Density Residential.
- A Rezoning Application (Case #RZ-2023-03) — (Case #RZ-2023-03) — The applicant requests that the subject property be rezoned from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential).

AERIAL PHOTOGRAPH

For 55 Valley Hill Road
(Parcel #S16-01006000)



II. CASE FACTS

Proposed Development:	Townhome community with 165 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road.
Road Classification:	Valley Hill Road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ <u>North</u>—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ <u>South</u>—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ <u>East</u>—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico's Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ <u>West</u>—Big Oak Villas single-family attached subdivision.
Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.

Property Conditions:

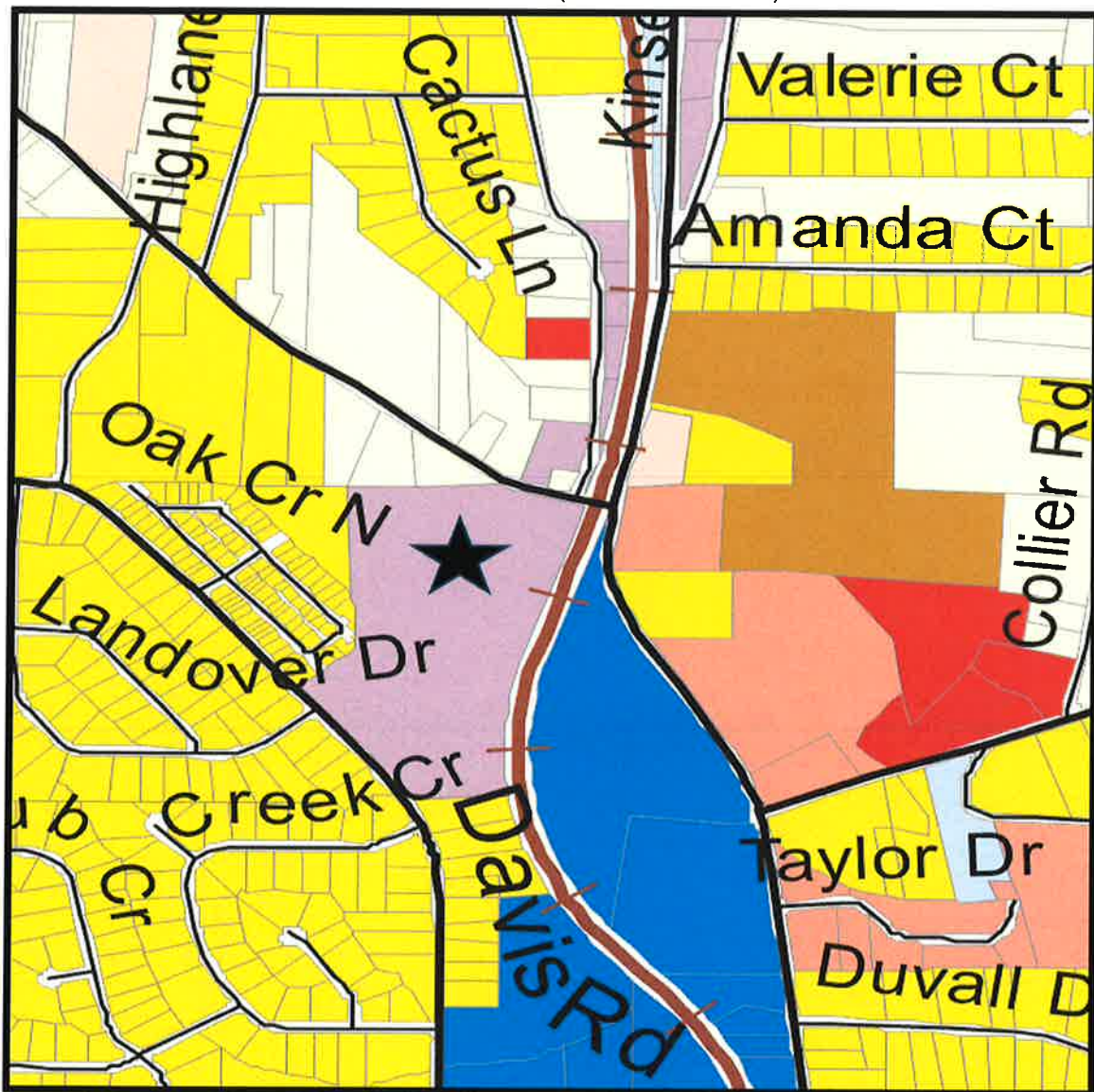
The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For 55 Valley Hill Road (shown with a star)

KEY:

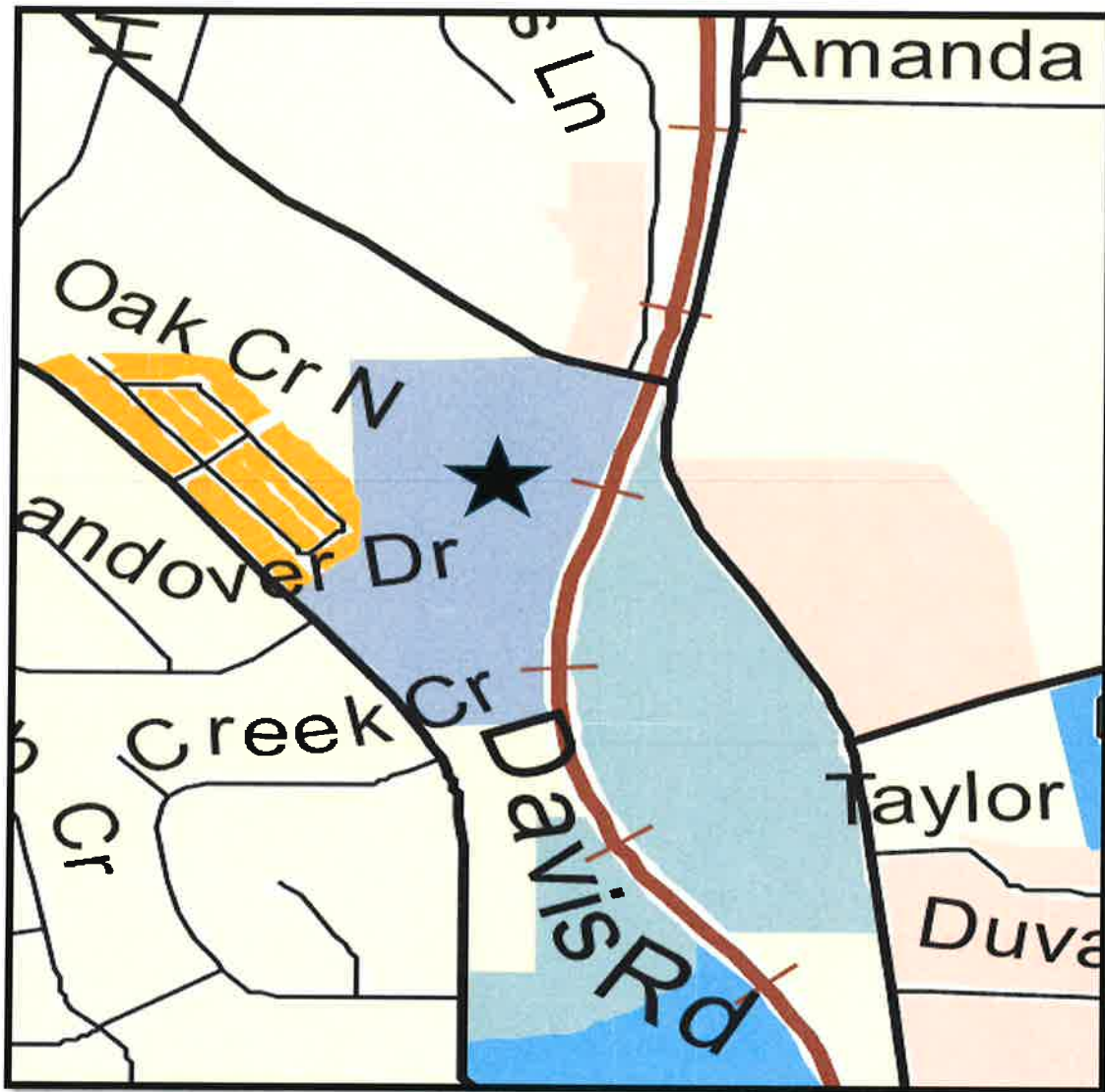
Lavender—LI (Light Industrial)
 Pale Yellow—RR (Rural Residential)
 Gold—SR (Suburban Residential)
 Brown--MFR (Multiple Family Residential)
 Pink – C-1 (Neighborhood Commercial)
 Salmon – C-2 (General Commercial)
 Light Blue—Office-Institutional
 Medium Blue—DT (Downtown District)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
For 55 Valley Hill Road (shown with a star)

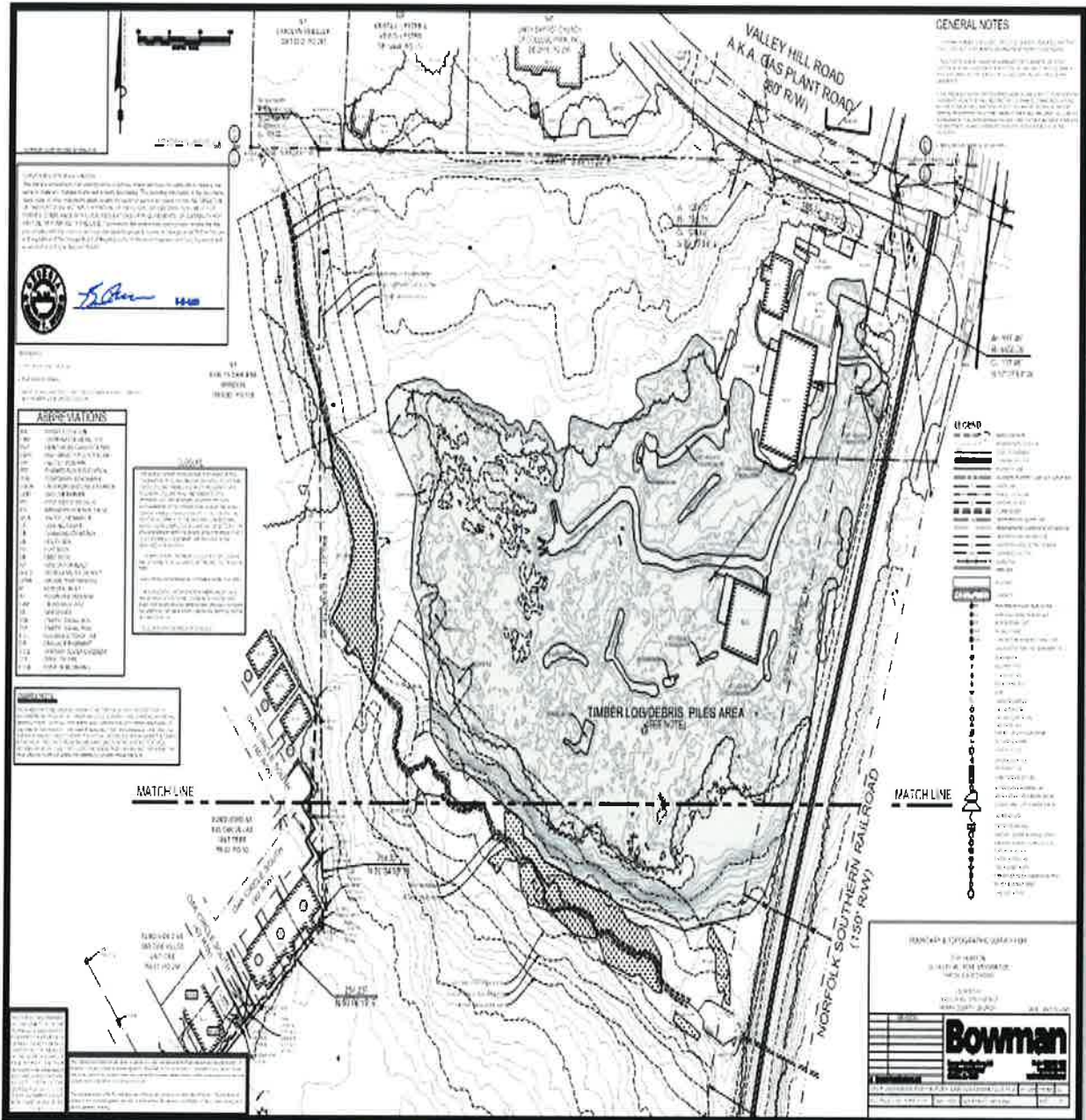
KEY:

Yellow—Low-Density Residential
 Beige—Medium-Density Residential
 Orange—High-Density Residential
 Peach—Low-Density Vertical Mixed-Use
 Salmon—Medium-Density Vertical Mixed-Use
 Slate—Light Industrial
 Teal—Park/Recreation/Conservation
 Blue—Office-Institutional



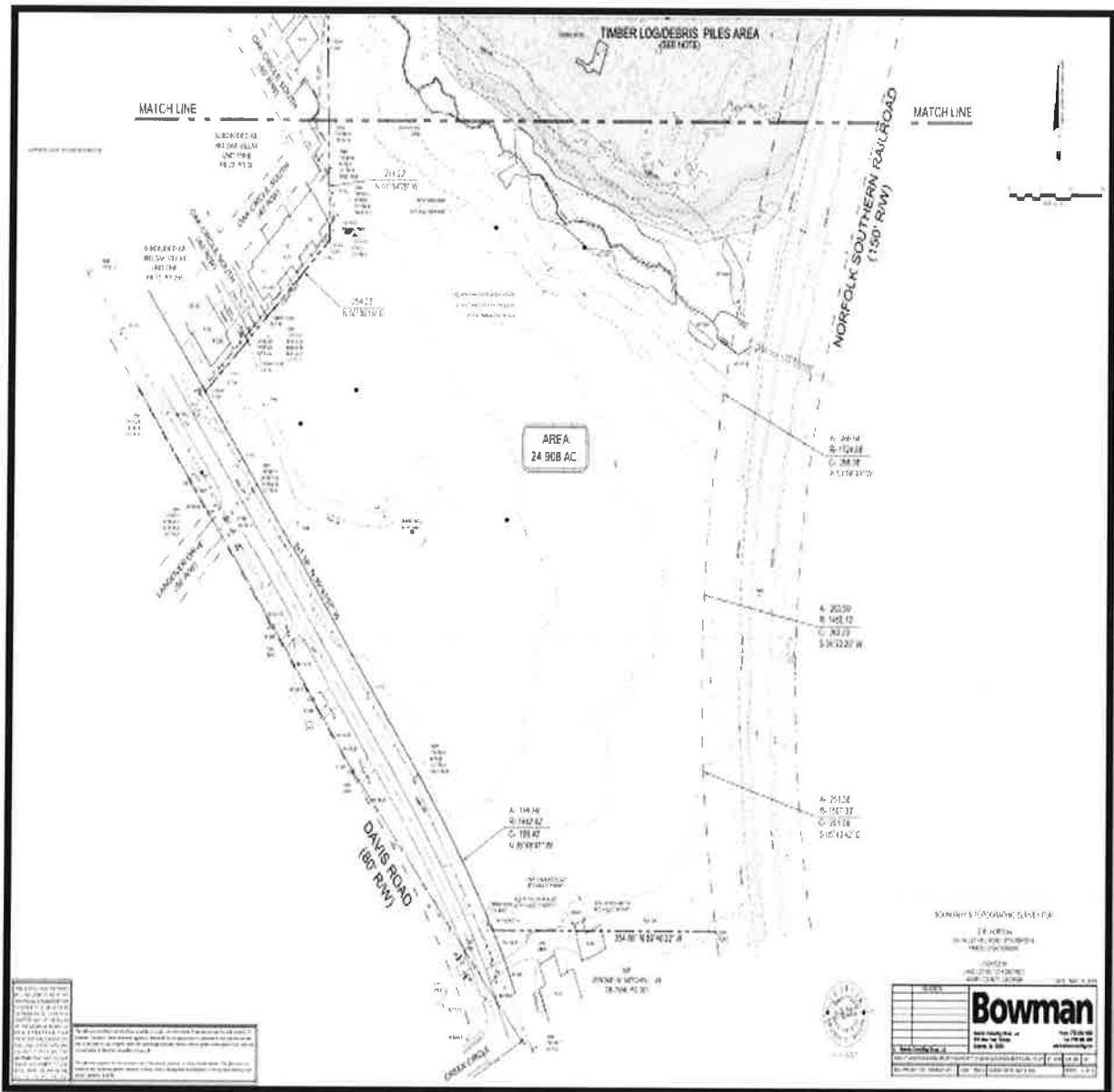
BOUNDARY AND TOPOGRAPHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



BOUNDARY AND TOPOGRAPHIC SURVEY: SOUTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant submitted a conceptual site plan, which is titled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co." It was prepared by Bowman Consulting Group, Ltd. and dated 7/03/23. The latest version of the site plan was received by the Planning and Zoning Office on August 24, 2023, and it was presented to the Planning Commission that evening. It shows that the proposed development would contain 165 attached homes, to be built as fee simple townhomes. This would represent a gross density of 6.62 units per acre and a net density of 7.79 units per acre on the 24.908 total acres that are shown on the Boundary and Topographic Survey. About 58 percent (14.66 acres) of the site would be devoted to open space uses. This would substantially exceed the 15 percent (3.74 acres) of open space which the applicant's requested MFR district requires. The site plan does not state how many acres of the site are unbuildable.

B. Site Plan Design. The conceptual site plan shows that the proposed project would have its main entrance off Valley Hill Road, and that a secondary access would be provided at the rear, from Davis Road. Several internal streets and cul-de-sacs would be installed. An open space area, guest parking, and a dumpster area would be located near the main entrance.

At the center of the development site, a clubhouse, swimming pool, and more guest parking would be provided. Additional amenities which may be provided include a playground, a dog park, a tennis court, a walking trail, a fitness center, a picnic area with grill and covered pavilion, a community garden /reflection area, a fire pit/gathering area, and a possible connection eastward to Cochran Park. A second dumpster area and three more small open spaces areas would be located south of the creek, and three stormwater ponds would flank the creek. The applicant's letter of intent states that the applicant is exploring the feasibility of providing a connection to the adjacent park to the east. A mandatory homeowners' association would be provided to maintain the development site.

C. Parking. Each townhome unit would have a two-car garage, and 70 additional guest parking spaces would be provided within four small guest parking areas. The amount of required guest parking is calculated on the basis of the number of townhome units of each bedroom size to be provided. All of the proposed townhome units would have at least three bedrooms, with a few units having four bedrooms. A table comprising Section 4.8.5 of the Stockbridge Unified Development Code (UDC) states that at least 2.25 parking spaces are required for units having three or more bedrooms. With 165 proposed townhome units, 372 parking spaces would be required for the townhomes, plus 12 spaces for the proposed swimming pool, for a total of 384 spaces. Besides the two garage parking spaces within each townhome unit, guest parking would include two additional driveway parking spaces per unit plus 68 spaces within several small parking lots throughout the development. This would be a total of 396 guest parking spaces ($165 \times 2 + 68 = 398$), plus the 12 pool spaces would yield a grand total of 410 parking spaces. This would therefore meet and exceed the parking requirement.

D. Buffers. Section 4.6.3 of the (UDC) states that multifamily developments are required to have 25-foot-wide buffers adjacent to properties that are zoned 'RR' (Rural Residential) and 'SR' (Suburban Residential). An RR district is located to the north of the subject property, and SR districts are located to the west and south. The 25-foot required zoning buffer surrounds the property, and the required 10-foot railroad right-of-way side yard setback (per Section 4.3.2 of the UDC) has also been provided along the eastern side of the property. A 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek would be located near the center of the property.

E. Townhome Design. The Concept Plan states that the proposed townhome buildings would be located 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district. The required setbacks in the MFR district are 50 feet in the front yard, 15 feet in the side yards, and 20 feet in the rear yard. The applicant is requesting variances to reduce front yard setbacks by from the required 50 feet to 25 feet. The applicant has requested a variance for the front yard setback in a separate variance application. The site plan would, though, meet the rear yard setback requirement of 20 feet. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

F. Traffic and Environmental Impact Studies. The applicant's letter of intent within the submitted Rezoning Application states that the applicant has engaged consultants to prepare both a traffic impact study and an environmental impact study, and that these studies are anticipated to be completed before the Planning Commission meeting.

CONCEPTUAL SITE PLAN—TOTAL AREA



CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN

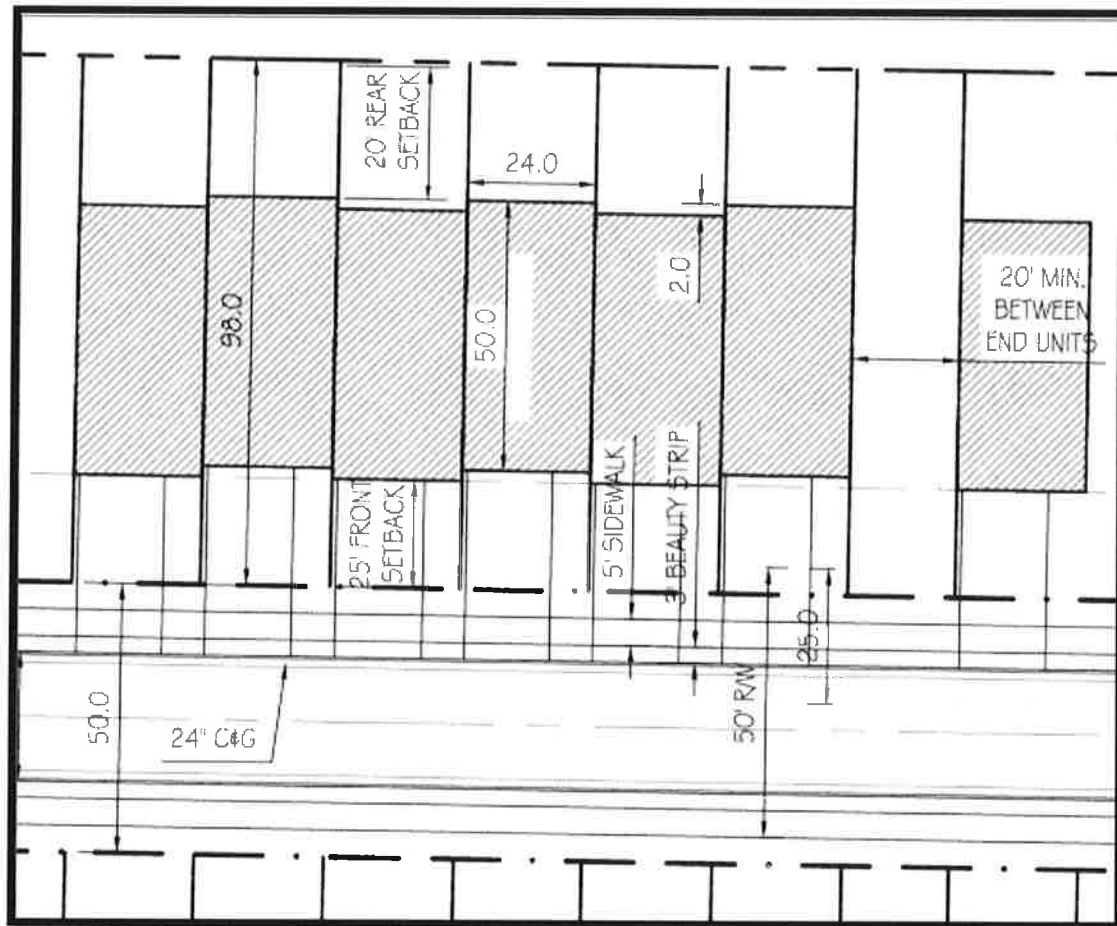
SITE DATA	
SITE AREA	24.908
ZONING	
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED ZONING	MFR (MULTI-FAMILY RES.)
ZONING JURISDICTION	STOCKBRIDGE
USE CALCULATIONS	
LOTS	165 TOWNHOME UNITS
GROSS DENSITY	6.62 UNITS PER ACRE
AREA IN BUFFERS & WETLANDS	2.7 ACRES (10.8% OF TOTAL AREA)
NET DENSITY	22.20 (NET AREA) = 7.79 UNITS PER ACRE
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	15% (3.74 ACRES)
PROPOSED OPEN SPACE	58% (14.66 ACRES)
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	20 FEET
BETWEEN BUILDINGS	20 FEET
TYPICAL LOT	
TOWNHOMES LOTS	24' WIDE BY 98' DEEP
PARKING REQUIREMENTS	
PARKING PER BED ROOM 2 BR / 3 BR	1.75 PER UNIT / 2.25 PER UNIT
REQUIRED PARKING 2BR / 3BR	289 / 372
SWIMMING POOL AMENITY	1 PER 15 UNITS = 11 - 16 PROVIDED
GUEST PARKING SPACES	68
TOTAL PARKING REQUIRED	384 (2.25 PER UNIT + 12 POOL AMENITY)
PARKING PROVIDED	(2-CAR GARAGE) 330 + 68 = 398

F. Townhome Buildings, Lots, and Units. The Concept Plan contains an inset which shows the typical layout of a proposed townhome building at 55 Valley Hill Road. It shows that the proposed townhome buildings would have the following characteristics:

1. Be located at least 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district.
2. Have a 5-foot sidewalk and a 3-foot "beauty strip" in front.
3. Have lots that would be 24 feet wide and 98 feet deep.
4. Have units that would be 24 feet wide and 50 feet deep.
5. Have units with 20-foot-rear yard setbacks, which meets the requirements of the applicant's requested MFR district.
6. Have units with 25-foot front yard setbacks, which would be a reduction of the MFR district's requirement of 50 feet. This reduction is the subject of the applicant's requested variance.
7. Have units which would be offset slightly, by two feet, to provide architectural interest.

The proposed townhome units would all have three bedrooms and two-car garages. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

TYPICAL LAYOUT OF A TOWNHOME BUILDING



IV. ANALYSIS OF REQUEST

The applicant has submitted a **Variance** application (Case #VR-2023-02) to request a variance for the development of the proposed townhome community at 55 Valley Hill Road. Section 10.1.2 of the Stockbridge Unified Development Code (UDC) identifies the reduction of a property's front, side, and rear yard setbacks as one of the reasons why an applicant may be allowed to request a variance. The purpose of the applicant's variance request in this case is to reduce the front yard setback within the site from the required minimum of 50 feet to 25 feet within the applicant's requested MFR (Multiple Family Residential) zoning district.

Section 10.1.2 further states that a variance may be granted only upon a finding by the Mayor and City Council that all of seven listed conditions (i.e., criteria) are met. An analysis of the applicant's variance request is made in the sections below relative to each of the required seven UDC criteria.

ANALYSIS OF U.D.C. CRITERIA:

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

The subject property is constrained by both its topography and the presence of a creek. The applicant's submitted "Boundary & Topography Survey" (prepared by Bowman Consulting Group, Ltd. on May 15, 2023) shows significant drop in the property's elevation from Valley Hill Road at the front to Davis Road at the rear. In the center of the property, the existing creek would be flanked by the required 25-foot stream buffer, the 50-foot undisturbed buffer, and the 75-foot imperious surface setback.

These factors represent considerable limitations toward the developability of the property in general, as well as the developer's ability to create a reasonable site plan with townhome lots that are of similar size to ones that are found in other townhome developments. The existing "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash, would presumably be cleaned up.

Criterion 'B'. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

The applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.

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

Granting the requested variance would not confer any special privileges upon the property owner. The same type of variance request was recently made by the applicants for two nearby properties. Further, the denial of the applicant's requested variance would force the developer to unfairly comply with the required standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus cause creating an unnecessary hardship for the developer.

Criterion 'D'. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.

The requested variance would be consistent with the purpose and intent of the Unified Development Code by encouraging the most appropriate use of land and buildings on the subject property. Further, the granting of the variance would allow the development of the proposed townhome community in an area where two other properties recently received approvals by the Stockbridge City Council (one for Parcel #029-01009001 on Valley Hill Road and one for 576 Davis Road), with both developments also receiving variance approvals for reductions in their front yard setbacks.

Criterion 'E'. The extraordinary circumstances are not the result of actions of the applicant.

The physical conditions of the subject property were not created by the applicant, yet they are limiting the applicant's ability to develop the property into a reasonable use.

Criterion 'F'. The variance is the minimum relief that will allow the legal use of the land, building or structure.

The subject property could still be developed with additional light industrial uses under the property's LI (Light Industrial) zoning district, although such uses would not be suitable in view of the character of the surrounding neighborhood. And although townhomes could still be developed under the applicant's requested MFR zoning without the granting of front yard setback variance, the developer would be significantly constrained in designing a site plan which would allow the construction of a sufficient number of units to be economically feasible.

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

Townhomes are a permitted use within the proposed MFR district.

V. STAFF CONCLUSION

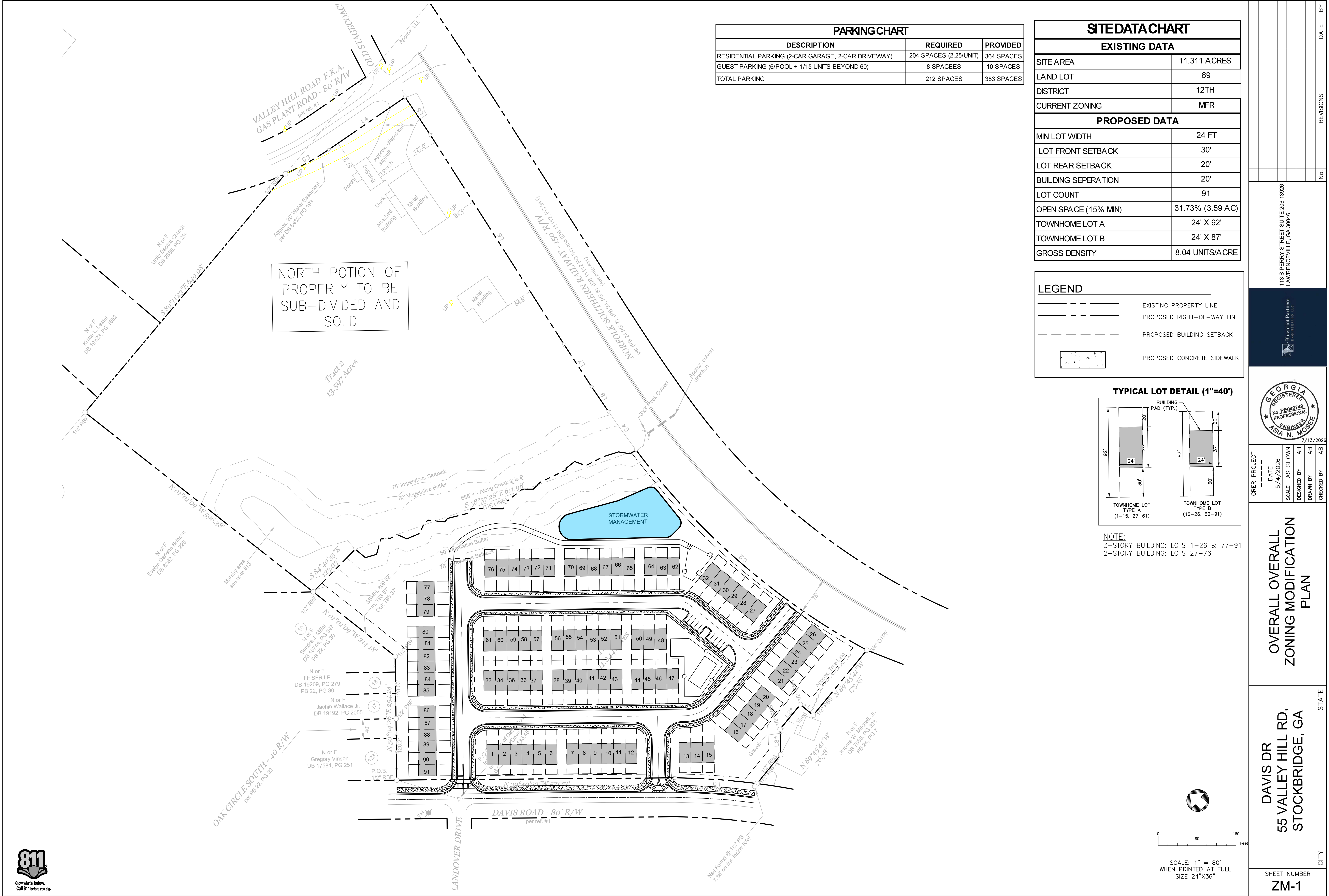
As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request for a reduction in the front yard setbacks of the proposed townhomes from the required 50 feet to 25 feet within the MFR district would be reasonable and should be granted.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for VR-2023-02. The applicant's requested variance for a reduction in the front yard setbacks from 50 feet to 25 feet should therefore be made, with the following conditions:

1. **Comprehensive Plan Amendment** – The variance shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of VR-2023-02.
2. **Rezoning** -- The variance shall not be approved unless the applicant's requested Rezoning, via RZ-2023-02, to rezone the subject property from Light Industrial to Multiple Family Residential is approved before, or simultaneously with, the approval of VR-2023-02.
3. **Site Plan** – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023.





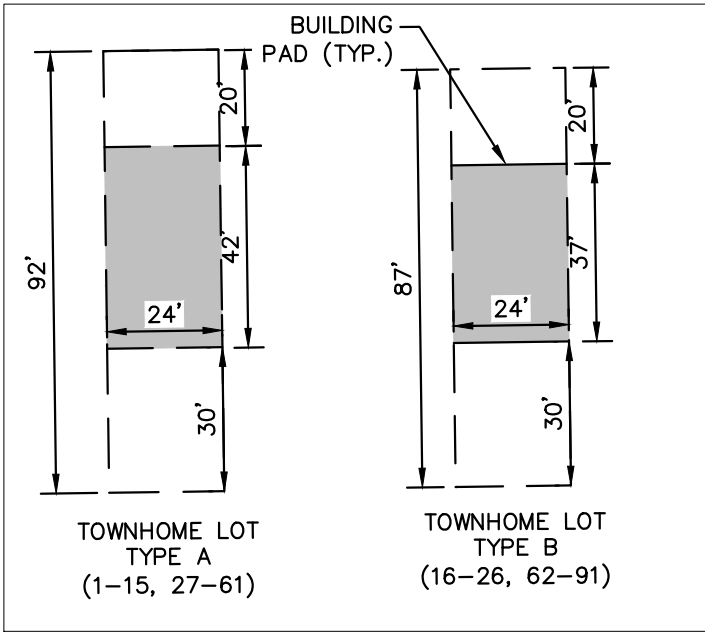
PARKING CHART		
DESCRIPTION	REQUIRED	PROVIDED
RESIDENTIAL PARKING (2-CAR GARAGE, 2-CAR DRIVEWAY)	204 SPACES (2.25/UNIT)	364 SPACES
GUEST PARKING (6/POOL + 1/15 UNITS BEYOND 60)	8 SPACEES	10 SPACES
TOTAL PARKING	212 SPACES	383 SPACES

SITE DATA CHART	
EXISTING DATA	
SITE AREA	11.311 ACRES
LAND LOT	69
DISTRICT	12TH
CURRENT ZONING	MFR
PROPOSED DATA	
MIN LOT WIDTH	24 FT
LOT FRONT SETBACK	30'
LOT REAR SETBACK	20'
BUILDING SEPERATION	20'
LOT COUNT	91
OPEN SPACE (15% MIN)	31.73% (3.59 AC)
TOWNHOME LOT A	24' X 92'
TOWNHOME LOT B	24' X 87'
GROSS DENSITY	8.04 UNITS/ACRE

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED CONCRETE SIDEWALK

TYPICAL LOT DETAIL (1"=40')



NOTE:
3-STORY BUILDING: LOTS 1-26 & 77-91
2-STORY BUILDING: LOTS 27-76

CRER PROJECT

DATE 5/4/2026

SCALE AS SHOWN

DESIGNED BY AB

DRAWN BY AB

CHECKED BY AB

OVERALL OVERALL ZONING MODIFICATION PLAN

DAVIS DR

55 VALLEY HILL RD,

STOCKBRIDGE, GA

STATE

CITY

SHEET NUMBER

ZM-1

REVISIONS

DATE

BY

113 S PERRY STREET SUITE 206 13926

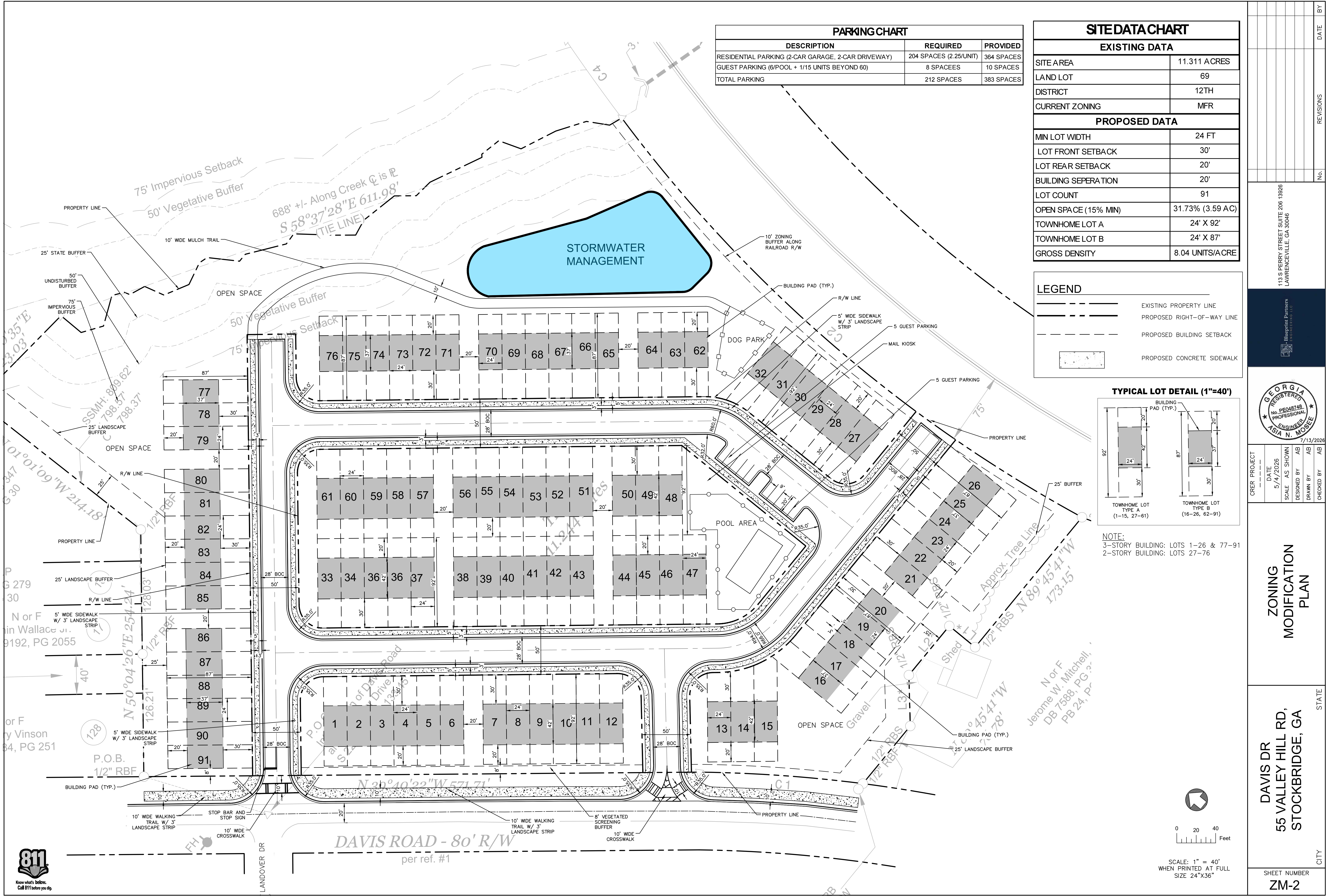
LAWRENCEVILLE, GA 30046

Blueprint Partners

PROFESSIONAL ENGINEERS

ASIA N. MOSE

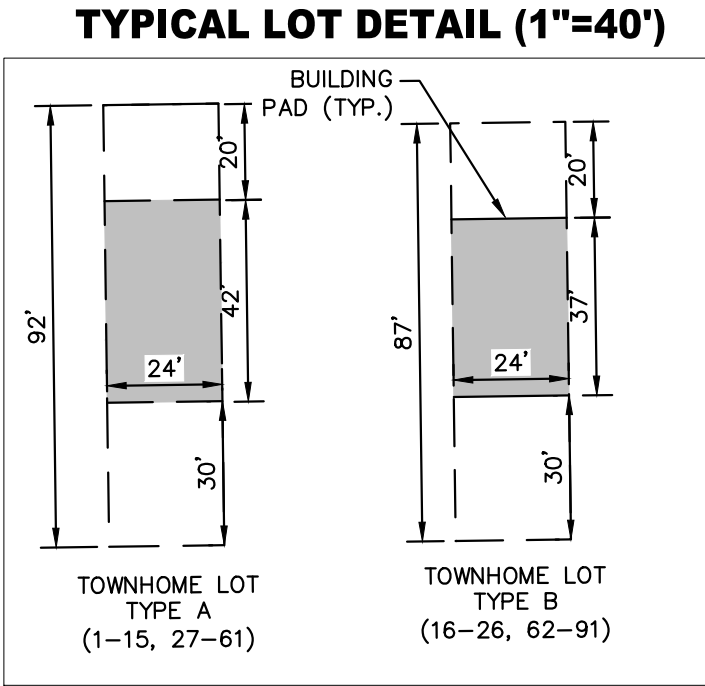
7/13/2026



PARKING CHART		
DESCRIPTION	REQUIRED	PROVIDED
RESIDENTIAL PARKING (2-CAR GARAGE, 2-CAR DRIVEWAY)	204 SPACES (2.25/UNIT)	364 SPACES
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OPEN SPACE (15% MIN)	31.73% (3.59 AC)
TOWNHOME LOT A	24' X 92'
TOWNHOME LOT B	24' X 87'
GROSS DENSITY	8.04 UNITS/ACRE

LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED BUILDING SETBACK
	PROPOSED CONCRETE SIDEWALK



CRER PROJECT

DATE
5/4/2026

SCALE
AS SHOWN

DESIGNED BY
AB

DRAWN BY
AB

CHECKED BY
AB

113 S PERRY STREET SUITE 206 13926
LAWRENCEVILLE, GA 30046

Blueprint Partners
PROFESSIONAL ENGINEERS P.C.

7/13/2026

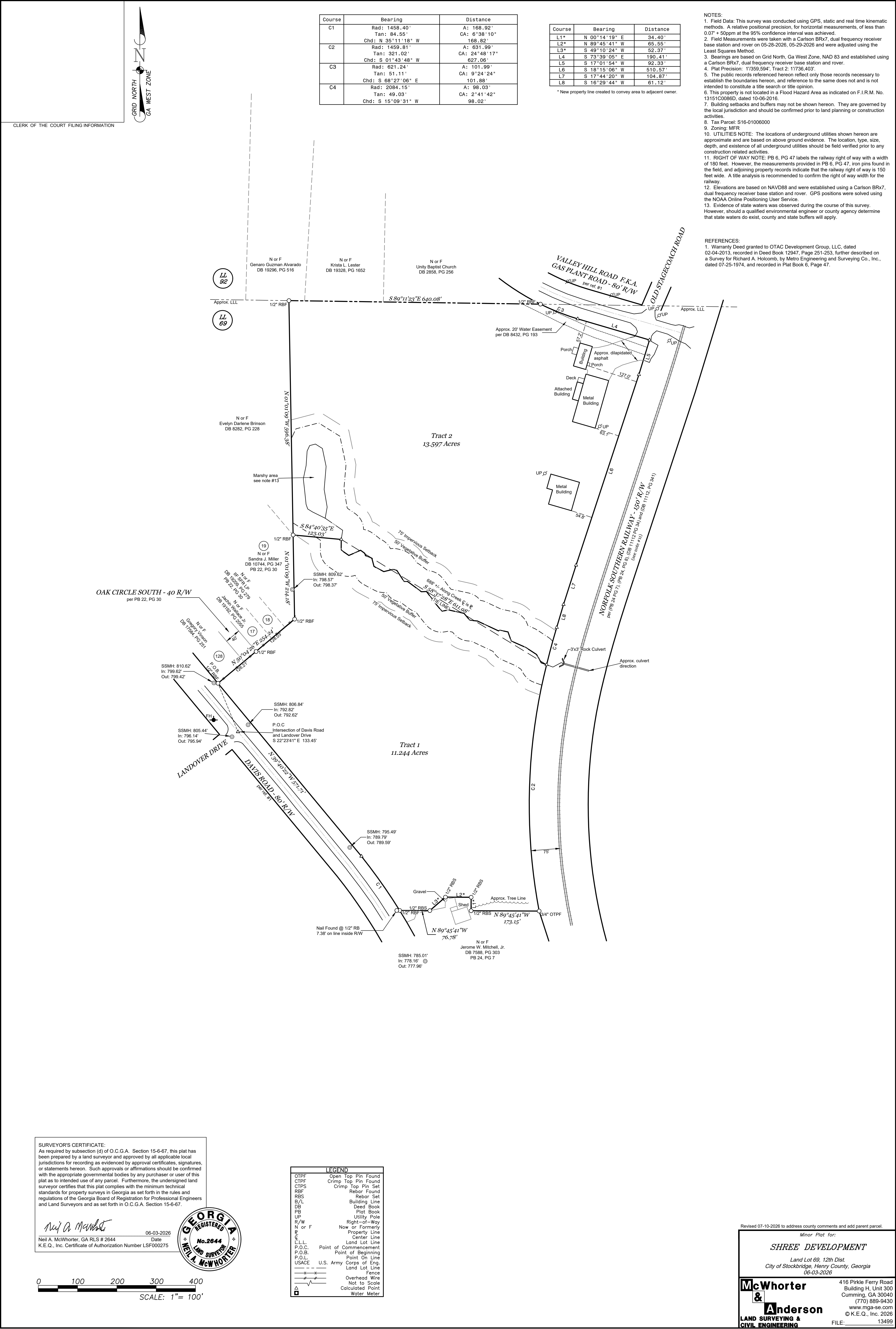
ZONING
MODIFICATION
PLAN

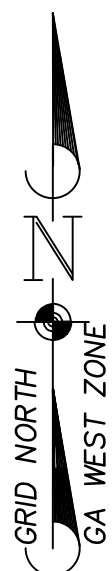
DAVIS DR
55 VALLEY HILL RD,
STOCKBRIDGE, GA

STATE

CITY

SHEET NUMBER
ZM-2





CLERK OF THE COURT FILING INFORMATION

LEGAL DESCRIPTION - SUBJECT PARCEL (SURVEYED LEGAL)

All that tract or parcel of land lying in Land Lot 69, 12th district, Henry County, Georgia, being more particularly described as follows:

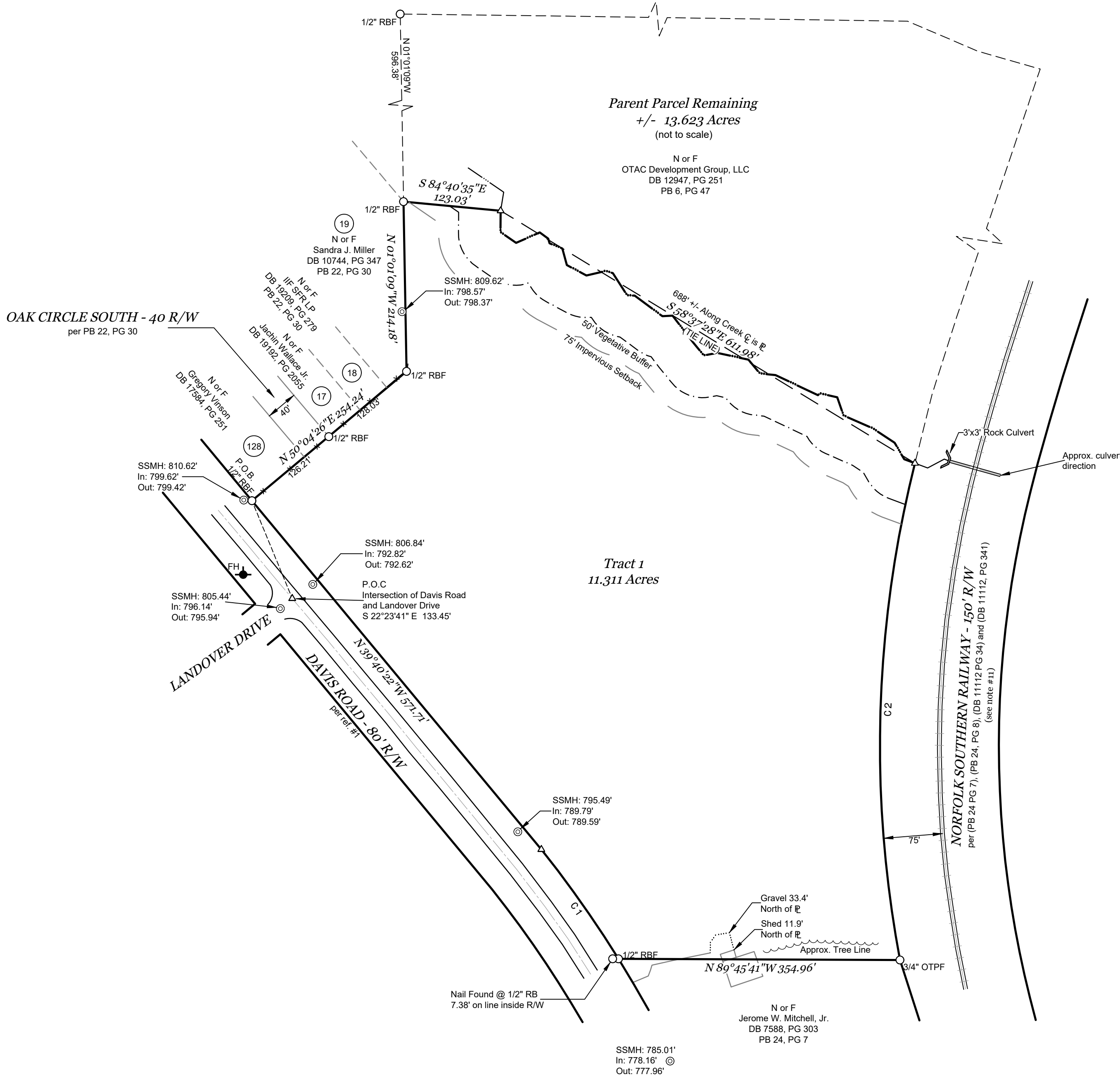
Commencing at the intersection of Davis Road (S0°RW) and Landover Drive; thence, North 22 Degrees 23 Minutes 41 Seconds West to a 1/2" rebar on the Eastern Right of Way of Davis Road, said point being the True Point of Beginning; thence, leaving the Eastern Right of Way North 50 Degrees 04 Minutes 26 Seconds East a distance of 254.24 feet to a 1/2" rebar; thence, North 01 Degrees 01 Minutes 09 Seconds West a distance of 214.18 feet to a 1/2" rebar; thence, South 84 Degrees 40 Minutes 35 Seconds East a distance of 123.03 feet to a point in the centerline of a creek; thence, along the centerline of the creek in a southeasterly direction for a distance of 688' more or less to a point in the centerline of the creek, said creek being subtended by the following tie line, South 58 Degrees 37 Minutes 28 Seconds East a distance of 611.98 feet to a point on the Western Right of Way of Norfolk Southern Railway (150°RW); thence, following said Right of Way with a curve turning to the left with an arc length of 631.99 feet, with a radius of 1459.81 feet, with a chord bearing of South 01 Degrees 43 Minutes 48 Seconds West, with a chord length of 627.06 feet to a 1/2" open top; thence, leaving the Western Right of Way of Norfolk Southern Railway North 89 Degrees 45 Minutes 41 Seconds West a distance of 354.96 feet to a 1/2" rebar on the Eastern Right of Way of Davis Road; thence, following said Right of Way with a curve turning to the left with an arc length of 168.92 feet, with a radius of 1458.40 feet, with a chord bearing of North 35 Degrees 11 Minutes 18 Seconds West, with a chord length of 168.82 feet to a point; thence, North 39 Degrees 40 Minutes 22 Seconds West a distance of 571.71 feet to a 1/2" rebar, said point being True Point of Beginning

Said Tract contains 11.311 Acres more or less

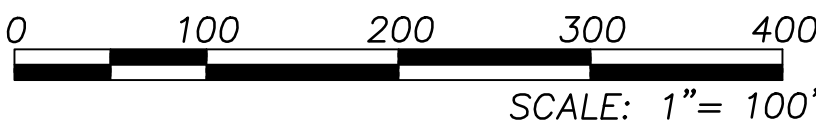
LEGAL DESCRIPTION - PARENT PARCEL - DEED BOOK 12947, PAGE 251-253 (RECORD LEGAL)

All that tract or parcel of land lying and being in Land Lot 69 of the 12th District, Henry County, Georgia, being Tract 1-A, containing 10.00 acres, more or less, together with Tract 1-B, containing 11.62 acres, more or less, together with Tract 2, containing 3.34 acres, more or less, (for a total of 24.96 acres, more or less) as per plat recorded in Plat Book 6, Page 47, Henry County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 55 Valley Hill Road according to the present system of numbering property in Henry County, Georgia.

Course	Bearing	Distance
C1	Rad: 1458.40' Tan: 84.55' Chd: N 35°11'18" W	A: 168.92' CA: 6°38'10" 168.82'
C2	Rad: 1459.81' Tan: 321.02' Chd: S 01°43'48" W	A: 631.99' CA: 24°48'17" 627.06'



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
DB	Deed Book
PB	Plat Book
UP	Utility Pole
R/W	Right-of-Way
N or F	Now or Formerly
PL	Property Line
CL	Center Line
L.L.L.	Land Lot Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
P.O.L.	Point On Line
USACE	U.S. Army Corps of Eng.
---	Land Lot Line
---	Fence
---	Overhead Wire
---	Not to Scale
---	Calculated Point
---	Water Meter



NOTES:

- Field Data: This survey was conducted using GPS, static and real time kinematic methods. A relative positional precision, for horizontal measurements, of less than 0.07' + 50ppm at the 95% confidence interval was achieved.
- Field Measurements were taken with a Carlson BRx7, dual frequency receiver base station and rover on 05-28-2026, 05-29-2026 and were adjusted using the Least Squares Method.
- Bearings are based on Grid North, Ga West Zone, NAD 83 and established using a Carlson BRx7, dual frequency receiver base station and rover.
- Plat Precision: 1/1,144,583'.
- The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
- This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13151C0086D, dated 10-06-2016.
- Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.
- Tax Parcel: S16-01006000
Address: 55 Valley Hill Road, Stockbridge, GA, 30281
- Zoning: MFR
- UTILITIES NOTE: The locations of underground utilities shown hereon are approximate and are based on above ground evidence. The location, type, size, depth, and existence of all underground utilities should be field verified prior to any construction related activities.
- RIGHT OF WAY NOTE: PB 6, PG 47 labels the railway right of way with a width of 180 feet. However, the measurements provided in PB 6, PG 47, iron pins found in the field, and adjoining property records indicate that the railway right of way is 150 feet wide. A title analysis is recommended to confirm the right of way width for the railway.
- Elevations are based on NAVD88 and were established using a Carlson BRx7, dual frequency receiver base station and rover. GPS positions were solved using the NOAA Online Positioning User Service.

REFERENCES:

- Warranty Deed granted to OTAC Development Group, LLC, dated 02-04-2013, recorded in Deed Book 12947, Page 251-253, further described on a Survey for Richard A. Holcomb, by Metro Engineering and Surveying Co., Inc., dated 07-25-1974, and recorded in Plat Book 6, Page 47.

Stewart Title Guaranty Company
Commitment No.:
Commitment Date:
ALTA Owners Policy (2026)
Proposed Insured: Shree Real Estate Developers LLC

Schedule B-II Exceptions

- Water Easement to Clayton County Water Authority dated February 3, 2005 and recorded in Deed Book 8432, Page 193, Henry County, Georgia Records. Easement does not affect the subject property.
- Easement to Georgia Power Company dated August 8, 1975 and recorded in Deed Book 246, Page 122, Henry County, Georgia Records. Easement is blanket in nature and the deed does not contain enough information to determine a location.
- Any and all matters as disclosed by plat of survey recorded in Plat Book 6, Page 47, Henry County, Georgia Records. Plat affects the subject property show hereon.

SURVEYOR'S CERTIFICATE:
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.

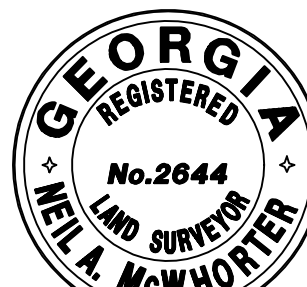
SURVEYOR'S CERTIFICATE (ALTA/NSPS):
To: Shree Real Estate Developers LLC & Stewart Title Guaranty Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 7a, 8, 9, 11a and 13 of Table A thereof. The fieldwork was completed on 05-28-2026 and 05-29-2026.
Date of Plat or Map: 06-18-2026

Neil A. McWhorter
Neil A. McWhorter, GA RLS # 2644
K.E.Q., Inc. Certificate of Authorization Number LSF000275

ALTA/NSPS Land Title Survey, for:
SHREE REAL ESTATE DEVELOPERS LLC & STEWART TITLE GUARANTY COMPANY
Land Lot 69, 12th Dist.
City of Stockbridge, Henry County, Georgia
06-18-2026

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING



© K.E.Q., INC. 2026
FILE: 13499-ALTA

CITY OF STOCKBRIDGE

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

July 21, 2026

Ms. Asia Browner
Blueprint Partners
113 S. Perry Street
Lawrenceville, GA 30046

RE: Service Availability Letter
Valley Hill Road Tract
Parcel #: S16-01006000
Land Lot 69, 12th District
Shree Real Estate Developers LLC &
Stewart Title Guaranty Company
Development Type: Townhomes

Ms. Browner:

As requested, let this letter serve as an acknowledgement of service availability and that the City of Stockbridge is the water and sewer provider. The previous capacity reservation approved for DR Horton has expired. To apply for capacity the developer will need to submit a request for capacity and pay the fee for the City to perform a water and sewer hydraulic analysis. This analysis is necessary to confirm that capacity exists to serve the development.

Sincerely,



Kevin Miller
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Chad Peden, PE, Carter & Sloope, Inc
Scott Mask, Water Superintendent

Application Form

Project/Case #

ZMOD-2026.06.1341

Address:

55 VALLEY HILL RD, STOCKBRIDGE, GA 30281

Parcel Number(s):

S16-01006000

Web Form

City of Stockbridge

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATION

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

Property Owner Authorization Form please click [here](#)

SECTION I

Modification Type ☐ **A. Administrative Modification:** Minor changes are those which implement or modify the layout; which are made necessary by actual field conditions at the time of development; or which do not affect the boundaries of properties, nor the intent or integrity of the conditions as they were originally imposed. Any request for a minor change shall be made in written form to the Director. Furthermore, the request for a minor change shall be approved by the Director. This does not require a public hearing, but an administrative decision by the Director.



B. Zoning Modification (Major): Major modifications to zoning conditions include any changes to or compatibility requirements attached to the zoning approval as conditions of approval. This requires 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. Section 1-8

3. Petition number of the Zoning or Use Permit to which this application applies RZ-2023-03

4. Attach a copy of Legal Description [must be metes and bounds], or complete the following information:
Is the property within a recorded subdivision? ☐ Yes ☒ No

Subdivision Name:

Davis Road Townhomes

Lot Number:

Block Designation:

District: District 4

Please refer to the [SagesGov Council District Finder](#).

Recorded in Plat Book:

Road Name:

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached application for a Modification.

Primary Owner Name:	First OTAC Development Group LLC		
Mailing Address:	55 Valley Hill Rd		
City: Stockbridge	State: Georgia		
Phone #: 404-456-3513	Email: Dondollar2@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 of Owner as indicated in Section III; or
2. ☒ The applicant has an option to purchase said property conditioned upon the property being sold under 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 of the Owner as indicated in Section III.

Name of Applicant:	First Yashesh
Applicant's Address:	5400 Laurel Springs Parkway Unit 702
City: Suwanee	State: Georgia
Phone: 770-789-7044	Email: yashesh@shreedevolversgroup.com

Applicant Signature

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

Attorney/Agent Name:	First Asia	Last Mosee
Address:	113 S Perry St	
City: Lawrenceville	State: Georgia	Zip: 3004
Phone #: 2679786496		Email: abrowner@bppeng

From: [Renato Fretta Ghizoni](#)
To: [Rhonda Whitehead-Combs](#); [Ryan Anderson](#)
Cc: [Permitting](#); [James Bikoff](#); [Maxwell Vickers](#); [Reginald Dill](#); [Elizabeth Escandon-Munoz](#)
Subject: RE: Bridgeview | 4882 North Henry Blvd
Date: Tuesday, December 9, 2025 11:20:40 AM
Attachments: [image002.png](#)

**Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.**

Yes, please withdraw the Land Disturbance Permit, building permit applications, and any building demolition permit and/or application for the proposed project located at 4882 North Henry Blvd. Thank you,



Renato “Ren” Ghizoni
Director of Entitlements

3330 Cumberland Blvd. Suite 275
Atlanta, Georgia 30339

Cell: 470-439-9675

RenatoGhizoni@forestar.com

From: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>
Sent: Tuesday, December 9, 2025 11:14 AM
To: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>; Ryan Anderson <randerson@stockbridgega.org>
Cc: Permitting <permitting@stockbridgega.org>; James Bikoff <JamesBikoff@forestar.com>; Maxwell Vickers <mvickers@atwell.com>; Reginald Dill <rdill@atwell.com>; Elizabeth Escandon-Munoz <eescandon-munoz@stockbridgega.org>
Subject: RE: Bridgeview | 4882 North Henry Blvd

[External]

Ren,

We are sorry to hear this, but we understand. I want to ensure you are authorizing the City of Stockbridge to withdraw both the Land Disturbance and building permit applications for the proposed project located at 4882 North Henry Blvd.

Respectfully,

Rhonda Y. Whitehead-Combs, Permit Coordinator
Community Development Department – Permitting Division
4602 North Henry Blvd
Stockbridge, GA 30281
Direct: 678-833-3338
Mobile: 678-975-9426
Email: rwhitehead-combs@stockbridgega.org
Web: www.stockbridgega.org

From: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>

Sent: Tuesday, December 9, 2025 10:18 AM

To: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>; Ryan Anderson <randerson@stockbridgega.org>

Cc: Permitting <permitting@stockbridgega.org>; James Bikoff <JamesBikoff@forestar.com>; Maxwell Vickers <mwickers@atwell.com>; Reginald Dill <rdill@atwell.com>

Subject: RE: Bridgeview | 4882 North Henry Blvd

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

Rhonda, good morning. Unfortunately, we cannot make the numbers work to develop this project. We were really looking forward to developing another residential community in Stockbridge. We tried to sell it to many other builders and developers but they all came to the same conclusion. The cost of the amenities and other conditions added by City Council at the rezoning on top of code requirements are just too high for a community of this size.

Please withdraw our application, plans, and any permits applied for the Bridgeview aka North Henry townhouse project. As a reminder, all construction drawings for the Bridgeview project are proprietary to Forestar and requires our permission to use.

Thank you Rhonda, Ryan, and your staff for all your support and guidance during the plan submittal and review process.



Renato “Ren” Ghizoni
Director of Entitlements

3330 Cumberland Blvd. Suite 275
Atlanta, Georgia 30339

Cell: 470-439-9675

RenatoGhizoni@forestar.com

From: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>

Sent: Tuesday, December 9, 2025 9:07 AM

To: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>

Cc: Permitting <permitting@stockbridgega.org>; Aurora Taylor <astaylor@smithdouglas.com>; Ryan Anderson <randerson@stockbridgega.org>; James Bikoff <JamesBikoff@forestar.com>; Maxwell Vickers <mwickers@atwell.com>; Reginald Dill <rdill@atwell.com>

Subject: RE: Bridgeview | 4882 North Henry Blvd

Importance: High

[External]

Good morning Ren,

I am contacting you requesting an update on the above referenced project. It is safe to abandon this project submitted under your name. We've inquired regarding this project, but not from the developer you mentioned in your below email. Can give any insight or updates on this project? I am

closing out project that has been idle for quite some time now. Please advise.

Respectfully,

Rhonda Y. Whitehead-Combs, Permit Coordinator

Community Development Department – Permitting Division

4602 North Henry Blvd

Stockbridge, GA 30281

Direct: 678-833-3338

Mobile: 678-975-9426

Email: rwhitehead-combs@stockbridgega.org

Web: www.stockbridgega.org

From: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>

Sent: Wednesday, September 24, 2025 2:18 PM

To: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>

Cc: Permitting <permitting@stockbridgega.org>; Aurora Taylor <astaylor@smithdouglas.com>; Ryan Anderson <randerson@stockbridgega.org>; James Bikoff <JamesBikoff@forestar.com>; Maxwell Vickers <mwickers@atwell.com>; Reginald Dill <rdill@atwell.com>

Subject: RE: Bridgeview | 4882 North Henry Blvd

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Hi Rhonda, good afternoon, hope you're having a great week. We are happy to announce we are under contract with Smith Douglas Homes to develop and build townhouses on the Bridgeview site! Aurora Taylor and her team at Smith Douglas Homes will make a submittal of the LDP application, plans, and required documents within the next few weeks under their name through Sages. Once they complete their submittal, we would appreciate if you can make a note to the reviewers that the civil plan set they include in the submittal is the same one that the City approved for Forestar, as of 3/31/2025. We understand the plans still need to be reviewed again and we ask for this reminder to expedite the review process. Thank you,



Renato “Ren” Ghizoni
Director of Entitlements

3330 Cumberland Blvd. Suite 275
Atlanta, Georgia 30339

Cell: 470-439-9675

RenatoGhizoni@forestar.com

From: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>

Sent: Wednesday, August 6, 2025 4:58 PM

To: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>

Cc: Permitting <permitting@stockbridgega.org>; Billy Chambers, Jr. <BillyChambers@forestar.com>; John Tucker Bailey <JohnBailey@forestar.com>; James Bikoff <JamesBikoff@forestar.com>; Viet Nguyen

<VietNguyen@forestar.com>; Maxwell Vickers <mvickers@atwell.com>; Stephanie Williams <sswilliams@atwell.com>; Reginald Dill <rdill@atwell.com>; Ryan Anderson <randerson@stockbridgega.org>
Subject: RE: Bridgeview | 4882 North Henry Blvd

[External]

Good afternoon,

Please see below comments in red.

***We have a **NEW** portal for applicants to apply for permits. Please register using the link below and apply.*
<https://www.sagesgov.com/stockbridge-ga>

Respectfully,

Rhonda Y. Whitehead-Combs, Permit Coordinator
Community Development Department – Permitting Division
4602 North Henry Blvd
Stockbridge, GA 30281
Direct: 678-833-3338
Mobile: 678-975-9426
Email: rwhitehead-combs@stockbridgega.org
Web: www.stockbridgega.org

From: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>
Sent: Wednesday, August 6, 2025 2:24 PM
To: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>
Cc: Permitting <permitting@stockbridgega.org>; Billy Chambers, Jr. <BillyChambers@forestar.com>; John Tucker Bailey <JohnBailey@forestar.com>; James Bikoff <JamesBikoff@forestar.com>; Viet Nguyen <VietNguyen@forestar.com>; Maxwell Vickers <mvickers@atwell.com>; Stephanie Williams <sswilliams@atwell.com>; Reginald Dill <rdill@atwell.com>; Ryan Anderson <randerson@stockbridgega.org>
Subject: RE: Bridgeview | 4882 North Henry Blvd

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Rhonda, thanks for your guidance on Bridgeview for our next steps with LDP and the GDOT permit as we explore assigning ownership to another builder for site development and home building. Below is a summary of our discussion. Can you please send us a reply confirming the below summary is correct or make any needed corrections or additions? This will be helpful for coordinating with the new builder owner to make this townhouse development happen!

- Land Disturbance Permit is not transferrable
 - If LDP is issued to Forestar, the next owner that will develop the site will still need to apply for a new LDP permit. **YES**
- Process for a new owner to apply for LDP:
 - Submit the LDP application, LDP approved plans*, NOI, GDOT permit, and contractor information **YES**

*Given the same LDP plan set that was approved (last date of approval of 3/31/2025) is submitted, a formal review will not be undertaken. City staff will still request verification from the reviewers that the plan set submitted is the same plan set that was approved.

YES

Rhonda, I forgot to ask another question, how about the Building Demolition Permit – can that be transferred to a new owner? **Permit Non-Transferable** The City issued a permit to Forestar on 5/1/2025 for demolition of the existing buildings – note no demo work has been done so far.



Renato “Ren” Ghizoni
Director of Entitlements

3330 Cumberland Blvd. Suite 275
Atlanta, Georgia 30339

Cell: 470-439-9675

RenatoGhizoni@forestar.com

From: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>
Sent: Tuesday, July 22, 2025 1:04 PM
To: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>
Cc: Permitting <permitting@stockbridgega.org>; Billy Chambers, Jr. <BillyChambers@forestar.com>; John Tucker Bailey <JohnBailey@forestar.com>; James Bikoff <JamesBikoff@forestar.com>; Viet Nguyen <VietNguyen@forestar.com>; Maxwell Vickers <[mvickers@atwell.com](mailto:mvikkers@atwell.com)>; Stephanie Williams <sswilliams@atwell.com>; Reginald Dill <rdill@atwell.com>; Ryan Anderson <randerson@stockbridgega.org>
Subject: RE: Bridgeview | 4882 North Henry Blvd

[External]

Good afternoon,

Yes, the LDP permit is valid for six months from the issue date. You can request and extension, but it must be in writing.

***We have a **NEW** portal for applicants to apply for permits. Please register using the link below and apply.*
<https://www.sagesgov.com/stockbridge-ga>

Respectfully,

Rhonda Y. Whitehead-Combs, Permit Coordinator
Community Development Department – Permitting Division
4602 North Henry Blvd
Stockbridge, GA 30281
Direct: 678-833-3338
Mobile: 678-975-9426
Email: rwhitehead-combs@stockbridgega.org
Web: www.stockbridgega.org

From: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>
Sent: Tuesday, July 22, 2025 12:35 PM
To: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>
Cc: Permitting <permitting@stockbridgega.org>; Billy Chambers, Jr. <BillyChambers@forestar.com>; John Tucker Bailey <JohnBailey@forestar.com>; James Bikoff <JamesBikoff@forestar.com>; Viet Nguyen <VietNguyen@forestar.com>; Maxwell Vickers <mvickers@atwell.com>; Stephanie Williams <sswilliams@atwell.com>; Reginald Dill <rdill@atwell.com>
Subject: RE: Bridgeview | 4882 North Henry Blvd

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Rhonda, good afternoon. We have not received the GDOT permit yet. The market has changed since this property was rezoned and we are finding it challenging to make this project financially viable with the rezoning conditions that were imposed by City Council. At this time, we do not have a start date for development. Does the LDP have an expiration date?



Renato “Ren” Ghizoni
Director of Entitlements

3330 Cumberland Blvd. Suite 275
Atlanta, Georgia 30339

Cell: 470-439-9675

RenatoGhizoni@forestar.com

From: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>
Sent: Friday, July 18, 2025 11:21 AM
To: Reginald Dill <rdill@atwell.com>; Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>
Cc: Permitting <permitting@stockbridgega.org>; Billy Chambers, Jr. <BillyChambers@forestar.com>; John Tucker Bailey <JohnBailey@forestar.com>; James Bikoff <JamesBikoff@forestar.com>; Viet Nguyen <VietNguyen@forestar.com>; Maxwell Vickers <mvickers@atwell.com>; Stephanie Williams <sswilliams@atwell.com>
Subject: RE: Bridgeview | 4882 North Henry Blvd

[External]

Good morning,

I am following up to verify if you have received approval from GDOT. Also, when do you project to start the project?

****We have a *NEW* portal for applicants to apply for permits. Please register using the link below and apply.**
<https://www.sagesgov.com/stockbridge-ga>

Respectfully,

Rhonda Y. Whitehead-Combs, Permit Coordinator
Community Development Department – Permitting Division
4602 North Henry Blvd
Stockbridge, GA 30281
Direct: 678-833-3338
Mobile: 678-975-9426
Email: rwhitehead-combs@stockbridgega.org
Web: www.stockbridgega.org

From: Reginald Dill <rdill@atwell.com>
Sent: Tuesday, April 8, 2025 2:41 PM
To: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>; Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>
Cc: Permitting <permitting@stockbridgega.org>; Billy Chambers, Jr. <BillyChambers@forestar.com>; John Tucker Bailey <JohnBailey@forestar.com>; Taylor, Stanford <stataylor@dot.ga.gov>; Ryan Anderson <randerson@stockbridgega.org>; Linda Logan <LLogan@stockbridgega.org>; mark@whitleyeng.com; James E Bikoff <JamesBikoff@forestar.com>; Viet Nguyen <VietNguyen@forestar.com>; Maxwell Vickers <mvickers@atwell.com>; Stephanie Williams <sswilliams@atwell.com>
Subject: RE: Bridgeview | 4882 North Henry Blvd

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Team,

We have been in coordination with GDOT on the plan approval for the above site, GDOT permit A-151-01609-3. Based on a phone call with Mr. Taylor, GDOT plan reviewer, once all of the documents have been received, permit approval will be able to advance. Attached an earlier email requesting the hard copy plans for permit approval, along with required paperwork.

Please let us know if you have any questions or concerns.
Thanks.

Reginald Dill
Planner - Licensed
ATWELL, LLC
770.423.0807 Office
470.213.9991 Mobile

From: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>
Sent: Tuesday, April 8, 2025 10:01 AM
To: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>; Reginald Dill <rdill@atwell.com>
Cc: Permitting <permitting@stockbridgega.org>; Billy Chambers, Jr. <BillyChambers@forestar.com>; John Tucker Bailey <JohnBailey@forestar.com>
Subject: RE: Bridgeview | 4882 North Henry Blvd

Rhonda, good morning. Below is the name and contact information for the contractor we have selected for Bridgeview.

Mark Turner Grading, Inc
140 Sedgeview Drive, Hampton, GA 30228
404-732-4714
Tax ID no: 41-2274726

Corporation
Harvey Crowe, CFO
harveycrowe@markturnergrading.com

Do you need any other specific credentials or additional information on the contractor? Is this information going on the LDP?

See attached for the NOI approval, which I provided you via email on 3/31 and it's also uploaded to Sages. I attached a couple of more documents and email correspondence or approval for additional information. If the attached is not what you need, please advise!

We are trying to get GDOT to email us correspondence of approval.
Reggie, can you send that email today?



Renato "Ren" Ghizoni
Director of Entitlements

3330 Cumberland Blvd. Suite 275
Atlanta, Georgia 30339

Cell: 470-439-9675

RenatoGhizoni@forestar.com

From: Rhonda Whitehead-Combs <rwhitehead-combs@stockbridgega.org>
Sent: Tuesday, April 8, 2025 8:57 AM
To: Renato Fretta Ghizoni <RenatoGhizoni@forestar.com>
Cc: Permitting <permitting@stockbridgega.org>
Subject: Bridgeview | 4882 North Henry Blvd

[External]

Good day Ren,

We have received all approvals from the reviewers. We are missing the following listed below and cannot approve the complete packet nor issue the permit until all is received.

GDOT Approval
NOI Approval
LDP Contractor's Information/Credentials

****We have a *NEW* portal for applicants to apply for permits. Please register using the link below and apply.**
[https://www.sagesgov.com/stockbridge-ga \(-> urldefense.com\)](https://www.sagesgov.com/stockbridge-ga (-> urldefense.com))

-

PLEASE NOTE When submitting new applications please submit the 2025 business license along with other updated credentials for the new year.

Respectfully,

Rhonda Y. Whitehead-Combs, Permit Coordinator

Community Development Department
Permitting Division
4602 North Henry Boulevard
Stockbridge, GA 30281
Main Ph: (770)389-7900 Ext 243
Direct Ph: (678)833-3338
Mobile: (678)975-9426
Email: RWhitehead-Combs@stockbridgega.org
Website: www.stockbridgega.org (-> urldefense.com)



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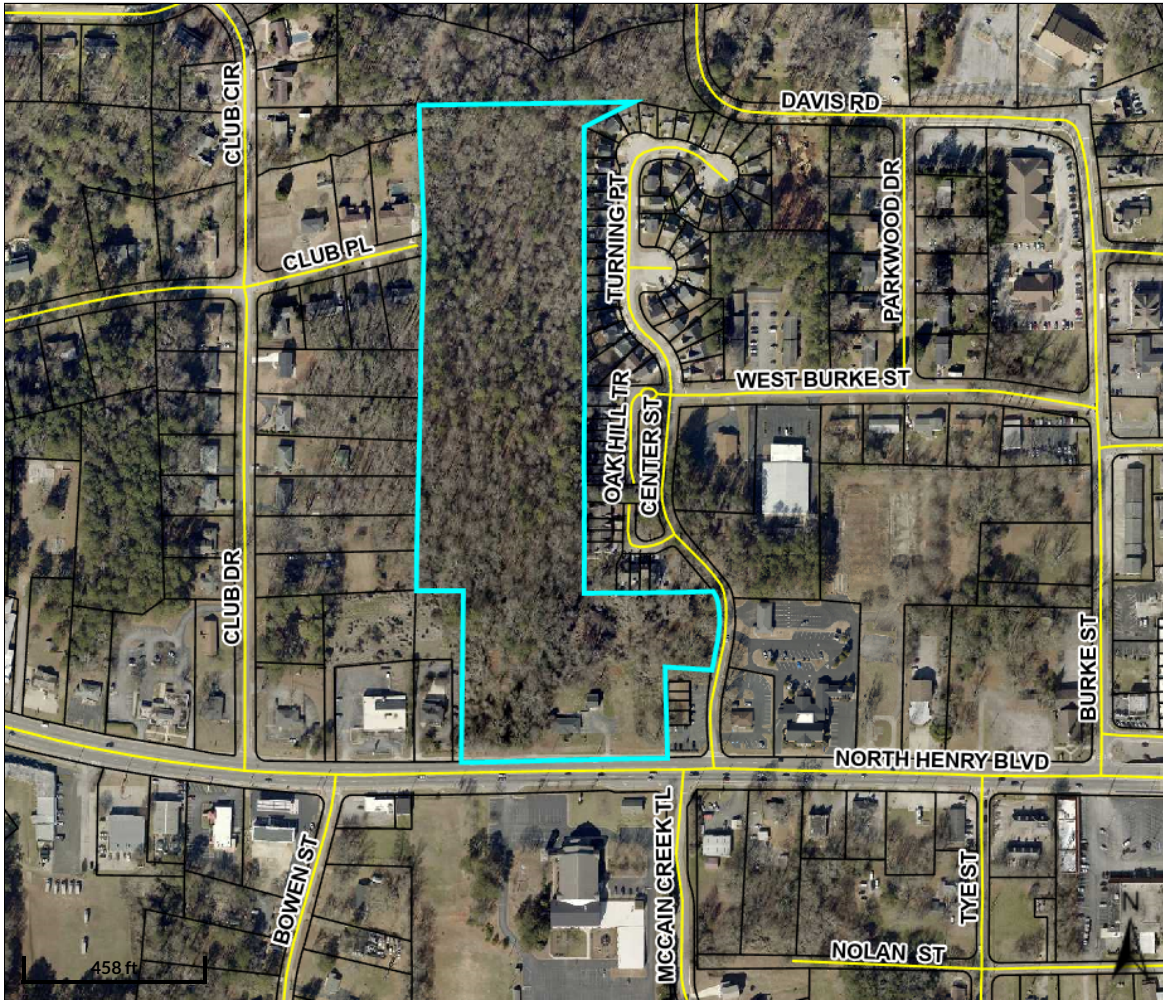
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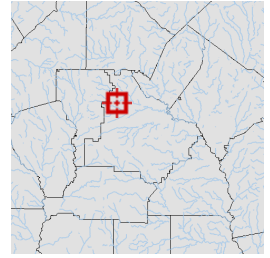
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S18-02002005	Class	Commercial	Owner	QMS ENTERPRISES	Land	\$1,947,500				
Property	4882 NORTH	Acreage	15.58	Address	LP &	Value:					
Address	HENRY BLVD				QUILLIAN GEORGE	Building	\$206,300	Last 2 Sales			
District	City/Stockbridge				W&CYNTHIA	Value:		Date	Price	Reason	Qual
	TAD				1482 N DECATUR	Misc	\$3,300	7/31/1999	\$0	U	U
					RD	Value:		11/1/1985	\$84,500	U	U
					ATLANTA, GA	Total	\$2,157,100				
					303062423	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: 7/29/2026

Last Data Uploaded: 7/29/2026 6:43:32 PM

Developed by  SCHNEIDER
GEOSPATIAL



CITY OF STOCKBRIDGE DECISION LETTER

February 16, 2024

Forester (USA) Real Estate Group, Inc.
c/o J. Alexander Brock of Smith, Gambrell, & Russell, LLP
1105 West Peachtree Street, NE, Suite 1000
Atlanta, Georgia 30309
jabrock@sgrlaw.com
(404) 815-3603

RE: Decision Letter for Five Parcels on the North Side of North Henry Boulevard and the West Side of Center Street -- Three Associated Cases:

- **Comprehensive Plan Amendment Case #CP-2023-09**
- **Rezoning Case #RZ-2023-10**
- **Variance Case #VR-2023-06**

Five Parcels, with 15.601+/- total acres:

- 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres.
- 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres.
- 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres.
- Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres.

Proposed Project – Townhome development with 90 units.

Dear Mr. Brock:

The Stockbridge City Council discussed the cases that are listed above, for which you filed three applications, on behalf of Forestar (USA) Real Estate Group, Inc. with the City of Stockbridge Community Development Department, at its public hearing on February 12, 2024. As a result, the City Council took the following actions:

- **Case #CP-2023-09 -- Approved** the applicant's request to change the property's future land use designations from "Low-Density-Mixed-Use" and "Medium-Density Residential" to "Medium-Density Residential."

- **Case #RZ-2023-10 -- Approved, with Conditions,** the applicant's request to rezone the property from 'SR' (Suburban Residential), 'OI' (Office-Institutional), and 'C-1' (Neighborhood Commercial) to 'MFR' (Multiple Family Residential). Please see the Zoning Conditions that are listed below.
- **Case #VR-2023-06 -- Approved** the applicant's request to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning.

Zoning Conditions for RZ-2023-09:

1. **Site Plan** – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "North Henry Townhomes: Forestar Zoning Plan", which was prepared by Atwell Group on 12/01/23 and received by the Planning and Zoning Staff on 12/04/23."
2. **Access and Streets** – The developer shall comply with the requirements of the City's Fire Marshall regarding the location, dimensions, and materials for all site accesses and internal streets.
3. **Utilities** – The developer shall comply with the requirements of the City's Public Works Department in a timely manner for the provision of water and sewer facilities to the development site.
4. **Waste Collection** – A consolidated waste collection system shall be used, with no individual waste receptacles being permitted.
5. **Architectural Design:**
 - a. All townhome units shall have brick on at least three sides.
 - b. At least 80 percent of the townhome units shall have two-car garages.
 - c. This shall be a gated community.
6. **Rental Units** – No more than 10 percent of the townhome units may be rented at any one time.
7. **Property Maintenance** – The developer shall create and maintain a townhome association, or secure a property management company, who shall maintain all common areas of the property.
8. **Environmental Protection** – The developer shall take appropriate steps to preserve Brush Creek and adjacent floodplain areas, including wildlife protection measures.
9. **Homeowners' Association** – There shall be a mandated homeowners' association (HOA).
10. **Flock Cameras** -- Flock cameras shall be installed at the project entrances.
11. **Garage Sizes** -- All townhome units shall have two-car garages.
12. **Walking Path** -- A 10-foot-side walking path shall be installed along the front of the development (along North Henry Boulevard).

- 13. Gated Entrances --** The project entrances shall be gated.
- 14. Rental Cap --** There shall be a 10 percent (10%) rental cap on the townhome community.
- 15. Townhome Unit Sizes --** The minimum townhome unit size shall be 1,600 square feet, and the average townhome unit size shall be 1,800 square feet.

Please note that before the City of Stockbridge can issue any permits for this development, the five existing parcels on the north side of North Henry Boulevard and the west side of Center Street would need to be officially combined via a recombination application to be filed with, and approved by the City of Stockbridge Community Development Department, and that a copy of the recorded plat of the combined property, officially stamped by the Henry County Superior Court, would need to be submitted to this office as part of your land disturbance permit application.

If you have any questions, please contact me by phone at (678) 216-6902, or by e-mail at randerson@stockbridgega.gov.

Sincerely,

R. Ryan Anderson

R. Ryan Anderson, Director
Community Development

RCA / lml

Attachment – Submitted Site Plan

Title - Legal Description

A parcel of land lying in Land Lot 60 of the 12th Land District, Henry County, Georgia and being more particularly described as follows:

Commence at a found concrete monument at the intersection of the westerly right of way of Center Street (40' public right of way) and the northerly right of way of North Henry Boulevard (80' public right of way), thence run North 88 degrees 04 minutes 52 seconds West along said right of way for a distance of 90.76 feet to set 5/8" capped rebar (L.S.F. #1390), said point being the POINT OF BEGINNING, of the parcel herein described.

Thence leaving said POINT OF BEGINNING along a curve to the left, said curve having a radius of 11,504.16 feet, a central angle of 01 degrees 43 minutes 07 seconds, chord bearing of South 89 degrees 34 minutes 39 seconds West, and a chord length of 345.07 feet, thence run along the arc of said curve and said right of way of North Henry Boulevard (80' public right of way) for a distance of 345.08 feet to a point; thence run South 88 degrees 43 minutes 05 seconds West along said right-of-way for a distance of 149.14 feet to a set 5/8" capped rebar (L.S.F. #1390); Thence leaving said right-of-way run North 00 degrees 35 minutes 07 seconds East for a distance of 242.73 feet to found 5/8" rebar; thence run North 00 degrees 25 minutes 55 seconds East for a distance of 147.06 feet to a set 5/8" capped rebar (L.S.F. #1390); Thence run North 88 degrees 16 minutes 15 seconds West for a distance of 113.63 feet to a found angle iron; thence run North 00 degrees 58 minutes 11 seconds East for a distance of 175.98 feet to a found axle; thence run North 00 degrees 59 minutes 58 seconds East for a distance of 194.50 feet to a found 2" open top pipe; Thence run North 00 degrees 43 minutes 22 seconds East for a distance of 99.74 feet to a found 1 1/2" open top pipe; Thence run North 00 degrees 31 minutes 28 seconds East for a distance of 118.41 feet to found 1" rod; thence run North 00 degrees 41 minutes 12 seconds East for a distance of 521.49 feet to a found 1/2" open top pipe; thence run North 00 degrees 03 minutes 10 seconds West for a distance of 55.55 feet to a found 1/2" open top pipe; thence run South 88 degrees 56 minutes 26 seconds East for a distance of 399.83 feet to a found axle; thence run South 00 degrees 45 minutes 47 seconds West for a distance of 1,158.71 feet to a found 1/2" rebar; thence run South 87 degrees 24 minutes 31 seconds East for a distance of 207.77 feet to a found 3/8" rebar; thence run North 89 degrees 36 minutes 08 seconds East for a distance of 124.09 feet to a set 5/8" capped rebar (L.S.F. #1390) lying on the westerly right of way of Center Street (40' public right of way); said point lying on a curve to the right, said curve having a radius of 406.21 feet, a central angle of 28 degrees 24 minutes 14 seconds, chord bearing of South 05 degrees 22 minutes 57 seconds West, and a chord length of 199.32 feet, thence run along the arc of said curve and said right of way for a distance of 201.37 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right of way run North 89 degrees 57 minutes 17 seconds West for a distance of 106.88 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 00 degrees 22 minutes 03 seconds West for a distance of 180.01 feet to the POINT OF BEGINNING.

Said parcel contains 678,640 square feet, or 15.579 acres.

As Surveyed - Legal Description (Overall)

A parcel of land lying in Land Lot 60 of the 12th Land District, City of Stockbridge, Henry County, Georgia and being more particularly described as follows:

Commence at a found concrete monument at the intersection of the westerly right of way of Center Street (40' public right of way) and the northerly right of way of North Henry Boulevard (variable public right of way), thence run North 89 degrees 20 minutes 26 seconds West along said right of way for a distance of 90.76 feet to set 5/8" capped rebar (L.S.F. #1390) and the TRUE POINT OF BEGINNING.

Thence leaving said TRUE POINT OF BEGINNING and run thence westerly along a curve having a radius of 11,504.16 feet, a central angle of 01 degrees 43 minutes 07 seconds, chord bearing of South 89 degrees 34 minutes 39 seconds West a chord length of 345.07 feet, and along the arc of said curve and said right of way of North Henry Boulevard (variable public right of way) for an arc distance of 345.08 feet to a point; thence run South 88 degrees 43 minutes 05 seconds West along said right-of-way for a distance of 149.14 feet to a set 5/8" capped rebar (L.S.F. #1390); Thence leaving said right-of-way run North 00 degrees 35 minutes 07 seconds East for a distance of 242.73 feet to found 5/8" rebar; thence run North 00 degrees 25 minutes 55 seconds East for a distance of 147.06 feet to a set 5/8" capped rebar (L.S.F. #1390); Thence run North 88 degrees 16 minutes 15 seconds West for a distance of 113.63 feet to a found angle iron; thence run North 00 degrees 58 minutes 11 seconds East for a distance of 175.98 feet to a found axle; thence run North 00 degrees 59 minutes 58 seconds East for a distance of 194.50 feet to a found 2" open top pipe; Thence run North 00 degrees 43 minutes 22 seconds East for a distance of 99.74 feet to a found 1 1/2" open top pipe; Thence run North 00 degrees 31 minutes 28 seconds East for a distance of 118.41 feet to found 1" rod; thence run North 00 degrees 41 minutes 12 seconds East for a distance of 521.49 feet to a found 1/2" open top pipe; thence run North 00 degrees 03 minutes 10 seconds West for a distance of 55.55 feet to a found 1/2" open top pipe; thence run South 88 degrees 56 minutes 26 seconds East for a distance of 399.83 feet to a found axle; thence run South 00 degrees 45 minutes 47 seconds West for a distance of 1,158.71 feet to a found 1/2" rebar; thence run South 87 degrees 24 minutes 31 seconds East for a distance of 207.77 feet to a found 3/8" rebar; thence run North 89 degrees 36 minutes 08 seconds East for a distance of 124.09 feet to a found 5/8" capped rebar lying on the westerly right of way of Center Street (40' public right of way); run thence south westerly along a curve having a radius of 406.21 feet, a central angle of 28 degrees 24 minutes 14 seconds, chord bearing of South 05 degrees 22 minutes 57 seconds West, a chord length of 199.32 feet, along the arc of said curve and said right of way for an arc distance of 201.37 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said right of way run North 89 degrees 57 minutes 17 seconds West for a distance of 106.88 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run South 00 degrees 22 minutes 03 seconds West for a distance of 180.01 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 678,640 square feet, or 15.579 acres.

Proposed Right Of Way Dedication

A parcel of land lying in Land Lot 60 of the 12th Land District, City of Stockbridge, Henry County, Georgia and being more particularly described as follows:

Commence at a found concrete monument at the intersection of the westerly right of way of Center Street (40' public right of way) and the northerly right of way of North Henry Boulevard (80' public right of way), thence run North 89 Degrees 20 Minutes 26 Seconds West along said northerly right of way of North Henry Boulevard for a distance of 90.76 feet to a set 5/8" capped rebar (L.S.F. #1390); thence run North 89 Degrees 35 Minutes 16 Seconds West along said right-of-way for a distance of 9.89 feet to a point being the TRUE POINT OF BEGINNING;

Thence leaving said TRUE POINT OF BEGINNING, run southwesterly along the arc of a curve having a radius of 11,504.16 feet, a central angle of 01 Degrees 40 Minutes 10 Seconds, a chord bearing of South 89 Degrees 33 Minutes 10 Seconds West a chord distance of 335.18 feet, and along the arc of said curve and said right-of-way for a distance of 335.19 feet to a point; Thence run South 88 Degrees 43 Minutes 05 Seconds West for a distance of 143.22 feet to a point; Thence leaving said right-of-way run North 62 Degrees 25 Minutes 19 Seconds East for a distance of 28.22 feet to a point; Thence run North 88 Degrees 43 Minutes 05 Seconds East for a distance of 80.81 feet to a point; run thence northeasterly on a curve having a radius of 7.50 feet, a central angle of 47 Degrees 53 Minutes 16 Seconds, a chord bearing of North 64 Degrees 46 Minutes 28 Seconds East a chord distance of 6.09 feet, and along the arc of said curve for a distance of 6.27 feet to a point; run thence northeasterly along the arc of a curve having a radius of 24.50 feet, a central angle of 48 Degrees 12 Minutes 56 Seconds, a chord bearing of North 64 Degrees 56 Minutes 18 Seconds East a chord distance of 20.01 feet, and along the arc of said curve an arc distance of 20.62 feet to a point; Thence run North 89 Degrees 02 Minutes 46 Seconds East for a distance of 65.43 feet to a point; Thence run North 89 Degrees 02 Minutes 46 Seconds East for a distance of 123.42 feet to a point; Thence run South 75 Degrees 01 Minutes 04 Seconds East for a distance of 52.10 feet to a point; Thence run North 89 Degrees 46 Minutes 29 Seconds East for a distance of 83.96 feet to a point; Thence run South 68 Degrees 34 Minutes 12 Seconds East for a distance of 27.72 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 7,712 square feet, or 0.177 acres.



July 10, 2026

City of Stockbridge - City Council
4640 N Henry Blvd
Stockbridge, GA 30281

RE: Letter of Intent for Zoning Modification – Bridgeview Townhomes

To whom it may concern,

Please accept this Letter of Intent on behalf of Apex Stockbridge regarding the residential development known as Bridgeview Townhomes. We are formally requesting a modification to the existing zoning conditions to better align the project with current market demands, modern infrastructure standards, and long-term community viability.

Specifically, we request the removal of three current zoning conditions:

- **Amenity Requirements:** We request the removal of the condition requiring a community pool and clubhouse. Eliminating these high-maintenance features will lower future Homeowners Association (HOA) dues, making these homes more accessible and financially sustainable for residents.
- **Waste Collection System:** We request the removal of the central dumpster requirement. In its place, we propose individual, curbside roll-out waste collection for each townhome unit, which provides a cleaner, more traditional residential aesthetic and eliminates a central source of odor and debris.
- **Rental Restrictions:** We request the removal of the condition prohibiting the townhomes from being rented. Lifting this restriction provides property owners with necessary financial flexibility and meets the growing demand for diverse housing options within the City of Stockbridge.
- **Gated Community Requirement:** We request the removal of the condition requiring that the community be gated. This requirement puts a large HOA fee burden on homeowners to finance the ongoing maintenance of the roads and curbs throughout the subdivision.
- **Architectural Design – Three Sides Brick:** We request the removal of the condition requiring three sides brick and replace it with a condition stating the architectural design of the townhomes will be substantially similar to the rendering provided at the City Council meeting.

We look forward to presenting this request at the upcoming City Council meeting. Thank you for your time, consideration, and continued service to our community.

Sincerely,

Eric Armstrong

Eric Armstrong
Project Manager

Anthony S. Ford
MAYOR
LaKeisha Gantt
District 1
Alphonso Thomas
District 2
Kyle D. Berry, Sr.
MAYOR PRO TEM/ District 3
Yoland Barber
District 4
Elton Alexander
District 5

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



Ryan Anderson
DIRECTOR

Frederick Gardner
CITY MANAGER

October 25, 2024

Dear Renato Fretta Ghizani,

The City of Stockbridge's Community Development Department staff has received your Minor Modification Application # ZM-2024-019, for the Bridgeview Townhomes, submitted on September 19, 2024. After careful consideration and review, staff has **approved** your request for minor modification in regards to Condition #1, Condition #2, #5. b, and #5.c, Condition #4, and Condition 9.

The rezoning plan presented to City Staff and City Council at the public hearing for rezoning, comprehensive plan map amendment, and variance held on February 12, 2024, for property at 4882 North Henry Boulevard, proposed a mix of 20-foot-wide townhouses and 24-foot-wide townhouses in a non-gated subdivision with public streets. At this public hearing, the City Council added twelve (12) conditions and approved the request for rezoning, comprehensive plan map amendment, and variance. Following this public hearing, the rezoning plan was redesigned into the LDP Plan by the applicant to comply with the 12 conditions. The difference between the LDP Plan and the Rezoning Plan are a direct result of complying with Ordinance Number RZ-2023-10.

According to the applicant's reasoning for the Minor Modification Application, the layout of the subdivision roads had to be changed between the rezoning and the LDP Plan to comply with all the other conditions. The conditions forced some configurations such as the subdivision's dead-end was changed from a cul-de-sac in the rezoning site plan to a hammerhead design in the LDP Plan to allow for the dumpster, its enclosure, and sidewalk to access to fit for better access and sitting at one of the hammerhead dead-end.

The Conditions of Ordinance No RZ-2023-10 presented a hardship for the applicant to comply with due to the imposed dimensional design changes that had to be made to meet other conditions. The applicant has shown effort to stay within compliance by meeting with staff and providing updates throughout the Land Disturbance Permit process. It is staff's conclusion that the requested minor modification was inevitable, and the new proposed design is acceptable.

This zoning modification excludes the following information which may apply to the subject property, such as, grandfathered uses without a City Council ruling, official interpretations by any

Anthony S. Ford
MAYOR
LaKeisha Gantt
District 1
Alphonso Thomas
District 2
Kyle D. Berry, Sr.
MAYOR PRO TEM/ District 3
Yoland Barber
District 4
Elton Alexander
District 5

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



Ryan Anderson
DIRECTOR

Frederick Gardner
CITY MANAGER

entity or official other than the City Council, variances and interpretations and conditional uses granted by any entity or official other than the City Council, special restrictions on certain uses within the general zoning ordinance, setbacks, buffers and construction standards in the general operation.

Respectfully,

Keedra T. Jackson, Chief Planner
Community Development Department

cc: Ryan Anderson, Director of Community Development Department

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

CP-2023-09

COMP PLAN AMENDMENT ORDINANCE NO.

CP-2023-09

AN ORDINANCE TO CHANGE THE FUTURE LAND USE DESIGNATION OF CERTAIN PROPERTY ON THE NORTH SIDE OF NORTH HENRY BOULEVARD AND WEST SIDE OF CENTER STREET FROM "LOW-DENSITY MIXED-USE" AND "MEDIUM-DENSITY RESIDENTIAL" TO "MEDIUM-DENSITY RESIDENTIAL" TO ALLOW FOR THE CONSTRUCTION OF A TOWNHOME 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. S18-02003000 located at 4844 North Henry Boulevard, containing 1.20 +/- acres; Parcel No. S18-02002005 located at 4882 North Henry Boulevard, containing 1.09 +/- acres; Parcel No. S18-02002000 located at 4900 North Henry Boulevard (first tract), containing 10.62 +/- acres ; Parcel No. S18-02002006 located at 4900 North Henry Boulevard (second tract), containing 2.21 +/- acres; Parcel No. S18-02004009 located at Center Street, containing 0.56 +/- acres and having frontage on the north side of North Henry Boulevard and Center Street and located in Land Lot 60 of District 12 in Land Lot 68 of District 12, are currently designated for both Low-Density Mixed-Use and Medium-Density Residential (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that amending this designation to Special Purpose for this Parcel is 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. Amendment of Future Land Use Designation for Parcels S18-02003000, S25-01022005, S18-02002000, S18-02002006, and S18-02004009. Having considered Comprehensive Plan Amendment Case No. CP-2023-09, the City Council hereby amends the future land use designation for Parcels No. S18-02003000, S25-01022005, S18-02002000, S18-02002006, and S18-02004009, having frontage on the north side of North Henry Boulevard and the west side of Center Street and located in Land Lot 60 of District 12, to Medium- Density Residential to allow for the construction of a townhome development.

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 January 10, 2024, and which a public hearing was held on the 25th of January 2024, and 12th day of February 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 Ordinance shall be repealed.

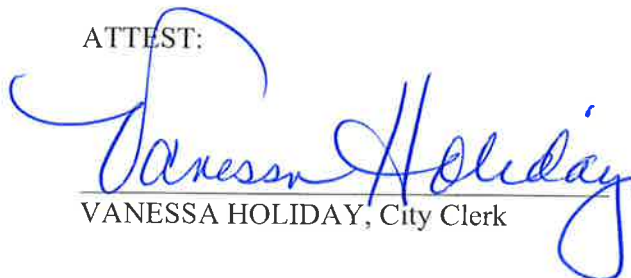
SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

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 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 this 12th day of February 2024.


ANTHONY S. FORD, Mayor

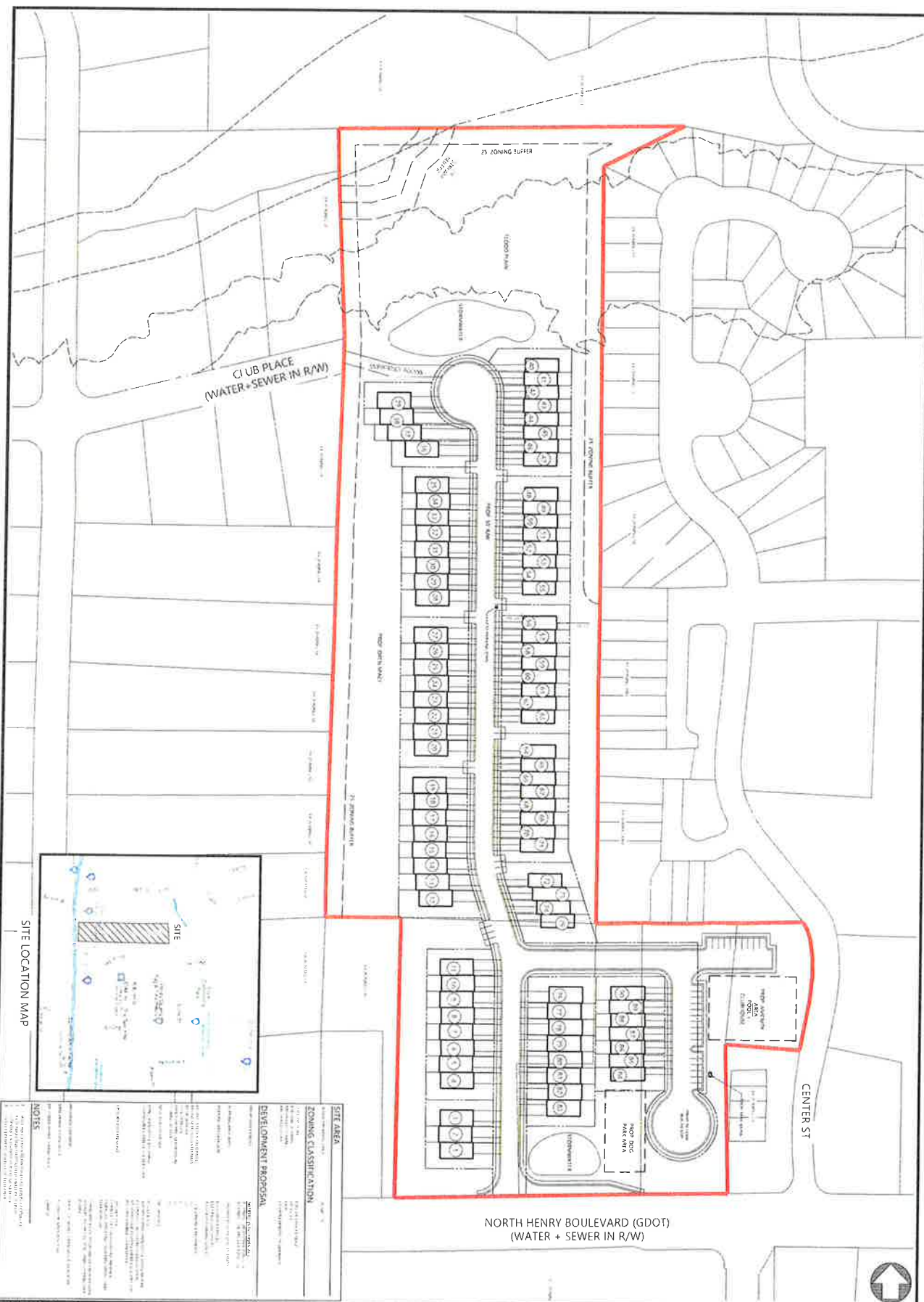
ATTEST:


VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:


QUINTON G. WASHINGTON, City Attorney





NOTES

1. THIS PLAN IS PREPARED FOR THE CITY OF STOCKBRIDGE, GEORGIA, AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ATWELL GROUP, INC.
2. THE CITY OF STOCKBRIDGE, GEORGIA, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF STOCKBRIDGE, GEORGIA.
3. THE CITY OF STOCKBRIDGE, GEORGIA, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF STOCKBRIDGE, GEORGIA.
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10. THE CITY OF STOCKBRIDGE, GEORGIA, HAS REVIEWED THIS PLAN AND HAS APPROVED IT FOR THE CITY OF STOCKBRIDGE, GEORGIA.

SITE AREA	1.00 AC
ZONING CLASSIFICATION	RS-1
DEVELOPMENT PROPOSAL	NORTH HENRY TOWNHOMES
PREPARED BY	ATWELL GROUP, INC.
DATE	12/18/2023
PROJECT NO.	2023-001
CLIENT	CITY OF STOCKBRIDGE
LOCATION	1500 PARKWAY PLACE, SUITE 550 NANTUCKET, MA 02586
CONTACT	781-423-8800 COWI 407-00864

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant Forestar (USA) Real Estate Group, Inc. Phone: 804.400.7926 Date: 11.15.2023
Address of Applicant: 3330 Cumberland Blvd., Suite 275 Cell # _____
City: Atlanta State: GA Zip: 30339 E-mail: jabrock@sgrlaw.com
Name of Agent Alex Brock - Smith, Gambrell & Russell, LLP Phone: 404.815.3603 Date: 11.15.2023
Address of Agent: 1105 W. Peachtree St., NE, Suite 1000 Cell # _____
City: Atlanta State: GA Zip: 30309 E-mail: jabrock@sgrlaw.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

Low Density Vertical Mixed Use (LDVMU) and Medium Density
FROM: Residential (MDR)

TO: Medium Density Residential

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

(Acknowledgement)

Property Address: 4844, 4882, and 4900 N. Henry Blvd.

Nearest intersection to the property: North Henry Blvd. and Center St.

Size of Tract: + 15.601 acre(s). Land Lot Number(s): 60 District(s): 12th
Property Tax Parcel Number(s): _____

(Required)

Jack Burke
Witness' Signature

Chris Wilson
Signature of Applicant

Jack Burke
Printed Name of Witness

Chris Wilson
Printed Name of Applicant
(Authorized Agent for Forestar (USA) Real Estate Group, Inc)

Notary

Robyn Funderburg
NOTARY PUBLIC
DeKalb County, Georgia

Notary Seal: My Commission Expires March 1, 2026

Signature of Agent (J. Alexander Brock - Smith, Gambrell, and Russell, LLP)

(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

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 rezoning, 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 ☒

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 4th day of December, 2023

Chris Wilson
Applicant's Name - Printed

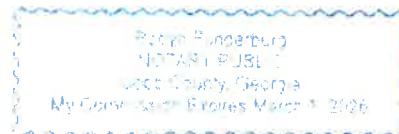
[Signature]
Signature of Applicant/Property Owner/Agent
Forestar (USA) Real Estate Group, Inc.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 4 day of December, 2023

[Signature]
Notary Public



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

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 rezoning, 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 ☒

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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 17 day of November, 2023

Cynthia B. Quillion
George W. Quillion
Applicant's Name - Printed (QMS Enterprises, LP
Owner's and George W. & Cynthia Quillion)

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 17th day of November, 2023.

Danella B. [Signature]
Notary Public



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Applicant Campaign Disclosure Form

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

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Yes _____ No x

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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 30 day of November, 2023

Applicant's Name - Printed

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023.



Beverly D. Campbell
Notary Public

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Applicant Campaign Disclosure Form

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Yes _____ No x

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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 30 day of November 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November 2023



Beverly D. Campbell

Notary Public

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Applicant Campaign Disclosure Form

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

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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 30 day of November, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023



Beverly D. Campbell
Notary Public

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Applicant Campaign Disclosure Form

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

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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 30 day of November, 2023

Applicant's Name - Printed

Dennis J. Webb - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023



Beverly D. Campbell
Notary Public

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

Joint Presentation For

Three Cases:

CP-2023-09,

RZ-2023-10,

And VR-2023-06

For Proposed
Townhomes On

North Henry Blvd. At
Center Street

Presented To:

Planning Commission –
January 25, 2024

City Council – Feb. 12, 2024

Presented By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division
Linda Logan, Senior Planner



PURPOSE

The applicant, Forestar (USA) Real Estate Group, Inc. (represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP), proposes to build a townhome development on five parcels which are located on the north side of North Henry Boulevard and the west side of Center Street.

For such purpose, the applicant has filed three applications:

- **Comprehensive Plan Amendment Case #CP-2023-09** – The applicant proposes to change the subject property's future land use designation from "Low-Density Mixed-Use" and "Medium-Density Residential" to "Medium-Density Residential."
- **Rezoning Case #RZ-2023-10** – The applicant proposes to rezone the subject property from 'SR' (Suburban Residential), 'OI' (Office-Industrial), and 'C-1' (Neighborhood Commercial) to MFR (Multiple Family Residential).
- **Variance Case #RZ-2023-06** – The applicant requests a variance to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning.

COMPONENT PARCELS

The subject property has 15.601 +/- total acres within five parcels on the north side of North Henry Boulevard and the west side of Center Street, as are listed below.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres. Existing future land use designation: 'MDR' (Medium-Density Residential). Zoned 'SR' (Suburban Residential).
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres. Existing future land use designation: LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'C-1'.

CASE FACTS (Slide #1)

Proposed Development:	90 townhome units at a density of +/- 5.769 units per acre.
Applicant:	Forestar (USA) Real Estate Group, Inc.
Site Address:	4844, 4882, and 4900 (two tracts) on North Henry Boulevard, plus Parcel #S18-02004009 on Center Street.
Parcel ID and Acreage:	Listed above.
District and Land Lot:	District 6, Land Lot 12
Owner:	QMS Enterprises, LP and George @. & Cynthia Quillan.
Current Use:	A funeral home and garage apartment at 4844 and 4882 North Henry Boulevard, plus vacant land on the other three parcels.

CASE FACTS (Slide #2)

Surrounding Uses:	~ <u>North</u>—Vacant land. ~ <u>West</u>—Stockbridge Tae Kwon Do Academy and the Club Drive Subdivision. ~ <u>East</u>—Holly Salon and Ameris Bank. ~ <u>South</u>—North Henry Boulevard. ~ <u>Northeast</u>—Oak Hill Manor and Turning Point subdivisions.
Existing and Proposed Zoning:	From OI (Office-Institutional), SR (Suburban Residential), and C-1 (Neighborhood Commercial) to MFR (Multiple Family Residential). All but the rear of 4900 North Henry Boulevard also lies within the PMU (Parkway Mixed-Use Overlay District). OI to the west, SR to the north, and MFR to the east and northeast. From LDMU (Low-Density Mixed-Use) and MDR (Medium-Density Residential) to MDR (Medium-Density Residential).
Surrounding Zoning:	
Existing and Proposed Future Land Use Designation:	

CASE FACTS (Slide #3)

Surrounding Future Land Use Designations:	Low-Density Mixed-Use to the west, Medium-Density Residential to the north, and Downtown District/ Downtown Village Overlay District to the east.
Property Conditions:	Site is mostly wooded, except for the structures along North Henry Boulevard. The rear of the property is bordered by Brush Creek and its floodplain.

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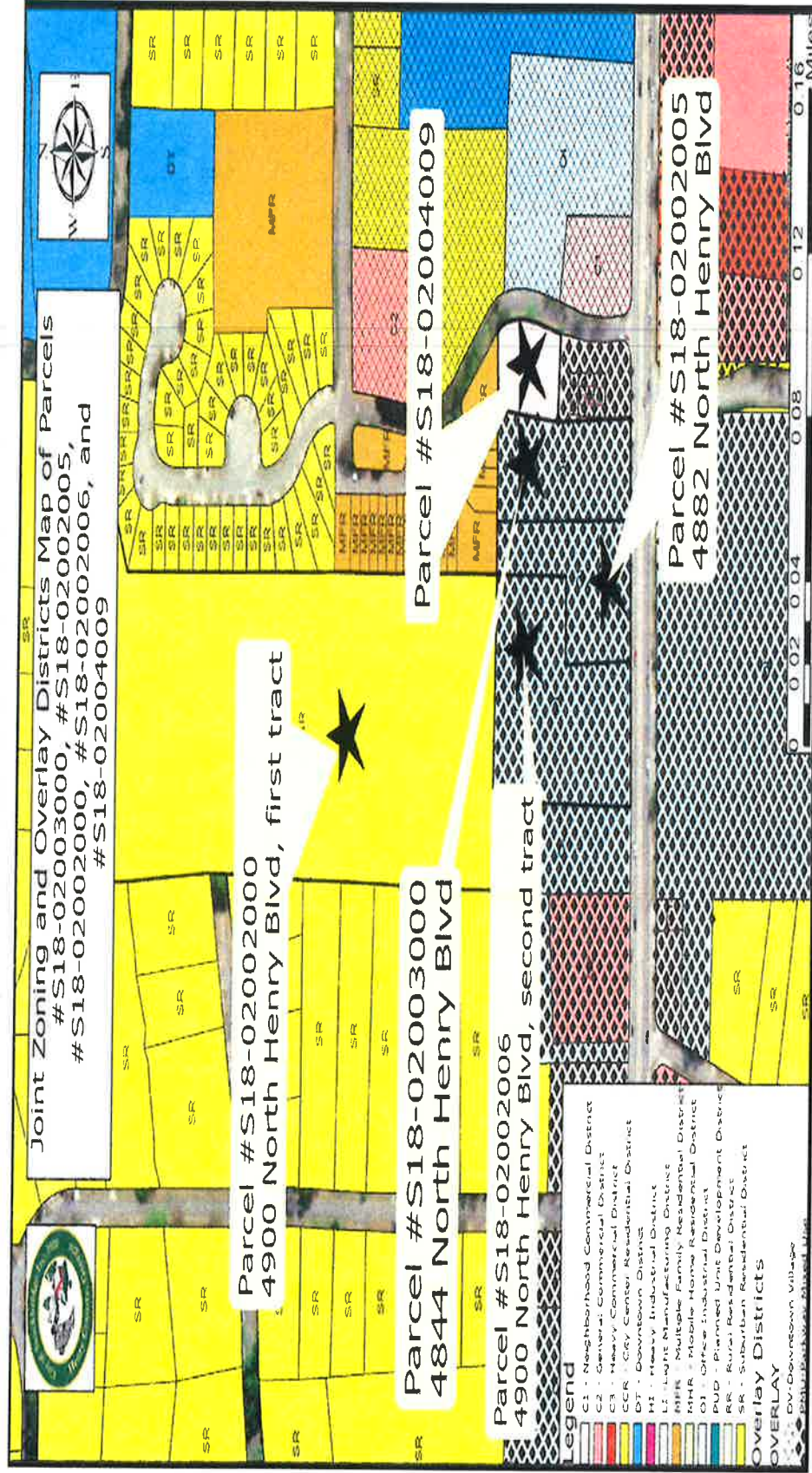
NEIGHBORHOOD MAP FROM THE APPLICANT



AERIAL PHOTOGRAPH SHOWING FIVE PARCELS



ZONING AND OVERLAY DISTRICTS MAP



Parcel #S18-02003000
4844 North Henry Blvd

Parcel #S18-02004009

Parcel #S18-02002005
4882 North Henry Blvd

Legend

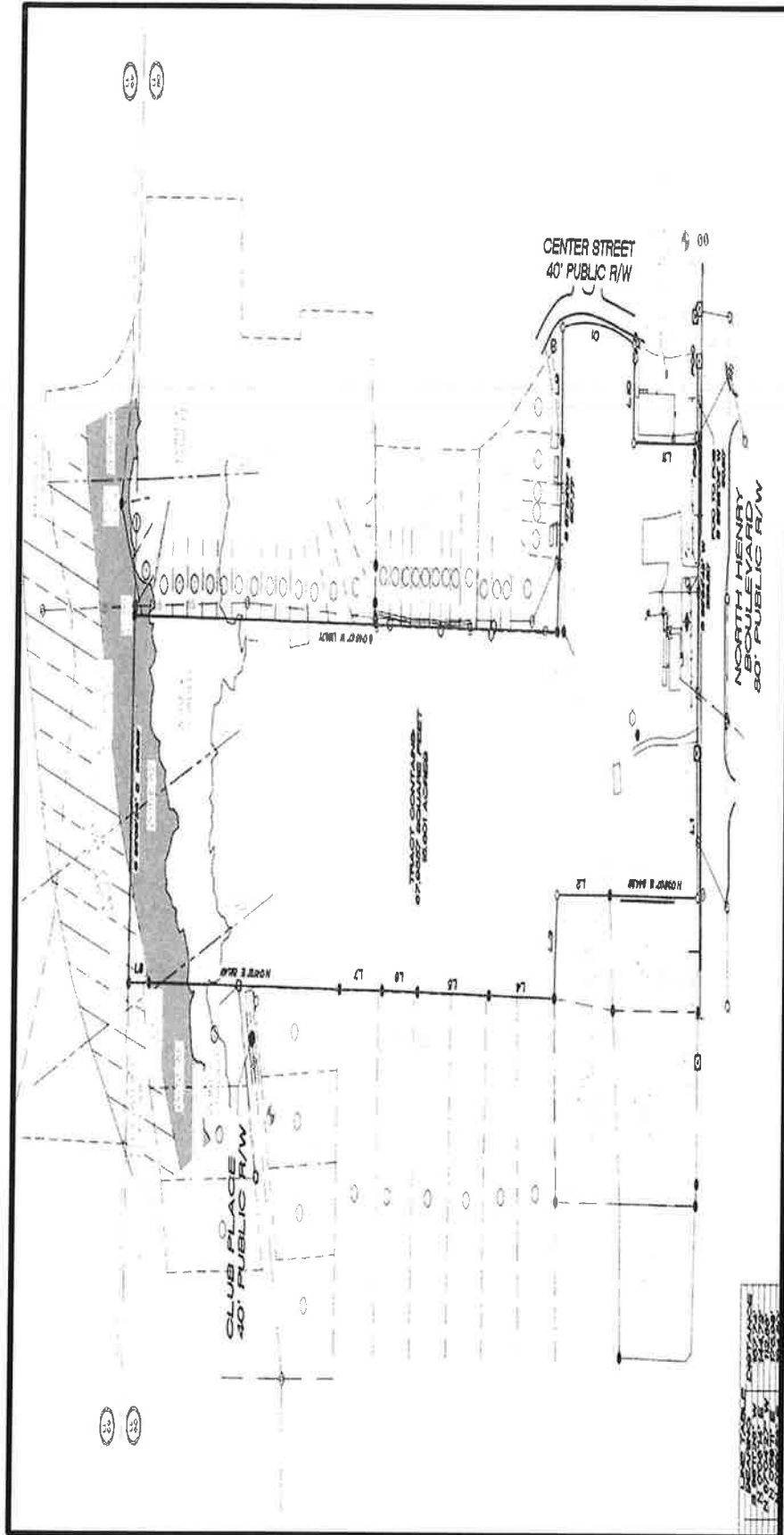
Downtown District
Medium Density Residential
Low Density Mixed Use
Public Institutions
Park/Recreation/Conservation

[illegible]

0 0.02 0.04 0.08 0.12 0.16 Miles

0 0.02 0.04 0.08 0.12 0.16 Kilometers

BOUNDARY SURVEY



PROPOSED DEVELOPMENT (Slide #1)

A. Project Description:

- ~ 90 townhomes at a density of +/- 5.769 units per acre on 15.601 +/- total acres.
- ~ All units would have three bedrooms.
- ~ Amenities—Pool, cabana, dog park, and open space areas.

B. Site Accesses:

- ~ Main Entrance off North Henry Boulevard (needs a GDOT R/W permit).
- ~ Emergency access off Club Place, at the rear of the site.

C. Traffic Impacts:

- ~ About 40 trips in the morning and about 47 trips in afternoon peak hours.
- ~ Minimal adverse impacts are expected since North Henry Boulevard is a principal arterial.

PROPOSED DEVELOPMENT (Slide #2)

D. Site Plan Design:

- ~ Pool, dog park, mail kiosk, and stormwater pond located near project entrance.
- ~ Another stormwater pond and a 75-foot floodplain buffer at the rear.
- ~ 25-foot zoning buffer surrounding the property.
- ~ Total of 316 parking spaces (exceeding the required 203 spaces), including 42 guest spaces.

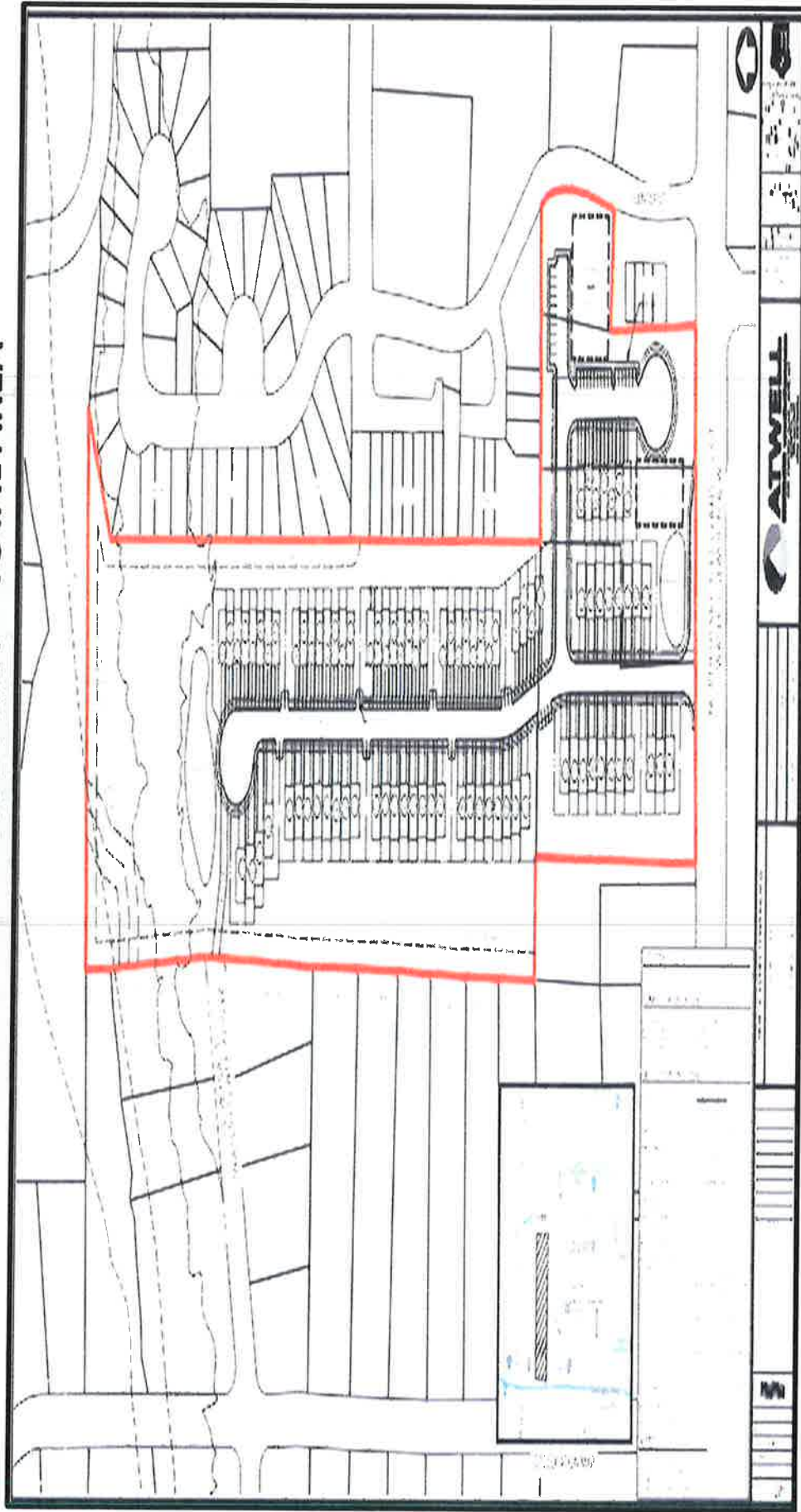
E. Open Space:

- ~ 30 percent of site would be open space, exceeding the required 15 percent.
- ~ Includes undeveloped land, the amenity areas, and floodplain areas.
- ~ Excludes buffers, right-of-way areas, and stormwater ponds.

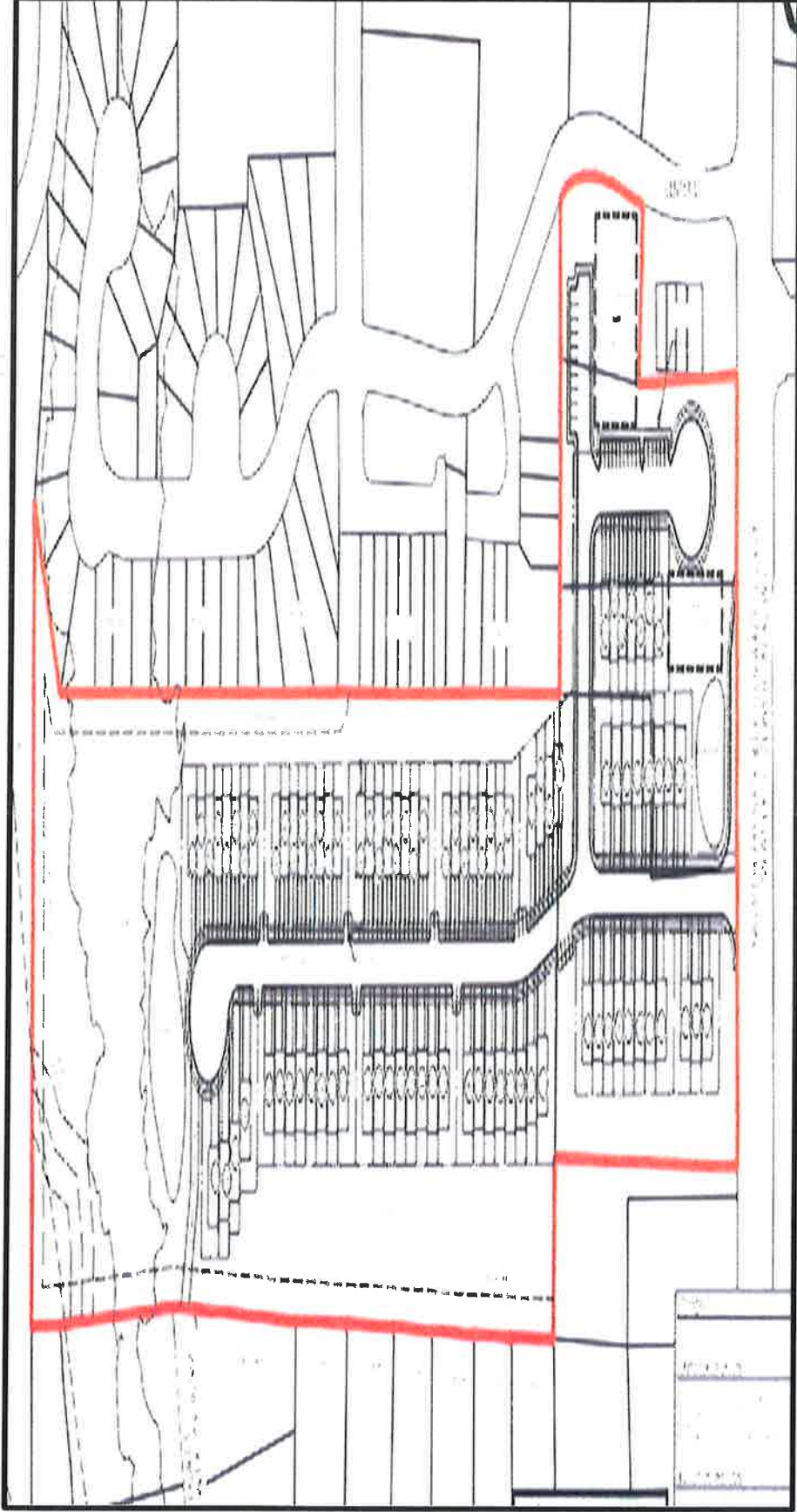
F. Townhome Lots and Units:

- ~ 13 townhome buildings, spaced at least 20 feet apart.
- ~ Variance requested to reduce the front yard setbacks of lots from 50 feet to 30 feet.
- ~ Lots would be 24 feet wide for 2-car garage units and 20 feet wide for 1-car garage units.

CONCEPTUAL SITE PLAN – TOTAL AREA



CONCEPTUAL SITE PLAN -- ENLARGED



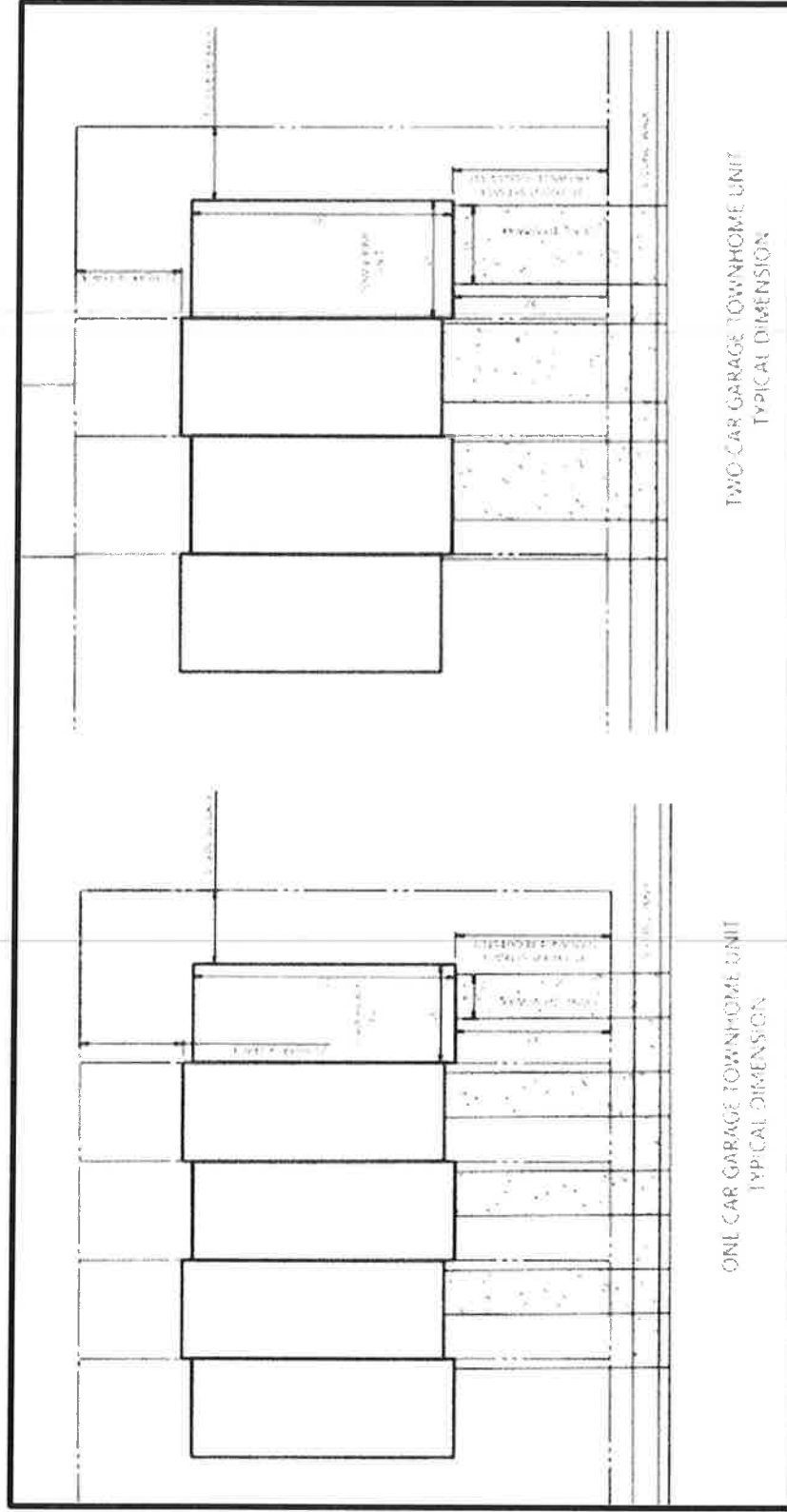
SITE DATA

PROPOSED DENSITY	90 UNITS (5.769 UNITS/AC) 43 UNITS (2.70 PRODUCT (4.7 7%)) 47 UNITS (2.94 PRODUCT (5.2 3%))
PARKING PROVIDED	316 SPACES (3.51 SPACES/UNIT)
PARKING BREAKDOWN	137 GARAGE SPACES 137 DRIVEWAY SPACES 42 GUEST PARKING SPACES
FRONT SETBACK (INTERNAL)	30' (VARIANCE REQUIRED)
FRONT SETBACK (EXTERNAL)	50'
REAR SETBACK	20'
SIDE SETBACK	15'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25'
MAX. LOT COVERAGE	50% (60 AC)
MIN. OPEN SPACE REQUIRED	15% (2.4 AC)
ALLOWABLE OPEN SPACE PER CODE	THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES, OR REQUIRED PUBLIC OPEN SPACE
PROVIDED OPEN SPACE	30% (4.6 AC) OPEN SPACE CALCULATIONS INCLUDE UNDEVELOPED LAND, AMENITY AREAS, AND FLOOD PLAIN
PROVIDED AMENITIES	OPEN SPACE CALCULATIONS DO NOT INCLUDE BUFFERS, PROPOSED RAW, AND STORMWATER PONDS
MIN. PUBLIC OPEN SPACE	POOL + CABANA, OPEN SPACE, DOG PARK
PROVIDED PUBLIC OPEN SPACE	1% FLOOR AREA (1,972 SF) 2,000 SF

NOTES

1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS
2. REZONING AND FLUM AMENDMENT REQUIRED
3. VARIANCE REQUIRED FOR FRONT SETBACK
4. GDOT PERMIT REQUIRED FOR ENTRANCE

DIAGRAMS OF PROPOSED TOWNHOME LOTS



PROPOSED TOWNHOME RENDERINGS (Slide #1)

Townhome Units with One-Car Garages:



PROPOSED TOWNHOME RENDERINGS (Slide #2)

Townhome Units with Two-Car Garages:



NOTE: THE ELEVATION SHOWN ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.

ANALYSIS FOR COMPREHENSIVE PLAN AMENDMENT

CASE #CP-2023-09 (Slide #1):

Proposal to Change the subject property's future land use designation

From "Low-Density Mixed-Use" and "Medium-Density Residential"

To "Medium-Density Residential."

Existing Land Use Designations:

- Four parcels are designated as Low-Density Mixed-Use, which allows low-intensity mixed uses to serve the surrounding residential neighborhoods.
- The rear parcel of 4900 North Henry Boulevard is designated as Medium-Density Residential, which allows single-family detached homes and single-family attached homes (townhomes) at a density of 4 to 7.99 units per acre.

Applicant's Request -- Change the rear parcel, so that all five parcels have the same Medium-Density Residential designation.

ANALYSIS FOR CASE #CP-2023-09 (Slide #2):-

Proposal to Change the subject property's future land use designation From "Low-Density Mixed-Use" and "Medium-Density Residential" To "Medium-Density Residential."

CP-2023-09 ANALYSIS FINDINGS:

- 1.** The applicant's proposed density of 5.769 +/- units per acre would be within the allowable density range for the Medium-Density Residential designation.
- 2.** Large areas to the east and west of the subject property are designated as Medium-Density Residential, thus this property would be compatible with them.
- 3.** The proposed development would provide additional needed housing in the City, as well as offering diversity in housing, which the Comprehensive Plan calls for.

Conclusion – Based on the findings above, it is reasonable to designate the entire property as Medium-Density Residential.

Staff Recommendation – APPROVAL.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #1):

Rezoning property from SR, OI, and C-1 to MFR

RZ-2023-10 ANALYSIS FINDINGS:

1. **Consistency with the Comprehensive Plan** – Yes, per the CP-2023-09 findings above.
2. **Located on a road having a classification of “collector” or higher, which is required for MFR districts** – Yes, the property is located on a “principal arterial” (North Henry Boulevard).
3. **Compatible with adjacent MFR zoning districts** – Yes, it would be compatible with the MFR zoning of the Oak Hill Manor and Turning Point subdivisions to the east and northeast. It would also be an acceptable transition between the C-1 and C-2 districts to the west and east along North Henry Boulevard, and the large SR district to the northwest.
4. **Physical Suitability of the Property** – Although the property has an irregular shape, and it is bordered by Brush Creek and its floodplain areas to the north, the site plan shows that an acceptable design would be used, and the sensitive area of the property would be avoided.
5. **Impacts on Adjacent Property Owners** – These should be minimal since no accesses would be provided to the adjacent subdivision streets (except for an emergency access). Also, a 25-foot zoning buffer would surround the site, and a significant open space area would be provided along the western side of the property, adjacent to the Club Drive Subdivision.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #2):

Rezone property from SR, OI, and C-1 to MFR

RZ-2023-10 ANALYSIS FINDINGS:

6. **Utilities Impacts** – A letter from the Public Works Department (dated November 22, 2023) stated that water and sewer capacity were currently available to serve the proposed townhomes, but that the developer must pay for all required connection costs, adhere to the City's Minimum Development Standards, and submit construction plans to that office within one year, or the reservation of capacity in the sanitary sewer system would expire.
7. **Traffic Impacts** – Projected traffic volumes are anticipated to have minimal impacts on North Henry Boulevard, and the lack of another access onto surrounding subdivision streets (except for an emergency access) would prevent any adverse traffic impacts on the adjacent streets.
8. **Relation to Any Other City Policies** – None were identified.
9. **Ability of the Property to be Developed Under the Current Zoning** – That is possible, but it would result in piecemeal development, whereas the rezoning would allow for a unified plan.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #3): Rezone property from SR, OL, and C-1 to MFR

Conclusion – Based on the findings above, it is reasonable to rezone property to MFR (Multiple Family Residential).

Staff Recommendation – APPROVAL WITH CONDITIONS, based on the zoning conditions below:

- 1. Site Plan** – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "North Henry Townhomes: Forestar Zoning Plan", which was prepared by Atwell Group on 12/01/23 and received by the Planning and Zoning Staff on 12/04/23."
- 2. Access and Streets** – The developer shall comply with the requirements of the City's Fire

Marshal regarding the location, dimensions, and materials for all site accesses and internal streets.

- 3. Utilities** – The developer shall comply with the requirements of the City's Public Works Department in a timely manner for the provision of water and sewer facilities to the development site.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #4): Rezoning property from SR, OI, and C-1 to MFR

4. Waste Collection – A consolidated waste collection system shall be used, with no individual waste receptacles being permitted.

5. Architectural Design:

- a.** All townhome units shall have brick on at least three sides.
- b.** At least 80 percent of the townhome units shall have two-car garages.
- c.** This shall be a gated community.

6. Rental Units – No more than 10 percent of the townhome units may be rented at any one time.

7. Property Maintenance – The developer shall create and maintain a townhome association, or secure a property management company, who shall maintain all common areas of the property.

8. Environmental Protection – The developer shall take appropriate steps to preserve Brush Creek and adjacent floodplain areas, including wildlife protection measures.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #1):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

VR-2023-06 ANALYSIS FINDINGS:

- A. Whether the property has an extraordinary or exceptional circumstances pertaining to its size, shape, or topography – Yes.** The property has an irregular shape and a floodplain area at the rear along Brush Creek, which limit the amount of buildable land.
- B. Whether a literal interpretation of the regulations would deprive the applicant of rights which other MFR property owners enjoy – Yes,** the applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.
- C. Whether the granting of the variance would confer any special privileges upon the property owner – No,** this same type of variance request has been recently approved by City Council for several other townhome developments in the City. Further, the denial of the applicant's requested variance would force the developer to unfairly comply with the required standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus cause creating an unnecessary hardship for the developer.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RZ-2023-10 REZONING ORDINANCE NO. RZ-2023-10

AN ORDINANCE TO REZONE CERTAIN PROPERTY ON THE NORTH SIDE OF NORTH HENRY BOULEVARD AND WEST SIDE OF CENTER STREET, FROM 'SR' (SUBURBAN RESIDENTIAL), 'OI' (OFFICE-INDUSTRIAL), AND 'C-1' (NEIGHBORHOOD COMMERCIAL) TO MFR (MULTIPLE FAMILY RESIDENTIAL) TO ALLOW FOR THE CONSTRUCTION OF A TOWNHOME 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. S18-02003000 located at 4844 North Henry Boulevard, containing 1.20 +/- acres; Parcel No. S18-02002005 located at 4882 North Henry Boulevard, containing 1.09 +/- acres; Parcel No. S18-02002000 located at 4900 North Henry Boulevard (first tract), containing 10.62 +/- acres; Parcel No. S18-02002006 located at 4900 North Henry Boulevard (second tract), containing 2.21 +/- acres; Parcel No. S18-02004009 located at Center Street, containing 0.56 +/- acres and having frontage on the north side of North Henry Boulevard and Center Street and located in Land Lot 60 of District 12, are currently designated as O-I (Office-Institutional), SR (Suburban Residential), and C-1 (Neighborhood Commercial) (hereinafter collectively referred to as the "Parcels"); and

WHEREAS, the City Council of the City of Stockbridge finds that rezoning these parcels to MFR (Multiple Family Residential) zoning district to the Parcel is 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 Parcels No. S18-02003000, S25-01022005, S18-02002000, S18-02002006, and S18-02004009. The City Council hereby rezones and designates Parcels No. S18-02003000, S25-01022005, S18-02002000, S18-02002006, and S18-02004009, having frontage on the north side of North Henry Boulevard and Center Street and located in Land Lot 60 of District 12 (hereinafter collectively referred to as the "Parcels"), and subject to the following conditions:

1. **Site Plan** – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "North

Henry Townhomes: Forestar Zoning Plan”, which was prepared by Atwell Group on 12/01/23 and received by the Planning and Zoning Staff on 12/04/23.

2. **Access and Streets** – The developer shall comply with the requirements of the City’s Fire Marshall regarding the location, dimensions, and materials for all site accesses and internal streets.
3. **Utilities** – The developer shall comply with the requirements of the City’s Public Works Department in a timely manner for the provision of water and sewer facilities to the development site.
4. **Waste Collection** – A consolidated waste collection system shall be used, with no individual waste receptacles being permitted.
5. **Architectural Design:**
 - a. All townhome units shall have brick on at least three sides.
 - b. At least 100 percent of the townhome units shall have two-car garages.
 - c. This shall be a gated community.
6. **Rental Units** – No more than 10 percent of the townhome units may be rented at any one time.
7. **Property Maintenance** – The developer shall create and maintain a townhome association, or secure a property management company, who shall maintain all common areas of the property.
8. **Environmental Protection** – The developer shall take appropriate steps to preserve Brush Creek and adjacent floodplain areas, including wildlife protection measures.
9. **Walking Path** – A 10-foot-wide walking path shall be installed along the front of the development (along North Henry Boulevard).
10. **Townhome Unit Sizes** – The minimum townhome unit size shall be 1,600 square feet, and the average townhome unit size shall be 1,800 square feet.
11. **Flock Cameras** – Flock cameras shall be installed at the project entrances.
12. **Homeowners’ Association** – There shall be a mandated homeowners’ association (HOA).

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 January 10, 2024, and which a public hearing was held on the 25th of January 2024, and 12th day of February 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 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 12th day of February 2024.


ANTHONY S. FORD, Mayor

ATTEST:


VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:


QUINTON G. WASHINGTON, City Attorney

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant: Forestar (USA) Real Estate Group, Inc. Phone: 804.400.7926 Date: 11.15.2023
Address Applicant: 3330 Cumberland Blvd., Suite 275 Fax: _____ Cell #: _____
City: Atlanta State: GA Zip: 30309 E-mail: jabrock@sgrlaw.com
Name of Agent: J. Alexander Brock - Smith, Gambrell, & Russell, LLP Phone: 404.815.3603 Date: 11.15.2023
Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax: 404.685.6903 Cell #: _____
City: Atlanta State: GA Zip: 30309 E-mail: jabrock@sgrlaw.com

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 REZONING OF THE PROPERTY.

Rezoning being requested MFR (Multiple Family Residential)

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. *gals?* Acknowledgement

Address of Property: 4844, 4882 and 4900 N. Henry Blvd.

Nearest intersection to the property: North Henry Blvd. and Center St.

Size of Tract: ± 15.601 (Street Address) acre(s), Land Lot Number(s): 60 District(s): 12th

Property Tax Parcel Number(s): S1802002000, S18-02002005, S18-02002006, S18-02003000, and S18-02004009 (Required)

Jack Burke - Forestar
Witness Signature

Jack Burke - Forestar (USA) Real Estate Group, Inc.

Printed Name of Witness

Robyn Funderburg
Notary

Chris Wilson
Signature of Applicant

Chris Wilson
Printed Name of Applicant

(Authorized Agent for Forestar (USA) Real Estate Group, Inc.)

Signature of Agent

(J. Alexander Brock - Smith, Gambrell, and Russell, LLP)

NOTARY STAMP:

Robyn Funderburg
NOTARY PUBLIC
Cobb County, Georgia
My Commission Expires March 1, 2026

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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 rezoning, 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 ☒

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 4th day of December, 2023

Chris Wilson
Applicant's Name - Printed

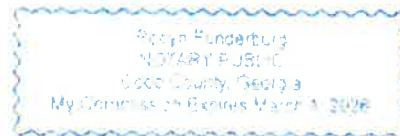
[Signature]
Signature of Applicant/Property Owner/Agent
Forestar (USA) Real Estate Group, Inc.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 4 day of December, 2023

[Signature]
Notary Public



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

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 rezoning, 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 ☒

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 17 day of November 2023

Cynthia B. Quillian
George W. Quillian
Applicant's Name - Printed (QMS Enterprises, LP
Owner's and George W. & Cynthia Quillian)

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 17th day of November 2023.

Tamela B. Bostant
Notary Public



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

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 rezoning, 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 30 day of November, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023



Beverly D. Campbell
Notary Public

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

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 rezoning, 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 30 day of November, 2023

Applicant's Name - Printed

Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023



Beverly D. Campbell
Notary Public

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

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 rezoning, 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 30 day of November, 2023

Applicant's Name - Printed

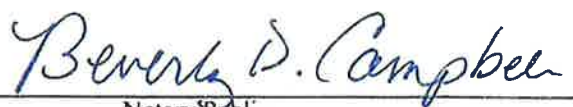
Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed


Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023




Notary Public

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

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 rezoning, 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 30 day of November, 2023

Applicant's Name - Printed

Dennis J. Webb - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent

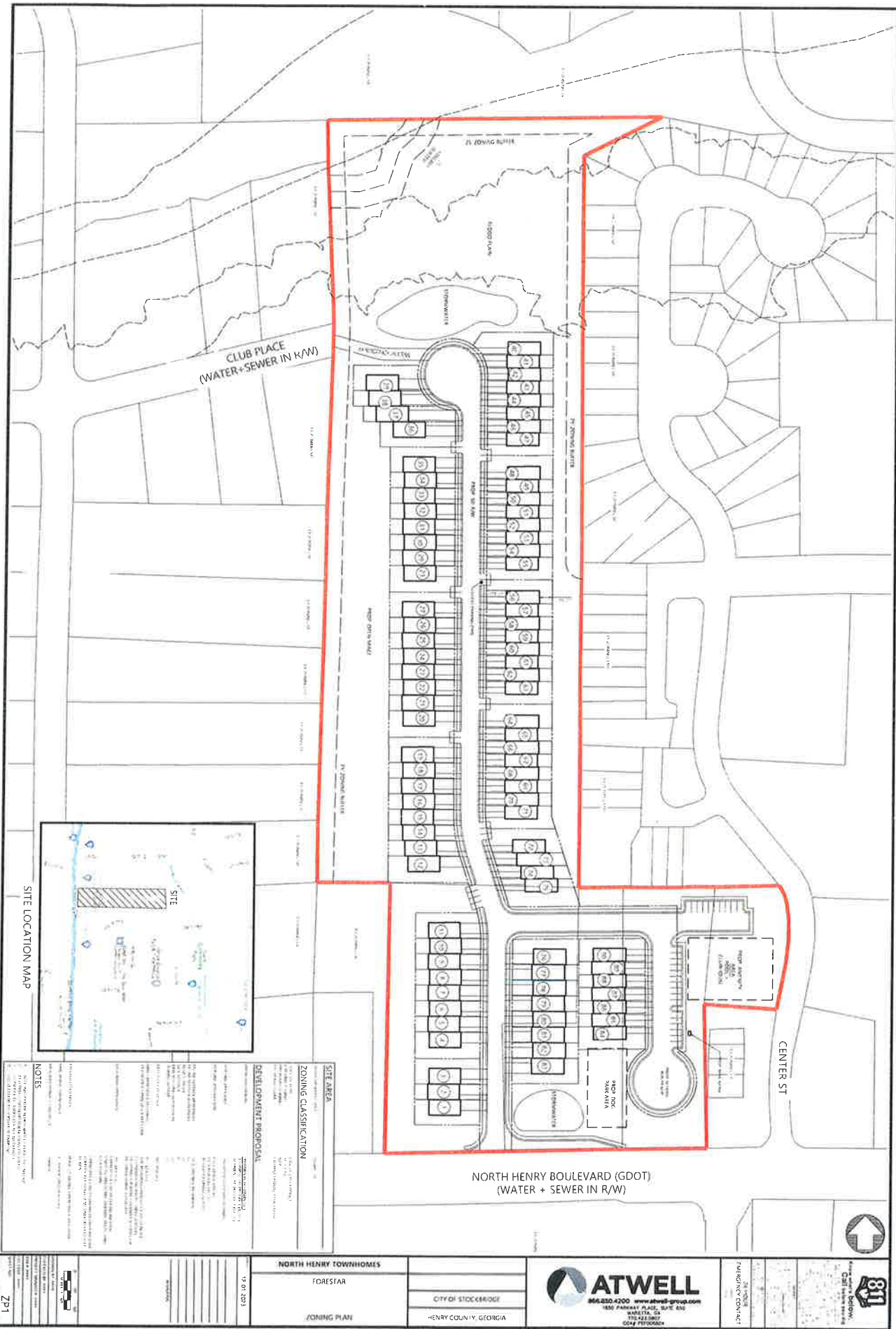
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023



Beverly D. Campbell
Notary Public

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



NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DEVELOPMENT PROPOSAL

PROJECT NAME: NORTH HENRY TOWNHOMES

PROJECT ADDRESS: 150 PARKWAY PLACE, SUITE 500, KENNESAW, GA 30144

PROJECT CONTACT: JEFFREY L. HARRIS, 404.875.1234

PROJECT DESCRIPTION: A 10-unit townhome development located on the east side of North Henry Boulevard, south of Club Place. The development consists of a central building with a parking area and a playground. The units are arranged in a U-shape around the parking area and playground.

PROPERTY INFORMATION

PROPERTY ADDRESS: 150 PARKWAY PLACE, SUITE 500, KENNESAW, GA 30144

PROPERTY CONTACT: JEFFREY L. HARRIS, 404.875.1234

PROPERTY DESCRIPTION: A 10-unit townhome development located on the east side of North Henry Boulevard, south of Club Place. The development consists of a central building with a parking area and a playground. The units are arranged in a U-shape around the parking area and playground.

FINANCIAL INFORMATION

PROJECT COST: \$1,000,000

PROJECT REVENUE: \$1,000,000

PROJECT PROFIT: \$1,000,000

PROJECT RISK: \$1,000,000

PROJECT RETURN: \$1,000,000

CONTRACT INFORMATION

CONTRACT NUMBER: 150 PARKWAY PLACE, SUITE 500, KENNESAW, GA 30144

CONTRACT CONTACT: JEFFREY L. HARRIS, 404.875.1234

CONTRACT DESCRIPTION: A 10-unit townhome development located on the east side of North Henry Boulevard, south of Club Place. The development consists of a central building with a parking area and a playground. The units are arranged in a U-shape around the parking area and playground.

ATWELL

404.875.1234 www.atwellgroup.com

150 PARKWAY PLACE, SUITE 500, KENNESAW, GA 30144

JEFFREY L. HARRIS, 404.875.1234

811

Call before you dig

1-800-4-A- Dig

ATWELL

404.875.1234 www.atwellgroup.com

150 PARKWAY PLACE, SUITE 500, KENNESAW, GA 30144

JEFFREY L. HARRIS, 404.875.1234

811

Call before you dig

1-800-4-A- Dig

Joint Presentation For

Three Cases:

CP-2023-09,

RZ-2023-10,

And VR-2023-06

For Proposed

Townhomes On

North Henry Blvd. At

Center Street

Presented To:

Planning Commission –

January 25, 2024

City Council – Feb. 12, 2024

Presented By:

City of Stockbridge Community
Development Department,

Planning and Zoning Division

Linda Logan, Senior Planner



PURPOSE

The applicant, Forestar (USA) Real Estate Group, Inc. (represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP), proposes to build a townhome development on five parcels which are located on the north side of North Henry Boulevard and the west side of Center Street.

For such purpose, the applicant has filed three applications:

- **Comprehensive Plan Amendment Case #CP-2023-09** – The applicant proposes to change the subject property's future land use designation from "Low-Density Mixed-Use" and "Medium-Density Residential" to "Medium-Density Residential."
- **Rezoning Case #RZ-2023-10** – The applicant proposes to rezone the subject property from 'SR' (Suburban Residential), 'OI' (Office-Industrial), and 'C-1' (Neighborhood Commercial) to MFR (Multiple Family Residential).
- **Variance Case #RZ-2023-06** – The applicant requests a variance to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning.

COMPONENT PARCELS

The subject property has 15.601 +/- total acres within five parcels on the north side of North Henry Boulevard and the west side of Center Street, as are listed below.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres. Existing future land use designation: 'MDR' (Medium-Density Residential). Zoned 'SR' (Suburban Residential).
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'C-1'.

CASE FACTS (Slide #1)

Proposed Development:	90 townhome units at a density of +/- 5.769 units per acre.
Applicant:	Forestar (USA) Real Estate Group, Inc.
Site Address:	4844, 4882, and 4900 (two tracts) on North Henry Boulevard, plus Parcel #S18-02004009 on Center Street.
Parcel ID and Acreage:	Listed above.
District and Land Lot:	District 6, Land Lot 12
Owner:	QMS Enterprises, LP and George @. & Cynthia Quillan.
Current Use:	A funeral home and garage apartment at 4844 and 4882 North Henry Boulevard, plus vacant land on the other three parcels.

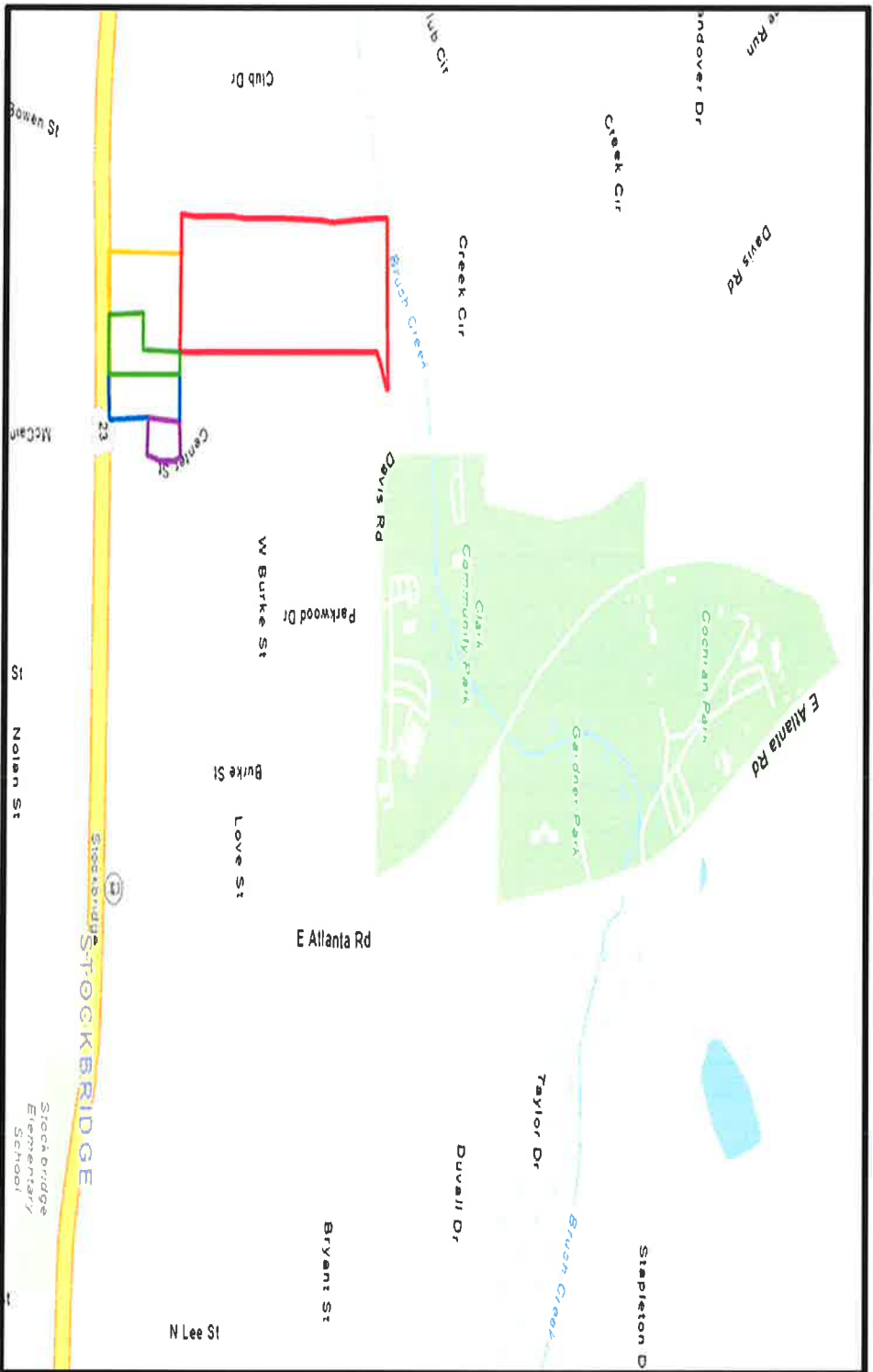
CASE FACTS (Slide #2)

Surrounding Uses:	~ <u>North</u>—Vacant land. ~ <u>West</u>—Stockbridge Tae Kwon Do Academy and the Club Drive Subdivision. ~ <u>East</u>—Holly Salon and Ameris Bank. ~ <u>South</u>—North Henry Boulevard. ~ <u>Northeast</u>—Oak Hill Manor and Turning Point subdivisions.
Existing and Proposed Zoning:	From OI (Office-Institutional), SR (Suburban Residential), and C-1 (Neighborhood Commercial) to MFR (Multiple Family Residential). All but the rear of 4900 North Henry Boulevard also lies within the PMU (Parkway Mixed-Use Overlay District).
Surrounding Zoning:	OI to the west, SR to the north, and MFR to the east and northeast.
Existing and Proposed Future Land Use Designation:	From LDMU (Low-Density Mixed-Use) and MDR (Medium-Density Residential) to MDR (Medium-Density Residential).

CASE FACTS (Slide #3)

Surrounding Future Land Use Designations:	Low-Density Mixed-Use to the west, Medium-Density Residential to the north, and Downtown District/ Downtown Village Overlay District to the east.
Property Conditions:	Site is mostly wooded, except for the structures along North Henry Boulevard. The rear of the property is bordered by Brush Creek and its floodplain.

VICINITY MAP



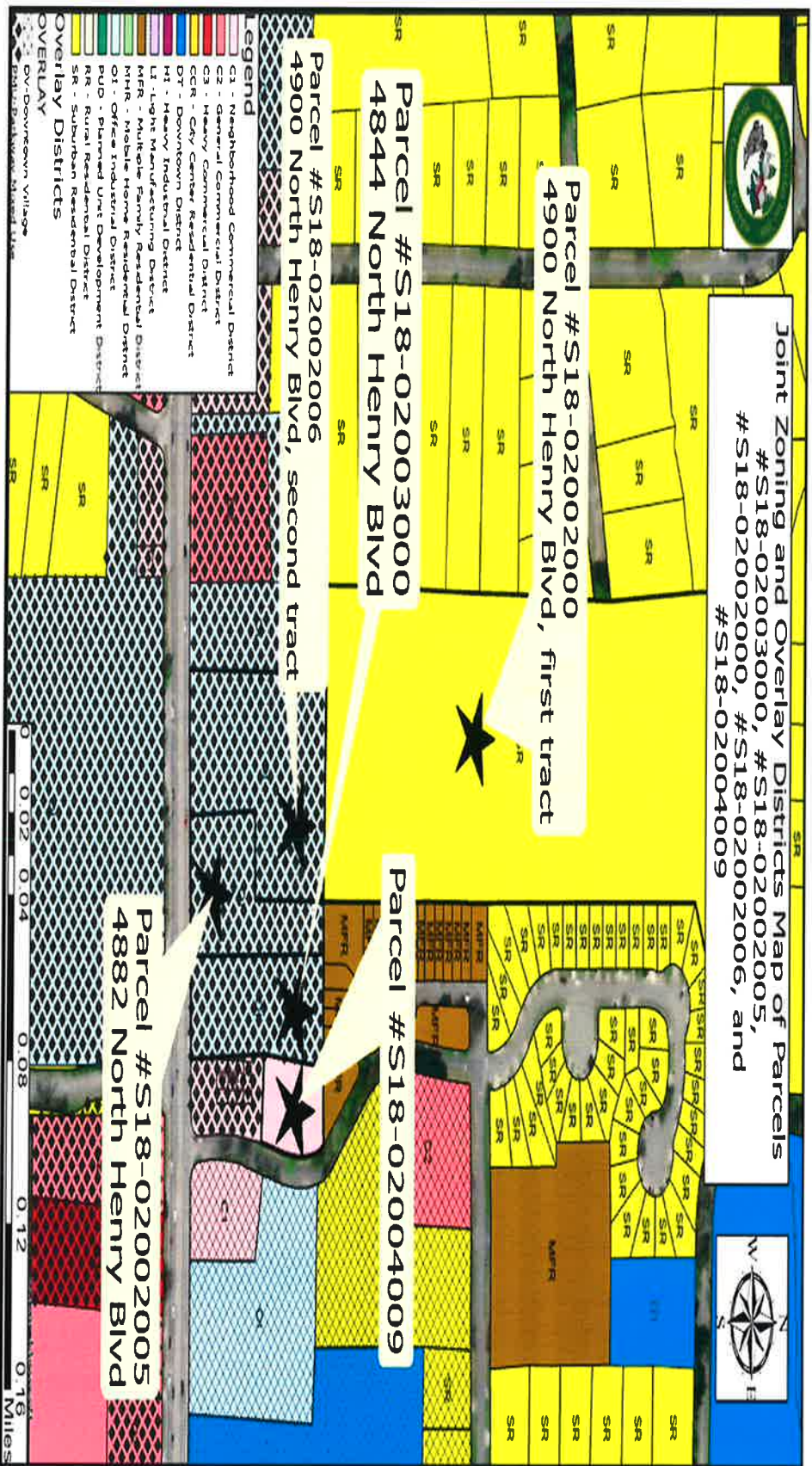
NEIGHBORHOOD MAP FROM THE APPLICANT



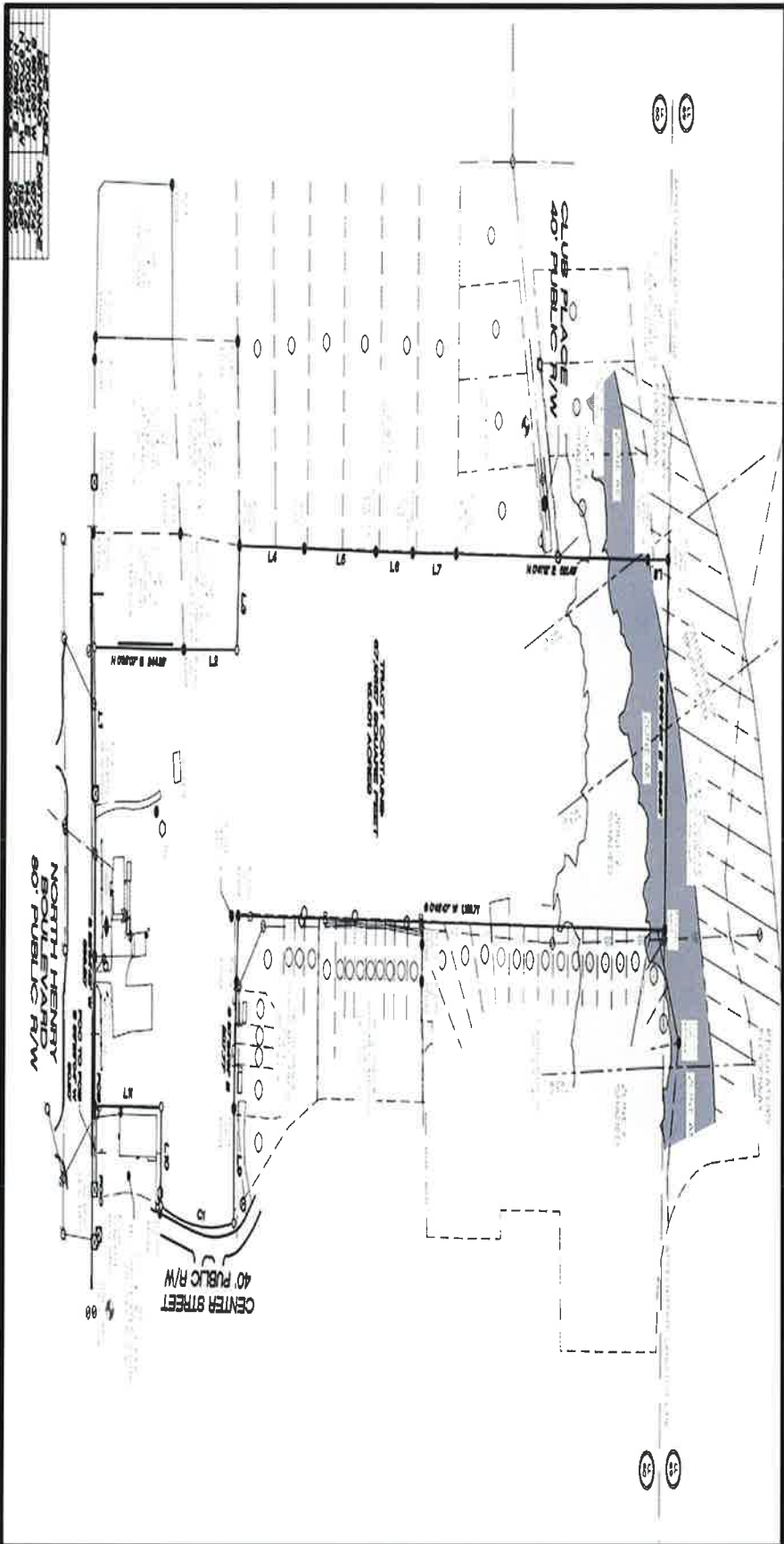
AERIAL PHOTOGRAPH SHOWING FIVE PARCELS



ZONING AND OVERLAY DISTRICTS MAP



BOUNDARY SURVEY



PROPOSED DEVELOPMENT (Slide #1)

A. Project Description:

- ~ 90 townhomes at a density of +/- 5.769 units per acre on 15.601 +/- total acres.
- ~ All units would have three bedrooms.
- ~ Amenities—Pool, cabana, dog park, and open space areas.

B. Site Accesses:

- ~ Main Entrance off North Henry Boulevard (needs a GDOT RMW permit).
- ~ Emergency access off Club Place, at the rear of the site.

C. Traffic Impacts:

- ~ About 40 trips in the morning and about 47 trips in afternoon peak hours.
- ~ Minimal adverse impacts are expected since North Henry Boulevard is a principal arterial.

PROPOSED DEVELOPMENT (Slide #2)

D. Site Plan Design:

- ~ Pool, dog park, mail kiosk, and stormwater pond located near project entrance.
- ~ Another stormwater pond and a 75-foot floodplain buffer at the rear.
- ~ 25-foot zoning buffer surrounding the property.
- ~ Total of 316 parking spaces (exceeding the required 203 spaces), including 42 guest spaces.

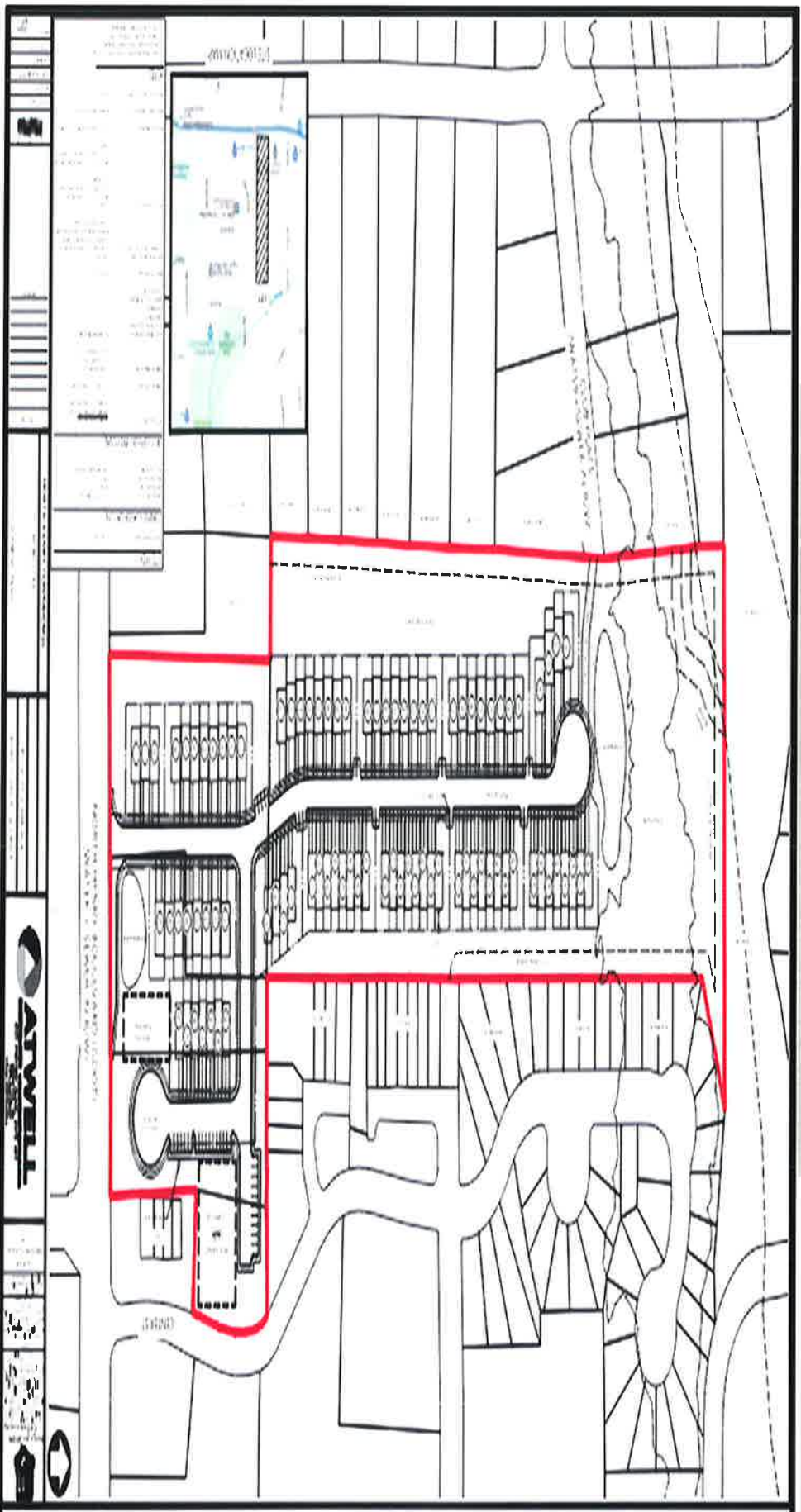
E. Open Space:

- ~ 30 percent of site would be open space, exceeding the required 15 percent.
- ~ Includes undeveloped land, the amenity areas, and floodplain areas.
- ~ Excludes buffers, right-of-way areas, and stormwater ponds.

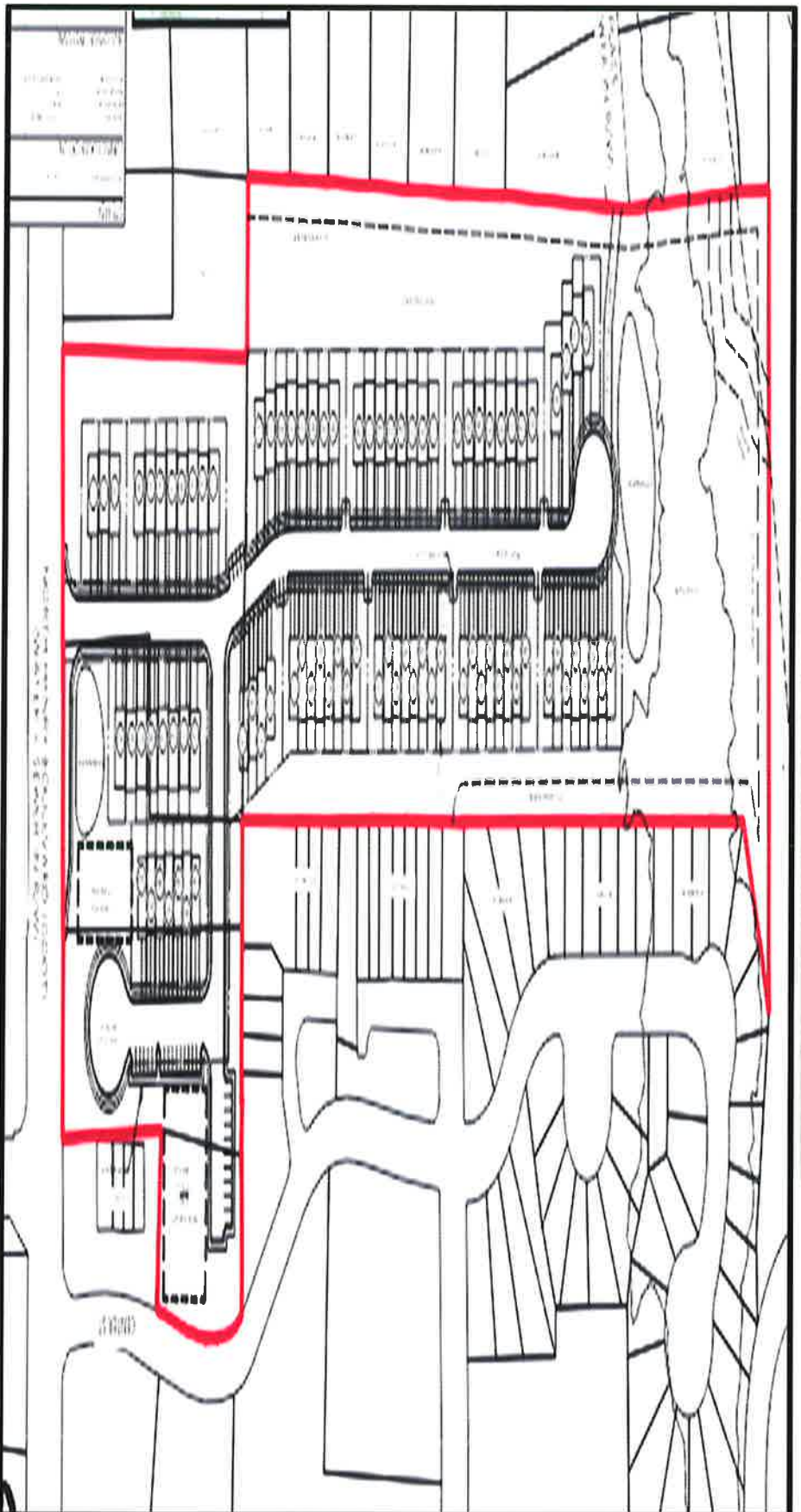
F. Townhome Lots and Units:

- ~ 13 townhome buildings, spaced at least 20 feet apart.
- ~ Variance requested to reduce the front yard setbacks of lots from 50 feet to 30 feet.
- ~ Lots would be 24 feet wide for 2-car garage units and 20 feet wide for 1-car garage units.

CONCEPTUAL SITE PLAN - TOTAL AREA



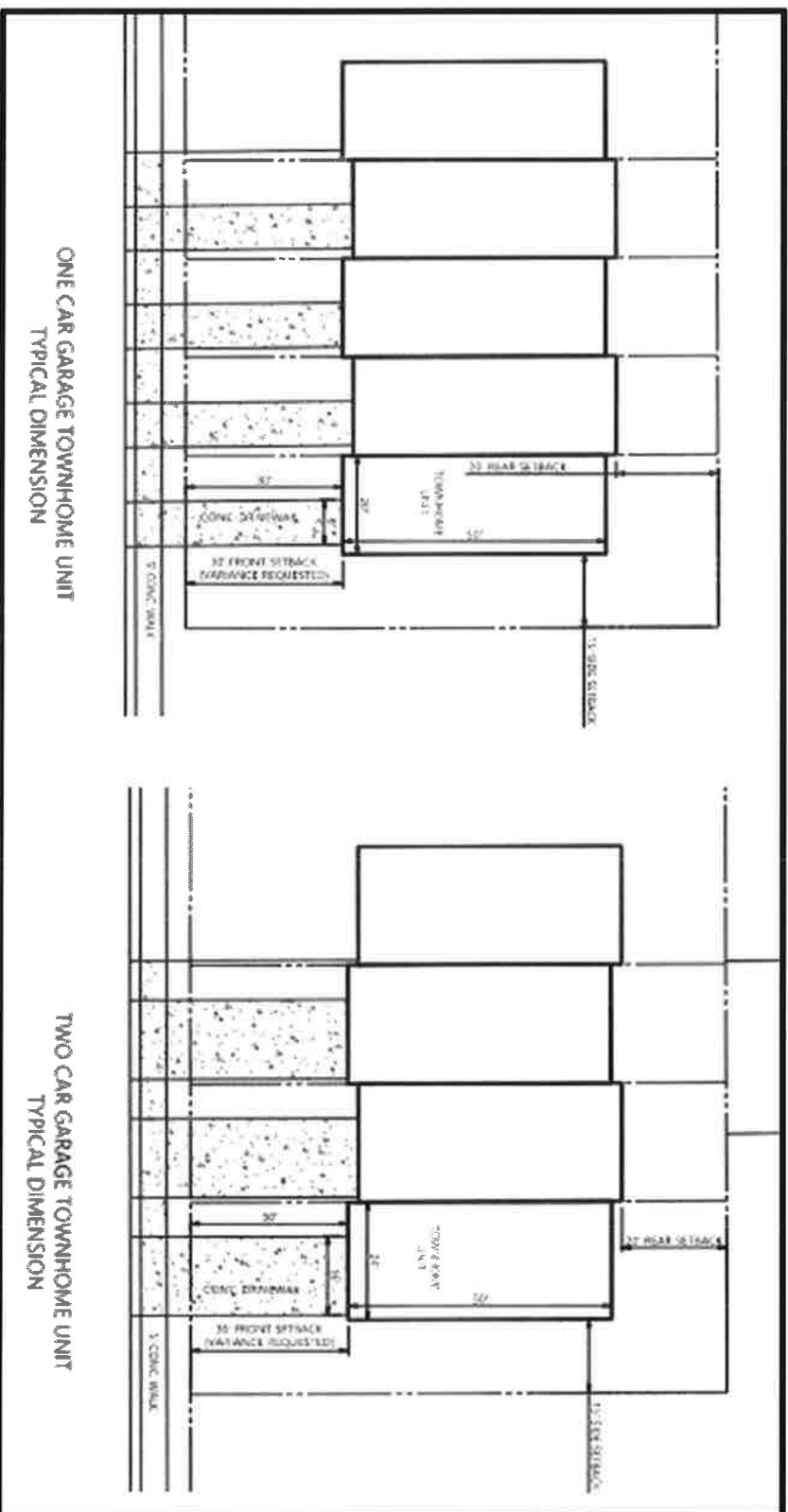
CONCEPTUAL SITE PLAN -- ENLARGED



SITE DATA

PROPOSED DENSITY	90 UNITS (5.769 UNITS/AC) 43 UNITS - 20' PRODUCT (47.7%) 47 UNITS - 24' PRODUCT (52.3%)
PARKING PROVIDED	316 SPACES (3.51 SPACES/UNIT)
PARKING BREAKDOWN	137 GARAGE SPACES 137 DRIVEWAY SPACES 42 GUEST PARKING SPACES
FRONT SETBACK (INTERNAL)	30' (VARIANCE REQUIRED)
FRONT SETBACK (EXTERNAL)	50'
REAR SETBACK	20'
SIDE SETBACK	15'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25'
MAX LOT COVERAGE	50% (8.0 AC)
MIN. OPEN SPACE REQUIRED ALLOWABLE OPEN SPACE PER CODE	15% (2.4 AC) THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES, OR REQUIRED PUBLIC OPEN SPACE.
PROVIDED OPEN SPACE	30% (4.8 AC) OPEN SPACE CALCULATIONS INCLUDE UNDEVELOPED LAND, AMENITY AREAS, AND FLOOD PLAIN. OPEN SPACE CALCULATIONS DO NOT INCLUDE BUFFERS, PROPOSED R/W, AND STORMWATER PONDS POOL + CABANA, OPEN SPACE, DOG PARK
PROVIDED AMENITIES	
MIN PUBLIC OPEN SPACE	1% FLOOR AREA (1,972 SF)
PROVIDED PUBLIC OPEN SPACE	2,000 SF
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS.	
2. REZONING AND FLUM AMENDMENT REQUIRED.	
3. VARIANCE REQUIRED FOR FRONT SETBACK.	
4. GDOT PERMIT REQUIRED FOR ENTRANCE.	

DIAGRAMS OF PROPOSED TOWNHOME LOTS



PROPOSED TOWNHOME RENDERINGS (Slide #1)

Townhome Units with One-Car Garages:



NOTE: THE ELEVATION SHOWN ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.

PROPOSED TOWNHOME RENDERINGS (Slide #2)

Townhome Units with Two-Car Garages:



NOTE: THE ELEVATION SHOWS ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.

ANALYSIS FOR COMPREHENSIVE PLAN AMENDMENT

CASE #CP-2023-09 (Slide #1):

Proposal to Change the subject property's future land use designation

From "Low-Density Mixed-Use" and "Medium-Density Residential"

To "Medium-Density Residential."

Existing Land Use Designations:

- ~ Four parcels are designated as Low-Density Mixed-Use, which allows low-intensity mixed uses to serve the surrounding residential neighborhoods.
- ~ The rear parcel of 4900 North Henry Boulevard is designated as Medium-Density Residential, which allows single-family detached homes and single-family attached homes (townhomes) at a density of 4 to 7.99 units per acre.

Applicant's Request – Change the rear parcel, so that all five parcels have the same Medium-Density Residential designation.

ANALYSIS FOR CASE #CP-2023-09 (Slide #2):

**Proposal to Change the subject property's future land use designation
From "Low-Density Mixed-Use" and "Medium-Density Residential"
To "Medium-Density Residential."**

CP-2023-09 ANALYSIS FINDINGS:

- 1.** The applicant's proposed density of 5.769 +/- units per acre would be within the allowable density range for the Medium-Density Residential designation.
- 2.** Large areas to the east and west of the subject property are designated as Medium-Density Residential, thus this property would be compatible with them.
- 3.** The proposed development would provide additional needed housing in the City, as well as offering diversity in housing, which the Comprehensive Plan calls for.

Conclusion – Based on the findings above, it is reasonable to designate the entire property as Medium-Density Residential.

Staff Recommendation – APPROVAL.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #1):

Rezoning property from SR, OL, and C-1 to MFR

RZ-2023-10 ANALYSIS FINDINGS:

1. **Consistency with the Comprehensive Plan --** Yes, per the CP-2023-09 findings above.
2. **Located on a road having a classification of "collector" or higher, which is required for MFR districts --** Yes, the property is located on a "principal arterial" (North Henry Boulevard).
3. **Compatible with adjacent MFR zoning districts --** Yes, it would be compatible with the MFR zoning of the Oak Hill Manor and Turning Point subdivisions to the east and northeast. It would also be an acceptable transition between the C-1 and C-2 districts to the west and east along North Henry Boulevard, and the large SR district to the northwest.
4. **Physical Suitability of the Property --** Although the property has an irregular shape, and it is bordered by Brush Creek and its floodplain areas to the north, the site plan shows that an acceptable design would be used, and the sensitive area of the property would be avoided.
5. **Impacts on Adjacent Property Owners --** These should be minimal since no accesses would be provided to the adjacent subdivision streets (except for an emergency access). Also, a 25-foot zoning buffer would surround the site, and a significant open space area would be provided along the western side of the property, adjacent to the Club Drive Subdivision.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #2):

Rezoning property from SR, OL, and C-1 to MFR

RZ-2023-10 ANALYSIS FINDINGS:

6. Utilities Impacts – A letter from the Public Works Department (dated November 22, 2023) stated that water and sewer capacity were currently available to serve the proposed townhomes, but that the developer must pay for all required connection costs, adhere to the City's Minimum Development Standards, and submit construction plans to that office within one year, or the reservation of capacity in the sanitary sewer system would expire.

7. Traffic Impacts – Projected traffic volumes are anticipated to have minimal impacts on North Henry Boulevard, and the lack of another access onto surrounding subdivision streets (except for an emergency access) would prevent any adverse traffic impacts on the adjacent streets.

8. Relation to Any Other City Policies – None were identified.

9. Ability of the Property to be Developed Under the Current Zoning – That is possible, but it would result in piecemeal development, whereas the rezoning would allow for a unified plan.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #3): Rezone property from SR, OI, and C-1 to MFR

Conclusion – Based on the findings above, it is reasonable to rezone property to MFR (Multiple Family Residential).

Staff Recommendation – APPROVAL WITH CONDITIONS based on the zoning conditions below:

- 1. Site Plan –** The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "North Henry Townhomes: Forestar Zoning Plan", which was prepared by Atwell Group on 12/01/23 and received by the Planning and Zoning Staff on 12/04/23."
- 2. Access and Streets –** The developer shall comply with the requirements of the City's Fire

Marshal regarding the location, dimensions, and materials for all site accesses and internal streets.

- 3. Utilities –** The developer shall comply with the requirements of the City's Public Works Department in a timely manner for the provision of water and sewer facilities to the development site.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #4): Rezone property from SR, OL, and C-1 to MFR

4. Waste Collection – A consolidated waste collection system shall be used, with no individual waste receptacles being permitted.

5. Architectural Design:

a. All townhome units shall have brick on at least three sides.

b. At least 80 percent of the townhome units shall have two-car garages.

c. This shall be a gated community.

6. Rental Units – No more than 10 percent of the townhome units may be rented at any one time.

7. Property Maintenance – The developer shall create and maintain a townhome association, or secure a property management company, who shall maintain all common areas of the property.

8. Environmental Protection – The developer shall take appropriate steps to preserve Brush Creek and adjacent floodplain areas, including wildlife protection measures.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #1):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

VR-2023-06 ANALYSIS FINDINGS:

A. Whether the property has an extraordinary or exceptional circumstances pertaining to its size, shape, or topography – Yes. The property has an irregular shape and a floodplain area at the rear along Brush Creek, which limit the amount of buildable land.

B. Whether a literal interpretation of the regulations would deprive the applicant of rights which other MFR property owners enjoy – Yes, the applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.

C. Whether the granting of the variance would confer any special privileges upon the property owner – No, this same type of variance request has been recently approved by City Council for several other townhome developments in the City. Further, the denial of the applicant's requested variance would force the developer to unfairly comply with the required standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus cause creating an unnecessary hardship for the developer.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #2):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

VR-2023-06 ANALYSIS FINDINGS:

D. Consistency with the UDC and computability with uses on neighboring properties – Yes.

The variance would encourage the most appropriate use of land and buildings on the property. Smaller lots would allow the proposed townhomes to attract buyers who want less yard maintenance. This would leave more land to be left in its natural state, thus serving as a larger buffer between this development and neighboring properties.

E. Whether the extraordinary circumstances are the result of actions of the applicant – The

physical conditions of the property were not created by the applicant, yet they are limiting the applicant's ability to develop the property into a reasonable use.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #3):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

VR-2023-06 ANALYSIS FINDINGS:

F. Whether the requested variance is the minimum relief that will allow the legal use of the land, build, or structure – Yes. The property could still be developed with office, institutional, or neighborhood commercial uses under its OI and C-1 zoning along North Henry Boulevard, but the rear portion of the parcel at 4900 North Henry Boulevard is unlikely to be developed with single-family residential uses under its existing SR zoning having primary access off North Henry Boulevard, in between the existing commercial and office-institutional uses. And although townhomes could still be developed under the requested MFR zoning without the variance, the developer would be significantly constrained in designing a site plan which would allow the construction of a sufficient number of units to be economically feasible.

G. Whether the variance would permit a use of land, buildings, or structures that are prohibited in the same zoning district – No. Townhomes are a permitted use in the MFR district.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #4):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

STAFF CONCLUSIONS AND RECOMMENDATION -- Based on the findings above, it is reasonable to approve the applicant's variance request. Therefore, the Planning and Zoning Staff recommends the **APPROVAL** of VR-2023-06.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

VR-2020-06 VARIANCE ORDINANCE NO.

VR2023-06

AN ORDINANCE AUTHORIZING A VARIANCE FROM CERTAIN PROVISIONS OF THE CITY OF STOCKBRIDGE CODE OF ORDINANCES TO CERTAIN PROPERTY LOCATED ON THE NORTH SIDE OF NORTH HENRY BOULEVARD AND THE WEST SIDE OF CENTER STREET (PARCELS NO. S18-02003000, S25-01022005, S18-02002000, S18-02002006, AND S18-02004009) TO REDUCE THE FRONT YARD SETBACK FROM 50 FEET TO 30 FEET.

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

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

WHEREAS, reducing the front yard setback for the residential lots located on the north side of North Henry Boulevard and the west side of Center Street (Parcels No. S18 02003000, S25-01022005, S18-02002000, S18-02002006, and S18-02004009), from fifty (50) feet to thirty (30) feet will allow for a townhome development to be built; and

WHEREAS, the City Council of the City of Stockbridge finds that authorizing this variance is 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. Variance to Reduce the Front Yard Setback on the north side of North Henry Boulevard and the west side of Center Street (Parcels No. S18-02003000, S25-01022005, S18-02002000, S18-02002006, and S18-02004009). The City Council hereby authorizes a variance to amend the required front yard setback from fifty (50) feet to thirty (30) feet.

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 January 10, 2024, and which a public hearing was held on the 25th of January 2024, and 12th day of February 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 Ordinance shall be repealed.

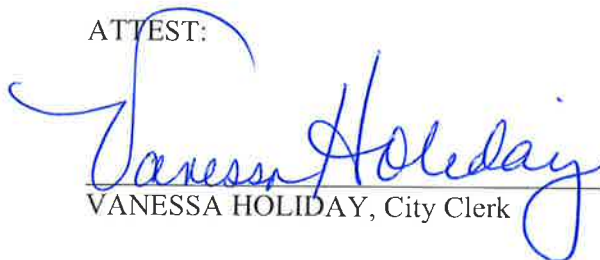
SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

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 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 12th day of February 2024.

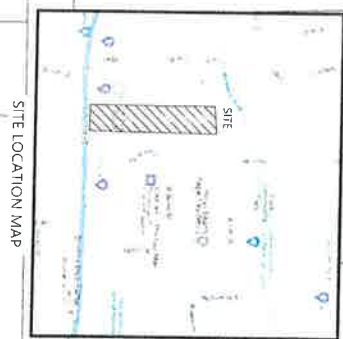
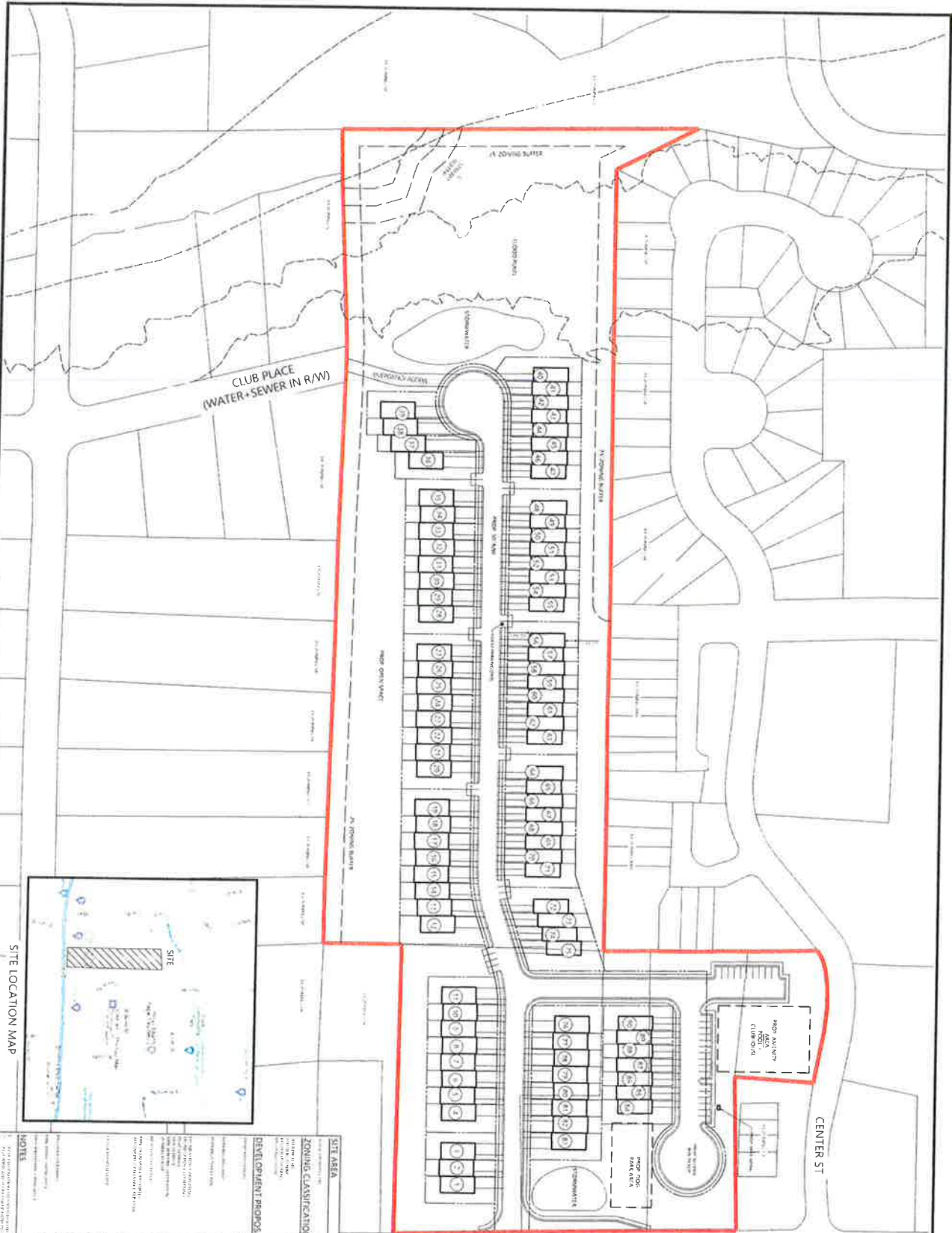

ANTHONY S. FORD, Mayor

ATTEST:


VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:


QUINTON G. WASHINGTON, City Attorney



NOTES	DEVELOPMENT PROPOSAL	SITE AREA
1. The site is located in the North Henry Boulevard (GDOT) (Water + Sewer in R/W) area.	2. The site is located in the Club Place (Water + Sewer in R/W) area.	3. The site is located in the Center St area.
4. The site is located in the North Henry Boulevard (GDOT) (Water + Sewer in R/W) area.	5. The site is located in the Club Place (Water + Sewer in R/W) area.	6. The site is located in the Center St area.
7. The site is located in the North Henry Boulevard (GDOT) (Water + Sewer in R/W) area.	8. The site is located in the Club Place (Water + Sewer in R/W) area.	9. The site is located in the Center St area.
10. The site is located in the North Henry Boulevard (GDOT) (Water + Sewer in R/W) area.	11. The site is located in the Club Place (Water + Sewer in R/W) area.	12. The site is located in the Center St area.

NORTH HENRY TOWNHOMES

FORESTAR

ZONING PLAN

CITY OF STOCKBRIDGE

HENRY COUNTY, GEORGIA

ATWELL

866.850.4200 www.atwell.com

100 PARKWAY PLACE, SUITE 850

STOCKBRIDGE, GA 30087

TEL: 404.425.0807

CORE REPRESENTATIVE

811

Call Before You Dig

1-800-4-A-DAWG

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant: Forestar (USA) Real Estate Group, Inc. Phone: 804-400-7926 Date: 11.30.2023
Address Applicant: 3330 Cumberland Blvd., Suite 275 Fax: - Pager/Cell #: -
City: Atlanta State: GA Zip: 30339 E-mail: jabrock@sgrlaw.com
Name of Agent: Alex Brock - Smith, Gambrell, and Russell, LLP Phone: 404.815.3603 Date: 11.30.2023
Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax: - Pager/Cell #: 404.815.3603
City: Atlanta State: GA Zip: 30309 E-mail: jabrock@sgrlaw.com

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 VARIANCE FOR THE PROPERTY.

Variance(s) being requested Stockbridge Zoning Ordinance, Sec. 2.4.4: to reduce the minimum front yard setback from 50-feet to 30-feet.

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Acknowledgement

Address of Property: 4844, 4882, and 4900 North Henry Blvd.

Nearest intersection to the property: North Henry Blvd. and Center Street

(Street Address)

Size of Tract: ± 15.601 acre(s), Land Lot Number(s): 60, District(s): 12th

Property Tax Parcel Number(s): S18-02002000, S18-02002005, S18-02002006, S18-02003000, and S18-02004009 (Required)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Printed Name of Applicant

(Authorized Agent For Forestar (USA) Real Estate Group)

Notary

Signature of Agent

(J. Alexander Brock - Smith, Gambrell and Russell, LLP)

NOTARY STAMP:

Robyn Funderburg
NOTARY PUBLIC
Cobb County, Georgia
My Commission Expires March 1, 2026

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

Disclosures

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 rezoning, 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 ☒

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 4th day of December, 2023

Chris Wilson

Applicant's Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent
Forestar (USA) Real Estate Group, Inc.

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

4

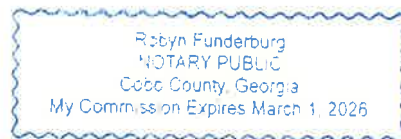
day of

December

2023

[Signature]

Notary Public



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

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 rezoning, 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 ☒

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 17 day of November, 2023

Cynthia B. Quillian
George W. Quillian
 Applicant's Name - Printed (QMS Enterprises, LP
 Owner's and George W. & Cynthia Quillian)

 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 17th day of November, 2023.

Samuel B. [Signature]
 Notary Public



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

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 rezoning, 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 30 day of November, 2023

Applicant's Name - Printed

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023.



Beverly D. Campbell
Notary Public

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

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 rezoning, 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 30 day of November 2023

Applicant's Name - Printed

Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November 2023



Notary Public

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

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 rezoning, 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 30 day of November, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023



Beverly D. Campbell
Notary Public

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

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 rezoning, 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 30 day of November, 2023

Applicant's Name - Printed

Dennis J. Webb - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant/Property Owner/Agent

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of November, 2023



Beverly D. Campbell
Notary Public

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

Joint Presentation For

Three Cases:

CP-2023-09,

RZ-2023-10,

And VR-2023-06

For Proposed
Townhomes On
North Henry Blvd. At
Center Street

Presented To:

Planning Commission –
January 25, 2024
City Council – Feb. 12, 2024

Presented By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division
Linda Logan, Senior Planner



PURPOSE

The applicant, Forestar (USA) Real Estate Group, Inc. (represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP), proposes to build a townhome development on five parcels which are located on the north side of North Henry Boulevard and the west side of Center Street.

For such purpose, the applicant has filed three applications:

- **Comprehensive Plan Amendment Case #CP-2023-09** – The applicant proposes to change the subject property's future land use designation from "Low-Density Mixed-Use" and "Medium-Density Residential" to "Medium-Density Residential."
- **Rezoning Case #RZ-2023-10** – The applicant proposes to rezone the subject property from 'SR' (Suburban Residential), 'OI' (Office-Industrial), and 'C-1' (Neighborhood Commercial) to MFR (Multiple Family Residential).
- **Variance Case #RZ-2023-06** – The applicant requests a variance to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning.

COMPONENT PARCELS

The subject property has 15.601 +/- total acres within five parcels on the north side of North Henry Boulevard and the west side of Center Street, as are listed below.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contains 1.20 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contains 10.62 +/- acres. Existing future land use designation: 'MDR' (Medium-Density Residential). Zoned 'SR' (Suburban Residential).
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contains 2.21 +/- acres. Existing future land use designation: LDMU' (Low-Density Mixed-Use). Zoned 'OI' (Office-Institutional).
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres. Existing future land use designation: 'LDMU' (Low-Density Mixed-Use). Zoned 'C-1'.

CASE FACTS (Slide #1)

Proposed Development:	90 townhome units at a density of +/- 5.769 units per acre.
Applicant:	Forestar (USA) Real Estate Group, Inc.
Site Address:	4844, 4882, and 4900 (two tracts) on North Henry Boulevard, plus Parcel #S18-02004009 on Center Street.
Parcel ID and Acreage:	Listed above.
District and Land Lot:	District 6, Land Lot 12
Owner:	QMS Enterprises, LP and George @. & Cynthia Quillan.
Current Use:	A funeral home and garage apartment at 4844 and 4882 North Henry Boulevard, plus vacant land on the other three parcels.

CASE FACTS (Slide #2)

Surrounding Uses:	~ <u>North</u>—Vacant land. ~ <u>West</u>—Stockbridge Tae Kwon Do Academy and the Club Drive Subdivision. ~ <u>East</u>—Holly Salon and Ameris Bank. ~ <u>South</u>—North Henry Boulevard. ~ <u>Northeast</u>—Oak Hill Manor and Turning Point subdivisions.
Existing and Proposed Zoning:	From OI (Office-Institutional), SR (Suburban Residential), and C-1 (Neighborhood Commercial) to MFR (Multiple Family Residential). All but the rear of 4900 North Henry Boulevard also lies within the PMU (Parkway Mixed-Use Overlay District). OI to the west, SR to the north, and MFR to the east and northeast.
Surrounding Zoning:	
Existing and Proposed Future Land Use Designation:	From LDMU (Low-Density Mixed-Use) and MDR (Medium-Density Residential) to MDR (Medium-Density Residential).

CASE FACTS (Slide #3)

Surrounding Future Land Use Designations:	Low-Density Mixed-Use to the west, Medium-Density Residential to the north, and Downtown District/ Downtown Village Overlay District to the east.
Property Conditions:	Site is mostly wooded, except for the structures along North Henry Boulevard. The rear of the property is bordered by Brush Creek and its floodplain.

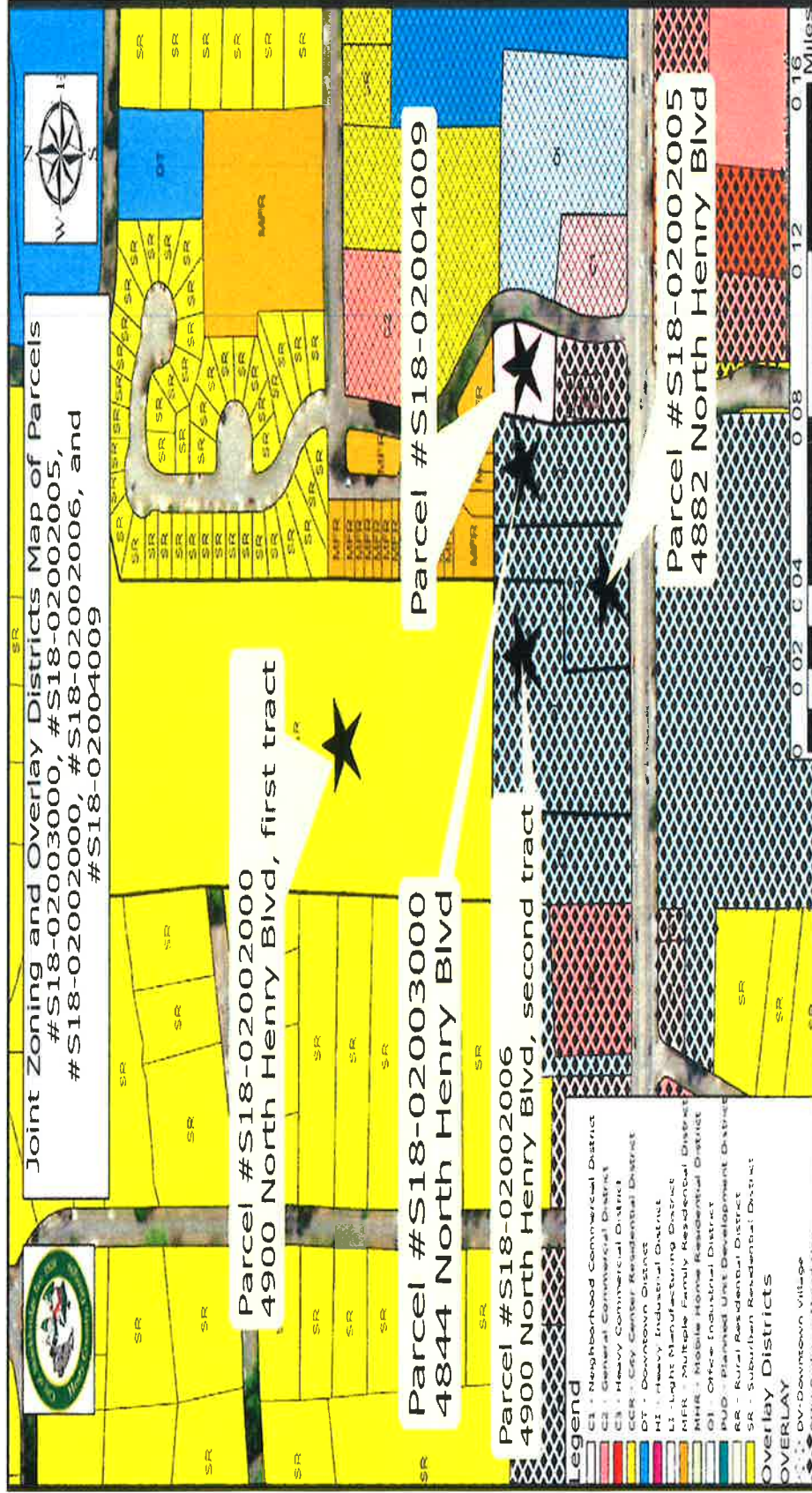
VICINITY MAP



NEIGHBORHOOD MAP FROM THE APPLICANT



ZONING AND OVERLAY DISTRICTS MAP



Joint Future Land Use Map of Parcels
S18-02003000, #S18-02002005,
S18-02002000, #S18-02002006, and
#S18-02004009



Parcel #S18-02002000
4900 North Henry Blvd, first tract

Parcel #S18-02003000
4844 North Henry Blvd

Parcel #S18-02004009

Parcel #S18-02002006
4900 North Henry Blvd, second tract

Parcel #S18-02002005
4882 North Henry Blvd

- Legend**
- Downtown District
 - Medium Density Residential
 - Low Density Mixed Use
 - Public Institutional
 - Park/Recreation/Conservation

012 016





PROPOSED DEVELOPMENT (Slide #1)

A. Project Description:

- ~ 90 townhomes at a density of +/- 5.769 units per acre on 15.601 +/- total acres.
- ~ All units would have three bedrooms.
- ~ Amenities—Pool, cabana, dog park, and open space areas.

B. Site Accesses:

- ~ Main Entrance off North Henry Boulevard (needs a GDOT R/W permit).
- ~ Emergency access off Club Place, at the rear of the site.

C. Traffic Impacts:

- ~ About 40 trips in the morning and about 47 trips in afternoon peak hours.
- ~ Minimal adverse impacts are expected since North Henry Boulevard is a principal arterial.

PROPOSED DEVELOPMENT (Slide #2)

D. Site Plan Design:

- ~ Pool, dog park, mail kiosk, and stormwater pond located near project entrance.
- ~ Another stormwater pond and a 75-foot floodplain buffer at the rear.
- ~ 25-foot zoning buffer surrounding the property.
- ~ Total of 316 parking spaces (exceeding the required 203 spaces), including 42 guest spaces.

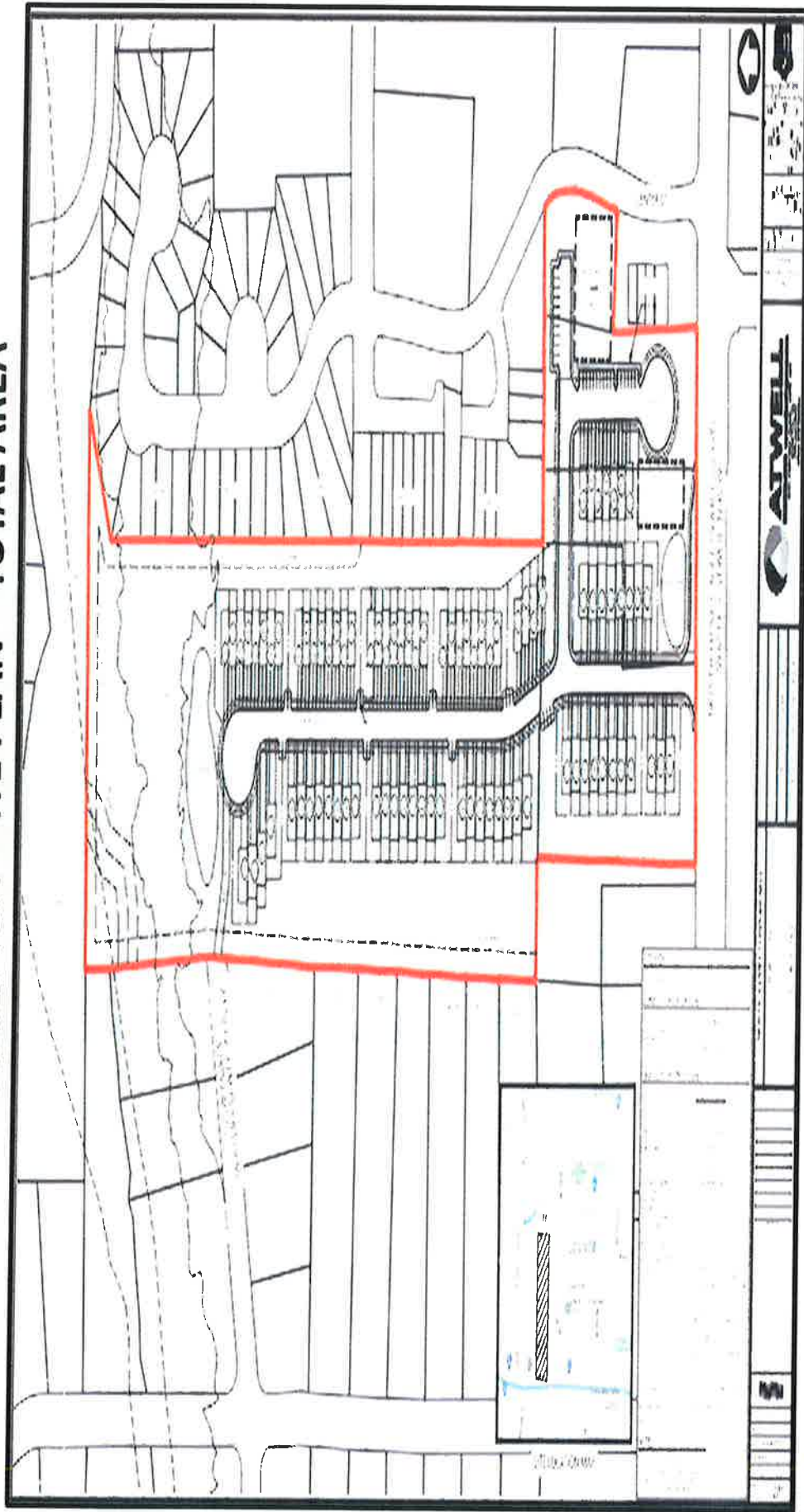
E. Open Space:

- ~ 30 percent of site would be open space, exceeding the required 15 percent.
- ~ Includes undeveloped land, the amenity areas, and floodplain areas.
- ~ Excludes buffers, right-of-way areas, and stormwater ponds.

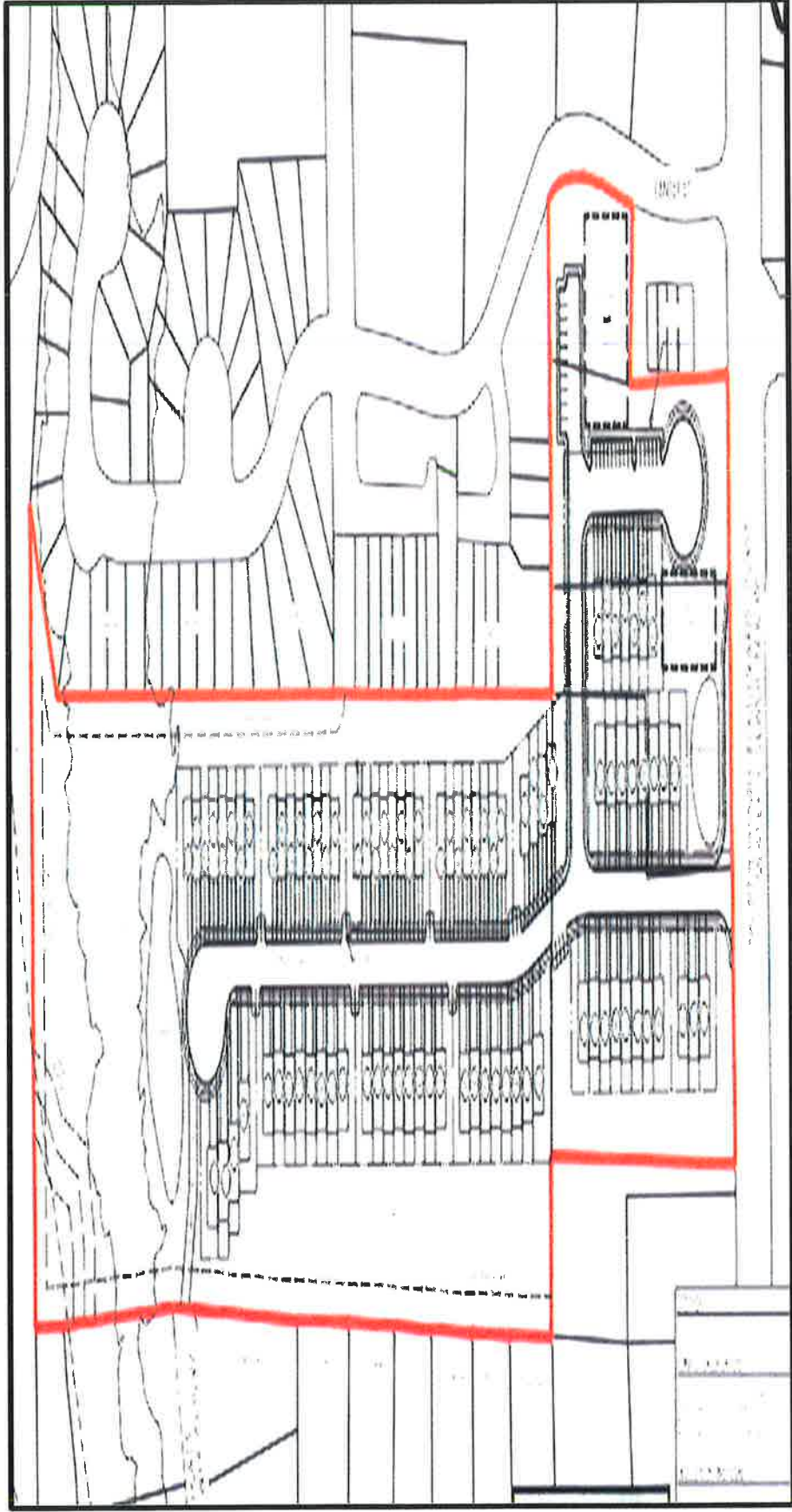
F. Townhome Lots and Units:

- ~ 13 townhome buildings, spaced at least 20 feet apart.
- ~ Variance requested to reduce the front yard setbacks of lots from 50 feet to 30 feet.
- ~ Lots would be 24 feet wide for 2-car garage units and 20 feet wide for 1-car garage units.

CONCEPTUAL SITE PLAN - TOTAL AREA



CONCEPTUAL SITE PLAN -- ENLARGED



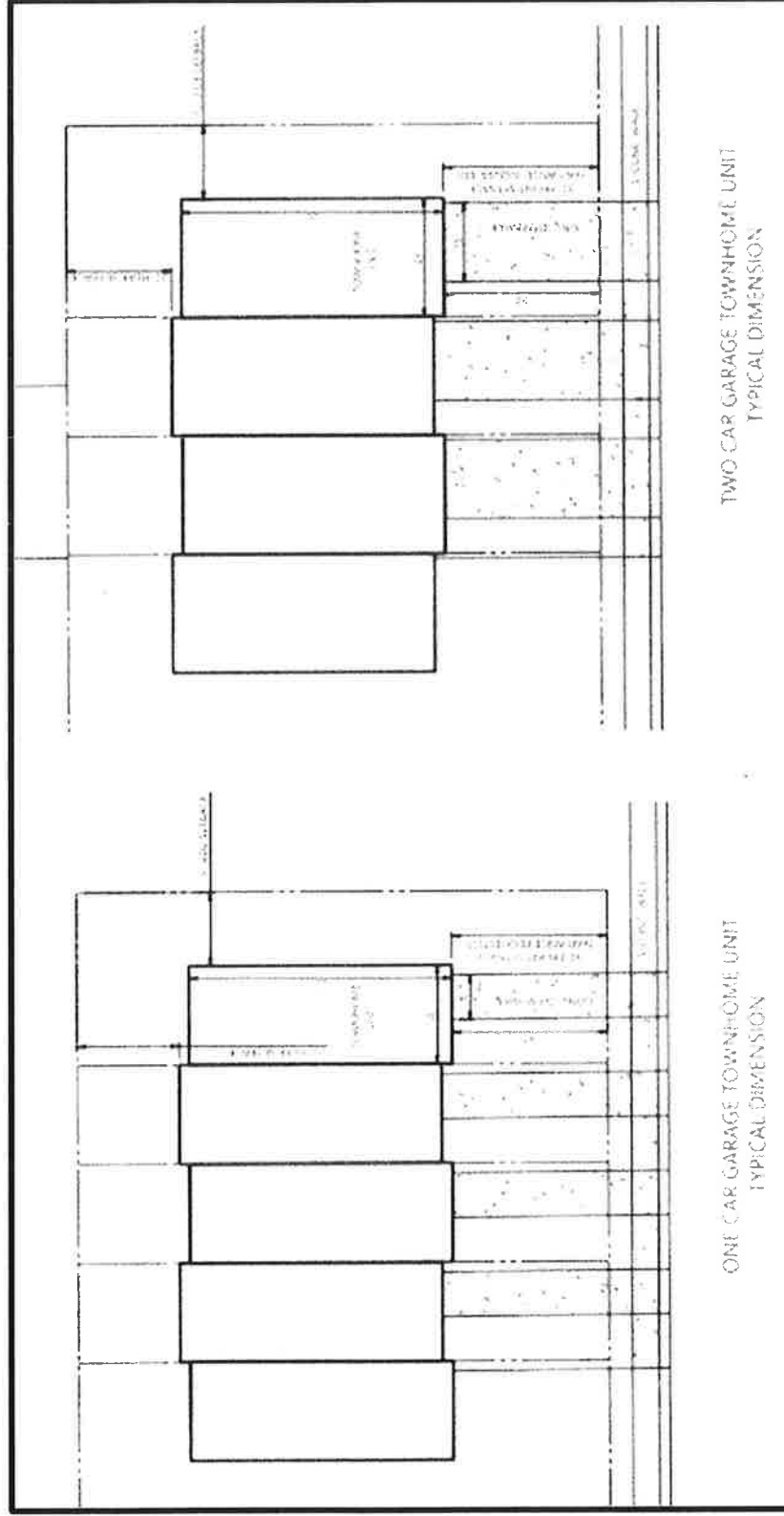
SITE DATA

PROPOSED DENSITY	98 UNITS (5,769 UNITS/AC) 43 UNITS - 20 PRODUCT (47.7%) 47 UNITS - 24 PRODUCT (52.3%)
PARKING PROVIDED	316 SPACES (3.51 SPACES/UNIT)
PARKING BREAKDOWN	137 GARAGE SPACES 137 DRIVEWAY SPACES 42 GUEST PARKING SPACES
FRONT SETBACK (INTERNAL)	30' (VARIANCE REQUIRED)
FRONT SETBACK (EXTERNAL)	50'
REAR SETBACK	20'
SIDE SETBACK	15'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25'
MAX LOT COVERAGE	50% (8.0 AC)
MIN. OPEN SPACE REQUIRED	15% (2.4 AC)
ALLOWABLE OPEN SPACE PER CODE	THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES, OR REQUIRED PUBLIC OPEN SPACE
PROVIDED OPEN SPACE	30% (4.8 AC) OPEN SPACE CALCULATIONS INCLUDE UNDEVELOPED LAND, AMENITY AREAS, AND FLOOD PLAIN
PROVIDED AMENITIES	OPEN SPACE CALCULATIONS DO NOT INCLUDE BUFFERS, PROPOSED ROW, AND STORMWATER PONDS
MIN. PUBLIC OPEN SPACE	POOL + CABANA, OPEN SPACE, DOG PARK
PROVIDED PUBLIC OPEN SPACE	1% FLOOR AREA (1,972 SF) 2,000 SF

NOTES

1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS
2. REZONING AND FLUM AMENDMENT REQUIRED
3. VARIANCE REQUIRED FOR FRONT SETBACK
4. GDOT PERMIT REQUIRED FOR ENTRANCE

DIAGRAMS OF PROPOSED TOWNHOME LOTS



PROPOSED TOWNHOME RENDERINGS (Slide #1)

Townhome Units with One-Car Garages:



PROPOSED TOWNHOME RENDERINGS (Slide #2)

Townhome Units with Two-Car Garages:



NOTE: THE ELEVATION SHOWN ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.

ANALYSIS FOR COMPREHENSIVE PLAN AMENDMENT

CASE #CP-2023-09 (Slide #1):

Proposal to Change the subject property's future land use designation
From "Low-Density Mixed-Use" and "Medium-Density Residential"
To "Medium-Density Residential."

Existing Land Use Designations:

- ~ Four parcels are designated as Low-Density Mixed-Use, which allows low-intensity mixed uses to serve the surrounding residential neighborhoods.
- ~ The rear parcel of 4900 North Henry Boulevard is designated as Medium-Density Residential, which allows single-family detached homes and single-family attached homes (townhomes) at a density of 4 to 7.99 units per acre.

Applicant's Request – Change the rear parcel, so that all five parcels have the same Medium-Density Residential designation.

ANALYSIS FOR CASE #CP-2023-09 (Slide #2):

Proposal to Change the subject property's future land use designation From "Low-Density Mixed-Use" and "Medium-Density Residential" To "Medium-Density Residential."

CP-2023-09 ANALYSIS FINDINGS:

- 1.** The applicant's proposed density of 5.769 +/- units per acre would be within the allowable density range for the Medium-Density Residential designation.
- 2.** Large areas to the east and west of the subject property are designated as Medium-Density Residential, thus this property would be compatible with them.
- 3.** The proposed development would provide additional needed housing in the City, as well as offering diversity in housing, which the Comprehensive Plan calls for.

Conclusion – Based on the findings above, it is reasonable to designate the entire property as Medium-Density Residential.

Staff Recommendation – APPROVAL.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #1):

Rezoned property from SR, OL, and C-1 to MFR

RZ-2023-10 ANALYSIS FINDINGS:

1. **Consistency with the Comprehensive Plan --** Yes, per the CP-2023-09 findings above.
2. **Located on a road having a classification of “collector” or higher, which is required for MFR districts –** Yes, the property is located on a “principal arterial” (North Henry Boulevard).
3. **Compatible with adjacent MFR zoning districts –** Yes, it would be compatible with the MFR zoning of the Oak Hill Manor and Turning Point subdivisions to the east and northeast. It would also be an acceptable transition between the C-1 and C-2 districts to the west and east along North Henry Boulevard, and the large SR district to the northwest.
4. **Physical Suitability of the Property –** Although the property has an irregular shape, and it is bordered by Brush Creek and its floodplain areas to the north, the site plan shows that an acceptable design would be used, and the sensitive area of the property would be avoided.
5. **Impacts on Adjacent Property Owners –** These should be minimal since no accesses would be provided to the adjacent subdivision streets (except for an emergency access). Also, a 25-foot zoning buffer would surround the site, and a significant open space area would be provided along the western side of the property, adjacent to the Club Drive Subdivision.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #2):

Rezoned property from SR, OL, and C-1 to MFR

RZ-2023-10 ANALYSIS FINDINGS:

6. Utilities Impacts – A letter from the Public Works Department (dated November 22, 2023)

stated that water and sewer capacity were currently available to serve the proposed townhomes, but that the developer must pay for all required connection costs, adhere to the City's Minimum Development Standards, and submit construction plans to that office within one year, or the reservation of capacity in the sanitary sewer system would expire.

7. Traffic Impacts – Projected traffic volumes are anticipated to have minimal impacts on North Henry Boulevard, and the lack of another access onto surrounding subdivision streets (except for an emergency access) would prevent any adverse traffic impacts on the adjacent streets.

8. Relation to Any Other City Policies – None were identified.

9. Ability of the Property to be Developed Under the Current Zoning – That is possible, but it would result in piecemeal development, whereas the rezoning would allow for a unified plan.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #3): Rezoning property from SR, OL, and C-1 to MFR

Conclusion – Based on the findings above, it is reasonable to rezone property to MFR (Multiple Family Residential).

Staff Recommendation – APPROVAL WITH CONDITIONS, based on the zoning conditions below:

- 1. Site Plan –** The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "North Henry Townhomes: Forestar Zoning Plan", which was prepared by Atwell Group on 12/01/23 and received by the Planning and Zoning Staff on 12/04/23."
- 2. Access and Streets –** The developer shall comply with the requirements of the City's Fire Marshal regarding the location, dimensions, and materials for all site accesses and internal streets.
- 3. Utilities –** The developer shall comply with the requirements of the City's Public Works Department in a timely manner for the provision of water and sewer facilities to the development site.

ANALYSIS FOR REZONING CASE #RZ-2023-10 (Slide #4): Rezone property from SR, OI, and C-1 to MFR

4. Waste Collection – A consolidated waste collection system shall be used, with no individual waste receptacles being permitted.

5. Architectural Design:

- a.** All townhome units shall have brick on at least three sides.
- b.** At least 80 percent of the townhome units shall have two-car garages.
- c.** This shall be a gated community.

6. Rental Units – No more than 10 percent of the townhome units may be rented at any one time.

7. Property Maintenance – The developer shall create and maintain a townhome association, or secure a property management company, who shall maintain all common areas of the property.

8. Environmental Protection – The developer shall take appropriate steps to preserve Brush Creek and adjacent floodplain areas, including wildlife protection measures.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #1):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

VR-2023-06 ANALYSIS FINDINGS:

- A. Whether the property has an extraordinary or exceptional circumstances pertaining to its size, shape, or topography – Yes. The property has an irregular shape and a floodplain area at the rear along Brush Creek, which limit the amount of buildable land.
- B. Whether a literal interpretation of the regulations would deprive the applicant of rights which other MFR property owners enjoy – Yes, the applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.
- C. Whether the granting of the variance would confer any special privileges upon the property owner – No, this same type of variance request has been recently approved by City Council for several other townhome developments in the City. Further, the denial of the applicant's requested variance would force the developer to unfairly comply with the required standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus cause creating an unnecessary hardship for the developer.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #2):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

VR-2023-06 ANALYSIS FINDINGS:

D. Consistency with the UDC and computability with uses on neighboring properties – Yes.

The variance would encourage the most appropriate use of land and buildings on the property. Smaller lots would allow the proposed townhomes to attract buyers who want less yard maintenance. This would leave more land to be left in its natural state, thus serving as a larger buffer between this development and neighboring properties.

E. Whether the extraordinary circumstances are the result of actions of the applicant – The physical conditions of the property were not created by the applicant, yet they are limiting the applicant's ability to develop the property into a reasonable use.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #3):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

VR-2023-06 ANALYSIS FINDINGS:

F. Whether the requested variance is the minimum relief that will allow the legal use of the land, build, or structure – Yes. The property could still be developed with office, institutional, or neighborhood commercial uses under its OI and C-1 zoning along North Henry Boulevard, but the rear portion of the parcel at 4900 North Henry Boulevard is unlikely to be developed with single-family residential uses under its existing SR zoning having primary access off North Henry Boulevard, in between the existing commercial and office-institutional uses. And although townhomes could still be developed under the requested MFR zoning without the variance, the developer would be significantly constrained in designing a site plan which would allow the construction of a sufficient number of units to be economically feasible.

G. Whether the variance would permit a use of land, buildings, or structures that are prohibited in the same zoning district – No. Townhomes are a permitted use in the MFR district.

ANALYSIS FOR VARIANCE CASE #VR-2023-06 (Slide #4):

Reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR zoning.

STAFF CONCLUSIONS AND RECOMMENDATION -- Based on the findings above, it is reasonable to approve the applicant's variance request. Therefore, the Planning and Zoning Staff recommends the **APPROVAL** of VR-2023-06.

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 4882 North Henry Blvd., Stockbridge [address], with Parcel Number S18-02002005, which is the subject of this application.

Name of Property Owner: Apex Stockbridge, LLC
Property Owner's Address: 4080 McGinnis Ferry Rd., Ste 203, Alpharetta, GA 30005
Telephone: 404-732-4136 E-mail: aaronrissler@icloud.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], Georgia [State].

Signature: _____ Date: 7/10/2026

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): Sarah Shirk, Adam Price, PE, Tyler Price, PE

Company/law firm (if applicable): Falcon Design Consultants, LLC

Telephone, E-Mail, & Address: 770-389-8666, sshirk@fdc-llc.com, aprice@fdc-llc.com

tpprice@fdc-llc.com, 235 Corporate Center Dr., Ste 200, Stockbridge, GA 30281

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.

July 10, 2026
Date

Emily Prescott

Signature of Notary Public

Emily Prescott
Printed Name of Notary Public

July 10, 2026
Date

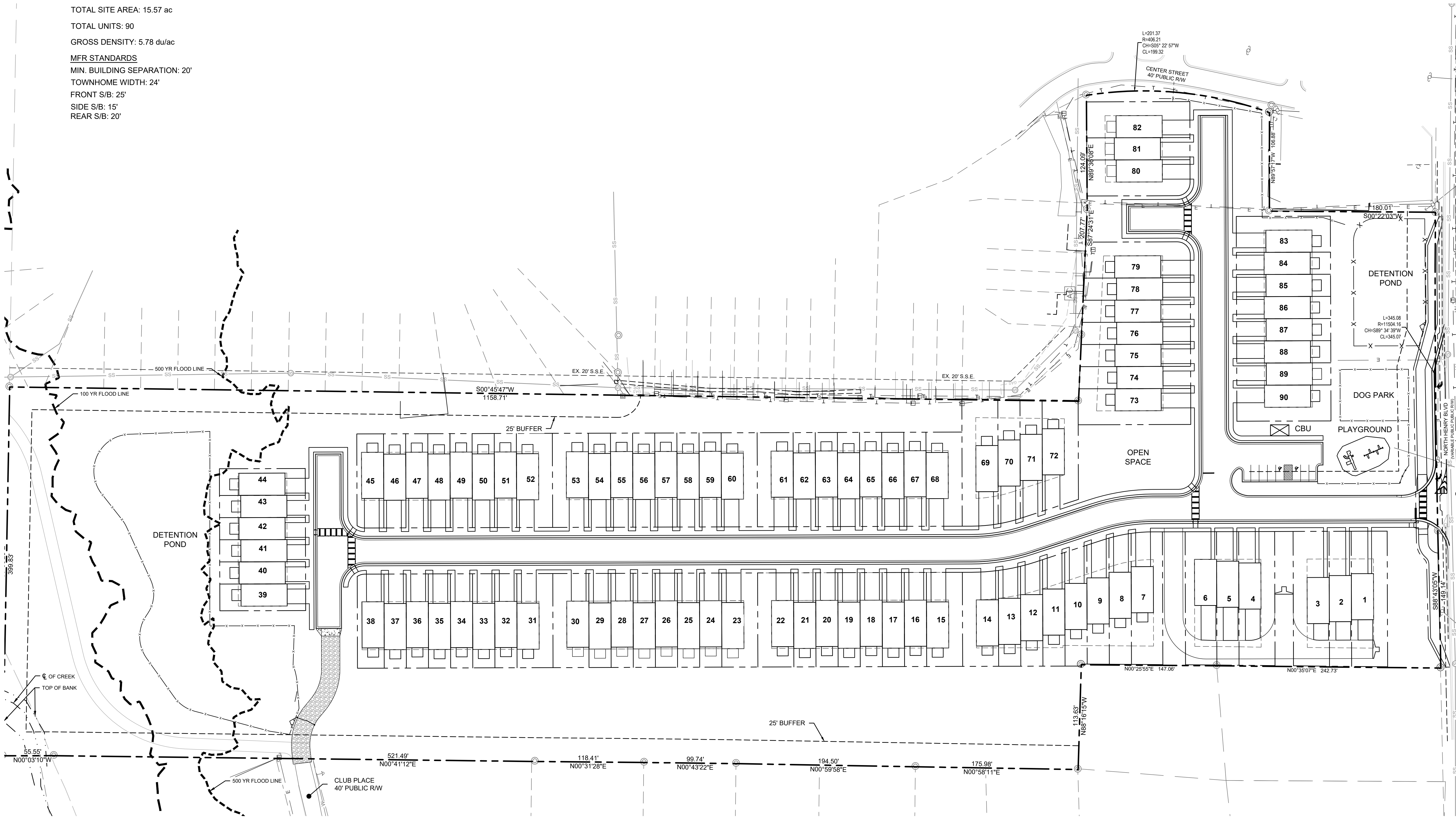
Notary Public Seal Stamp:



LAND USE SUMMARY

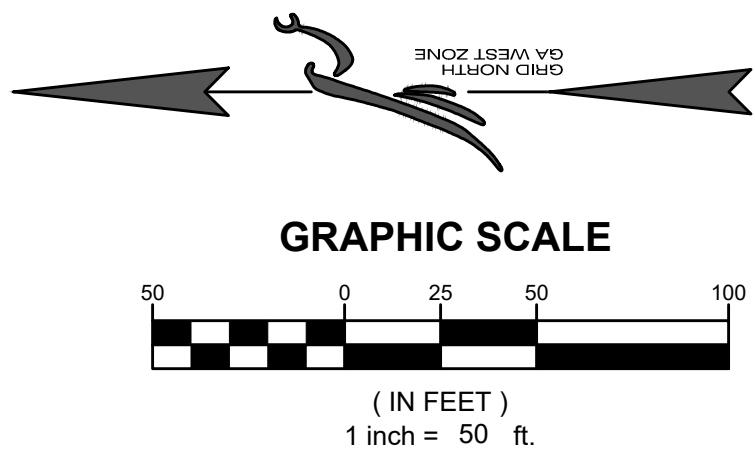
CURRENT ZONING: MFR
TOTAL SITE AREA: 15.57 ac
TOTAL UNITS: 90
GROSS DENSITY: 5.78 du/ac

MFR STANDARDS
MIN. BUILDING SEPARATION: 20'
TOWNHOME WIDTH: 24'
FRONT S/B: 25'
SIDE S/B: 15'
REAR S/B: 20'



GENERAL NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
2. 25' BUFFER SHOWN ON PLAN DRAWN IN ACCORDANCE WITH STOCKBRIDGE UNIFIED DEVELOPMENT CODE SECTION 4.6.
3. PROPERTY BOUNDARIES OBTAINED FROM ALTA SURVEY PERFORMED BY LJA SURVEYING, INC. DATED JANUARY 09, 2026.
4. EACH INDIVIDUAL TOWNHOME UNIT WITHIN THIS DEVELOPMENT SHALL BE SERVICED BY INDIVIDUAL, CURBSIDE SOLID WASTE COLLECTION. NO CENTRALIZED OR COLLECTIVE DUMPSTER LOCATIONS SHALL BE UTILIZED WITHIN THE DEVELOPMENT.



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING
FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
224 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30087
PH: (770) 389-8666 - FAX: (770) 389-8656
NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30055
PH: (770) 755-7978
CUMMING OFFICE
500 PRAIRIE FERRY RD., STE. C
CUMMING, GEORGIA 30048
PH: (678) 807-7109
www.fdc-llc.com

ZONING MODIFICATION CONCEPT PLAN
FOR
BRIDGEVIEW TOWNHOMES
LOCATED IN:
LAND LOT 60, 12TH DISTRICT
CITY OF STOCKBRIDGE, GEORGIA

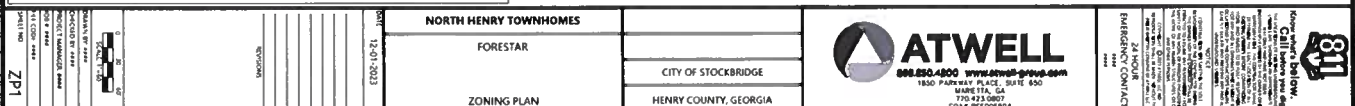
DATE	REVISIONS
1. 7/21/26	REVISED PER CITY COMMENTS
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below.
Call before you dig.
UTILITIES LOCATED BY THE CITY OF STOCKBRIDGE
1-800-852-4747 (TOLL FREE)
OR DIAL 311

DATE: 7/10/26
SCALE: 1" = 50'
PROJ NUMBER: 594.001
DRAWN BY: EDA
REVIEWED BY: AP
REVISED BY: -

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER



CITY OF STOCKBRIDGE

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

January 26, 2026

Mr. Aaron Rissler
Apex Land Company
4080 McGinnis Ferry Rd, Ste 203
Alpharetta, GA 30005
(O) 770-777-4704
(M) 404-732-4136

RE: Bridgeview
Parcel #: S18-02004009, S18-02003000, S18-02002005,
S18-02002006, S18-02002000
Development Type: 90-unit multifamily residential

Mr. Rissler:

The City has reviewed the updated water and sewer flow calculations you submitted on 1/12/26 for the referenced development. The City has determined that the existing wastewater collection system has sufficient capacity to support the requested sanitary sewer flows. However, the water capacity will be contingent upon the results of the future flow test to be performed by the owner/developer.

Sincerely,



Kevin Miller
Sewer Superintendent

Attachments: Revised Request for Capacity Letter 1/12/26

Cc: Decius T. Aaron, Public Works Director
Scott Mask, Water Superintendent
Chad Peden, PE, Carter & Sloope, Inc

Anthony S. Ford
MAYOR
LaKeisha Gantt
District 1
Alphonso Thomas
District 2
Kyle D. Berry, Sr.
MAYOR PRO TEM/ District 3
Yoland Barber
District 4
Elton Alexander
District 5

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



Ryan Anderson
DIRECTOR

Frederick Gardner
CITY MANAGER

October 25, 2024

Dear Renato Fretta Ghizani,

The City of Stockbridge's Community Development Department staff has received your Minor Modification Application # ZM-2024-019, for the Bridgeview Townhomes, submitted on September 19, 2024. After careful consideration and review, staff has **approved** your request for minor modification in regards to Condition #1, Condition #2, #5. b, and #5.c, Condition #4, and Condition 9.

The rezoning plan presented to City Staff and City Council at the public hearing for rezoning, comprehensive plan map amendment, and variance held on February 12, 2024, for property at 4882 North Henry Boulevard, proposed a mix of 20-foot-wide townhouses and 24-foot-wide townhouses in a non-gated subdivision with public streets. At this public hearing, the City Council added twelve (12) conditions and approved the request for rezoning, comprehensive plan map amendment, and variance. Following this public hearing, the rezoning plan was redesigned into the LDP Plan by the applicant to comply with the 12 conditions. The difference between the LDP Plan and the Rezoning Plan are a direct result of complying with Ordinance Number RZ-2023-10.

According to the applicant's reasoning for the Minor Modification Application, the layout of the subdivision roads had to be changed between the rezoning and the LDP Plan to comply with all the other conditions. The conditions forced some configurations such as the subdivision's dead-end was changed from a cul-de-sac in the rezoning site plan to a hammerhead design in the LDP Plan to allow for the dumpster, its enclosure, and sidewalk to access to fit for better access and sitting at one of the hammerhead dead-end.

The Conditions of Ordinance No RZ-2023-10 presented a hardship for the applicant to comply with due to the imposed dimensional design changes that had to be made to meet other conditions. The applicant has shown effort to stay within compliance by meeting with staff and providing updates throughout the Land Disturbance Permit process. It is staff's conclusion that the requested minor modification was inevitable, and the new proposed design is acceptable.

This zoning modification excludes the following information which may apply to the subject property, such as, grandfathered uses without a City Council ruling, official interpretations by any

Anthony S. Ford
MAYOR
LaKeisha Gantt
District 1
Alphonso Thomas
District 2
Kyle D. Berry, Sr.
MAYOR PRO TEM/ District 3
Yoland Barber
District 4
Elton Alexander
District 5

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



Ryan Anderson
DIRECTOR

Frederick Gardner
CITY MANAGER

entity or official other than the City Council, variances and interpretations and conditional uses granted by any entity or official other than the City Council, special restrictions on certain uses within the general zoning ordinance, setbacks, buffers and construction standards in the general operation.

Respectfully,

Keedra T. Jackson, Chief Planner
Community Development Department

cc: Ryan Anderson, Director of Community Development Department

Project/Case #

ZMOD-2026.07.2006

Parcel Number(s):

S18-02002005

Web Form

City of Stockbridge

APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATION

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

Property Owner Authorization Form please click [here](#)

SECTION I

Modification Type ☐ **A. Administrative Modification:** Minor changes are those which implement or layout; which are made necessary by actual field conditions at the time of development; or which do not change the use of properties, nor the intent or integrity of the conditions as they were originally imposed. Any request for a minor change shall be made in written form to the Director. Furthermore, the request for a minor change shall be approved by the Director. This does not require a public hearing, but an administrative decision by the Director.



B. Zoning Modification (Major): Major modifications to zoning conditions include any changes to zoning conditions or compatibility requirements attached to the zoning approval as conditions of approval. This requires a public hearing.

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. See letter of intent

3. Petition number of the Zoning or Use Permit to which this application applies LDP-2026.05.1072

4. Attach a copy of Legal Description [must be metes and bounds], or complete the following information:
Is the property within a recorded subdivision? ☐ Yes ☒ No

Subdivision Name:

Bridgeview Townhomes

Lot Number:

Block Designation:

District: District 2

Please refer to the [SagesGov Council District Finder](#).

Recorded in Plat Book:

Road Name:

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached application for a Modification.

Primary Owner Name:

First
Apex

Last
Stockbridge, LLC

Mailing Address:

4080 McGinnis Ferry Rd., Ste 203

City: Alpharetta

State: Georgia

Phone #: 404-732-4136

Email: aaronrissler@icloud.com

Aaron Rissler

Owner Signature