

**STOCKBRIDGE
PLANNING COMMISSION
BOARD MEMBERS**

Trameka Walker, Chair

Vacant, Vice-Chair

Meeka Douglas

Sharonda Gardner

Lisa Glenn

Darryl Thompson

ADMINISTRATION

Ryan Anderson
Community Development Director

Veronica Green
Chief Planner

Linda Logan
Senior Planner, Secretary

Gordon Linton,
Senior Planner

Brennen Reilly,
GIS Analyst / Planner II

Valerie Ross, Attorney

Planning Commission Meeting Agenda August 20, 2026 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, AUGUST 20, 2026 6:30 PM

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Adoption of the Agenda**
- VI. Approval of Minutes August 6, 2026 Summary Minutes
August 6, 2026 Summary Minutes**
- VII. Public Hearing**

Item # 1 - 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.

Presented by: Linda Logan

Item # 2 - 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.

Presented by: Linda Logan

- VIII. Project Updates**
- IX. Staff Comments**
- X. Board Comments**
- XI. Adjournment**



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



SUMMARY MINUTES

PLANNING COMMISSION

THURSDAY, AUGUST 6, 2026 AT 6:30 p.m.

BOARD MEMBERS:

Trameka Walker, Chairperson
(District 5)
Meeka Douglas, Vice
Chairperson (District 4)
Lisa Glenn (At Large)
Sharonda Gardner (District 2)
Darryl Thompson (District 3)
Mills Johnson (District 1)

ADMINISTRATION:

Ryan Anderson, Community Dev. Director
Valerie Ross, City Zoning Attorney
Veronica Green, Chief Planner
Gordon Linton, Principal Planner
Linda Logan, Senior Planner / PC Secretary
Brennen Reilly, GIS Analyst / Planner II
Mark Aniadaga, Senior Planner
Jarvis Richardson, Planning Intern

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL:

	Present:	Absent:
~ Trameka Walker	___ X ___	_____
~ Meeka Douglas	___ X ___	_____
~ Lisa Glenn	___ X ___	_____
~ Sharonda Gardner	___ X ___	_____
~ Darryl Thompson	___ X ___	_____
~ Mills Johnson	___ X ___	_____

A quorum of members was achieved.

V. ADOPTION OF THE AGENDA

A motion to adopt the agenda was made by Darryl Thompson, and Lisa Glenn seconded the motion. A vote was taken, and the agenda was unanimously adopted.

VI. APPROVAL OF MINUTES – March 19, 2026 Summary Minutes.

A motion to approve the March 19, 2026 Summary Minutes (Corrected Version) was made by Darryl Thompson, and Sharonda Gardner seconded the motion. A vote was taken, and the Minutes were unanimously approved.

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

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

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

The current applicant for ZM-2026-01 is Marlon Burton of Morgan, Jackson & Powell, Inc., who proposes to build a mixed-use development with 200 apartment units and

15,000 square feet of retail/commercial space within a six-story building, plus a parking garage. For such purpose, he requests the following two zoning modifications:

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

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

To be presented by the Community Development Staff.

Staff Presentation—Gordon Linton gave the Staff presentation for ZM-2026-01. He stated that the zoning sign for ZM-2026-01 was posted on June 3, 2026. Mr. Linton reviewed what was previously approved for the property via Comprehensive Plan Amendment Case #CP-2024-02, Rezoning Case #RZ-2024-01, and Variance Case #VR-2024-01. Then he explained the current applicant's proposed development. The applicant had requested an increase in the number of apartment units from the approved 160 units to 200 units; an increase in the number of stories from four (4) to nine (9); and the use of a revised site plan with additional parking and a relocation of the pool from the rooftop to one of the upper floors. The applicant submitted a revised site plan on July 14, 2026. The Staff's recommendation was approval with twenty (20) zoning conditions.

Board Members' Questions:

1. Trameka Walker—Ms. Walker inquired about whether a new traffic study had been done by the applicant for the proposed 200 units. Mr. Linton replied that no, there was no new study; the Staff did not require it since it did not meet the threshold for being required.
2. Meeka Douglas—Ms. Douglas asked whether the applicant's requested nine (9) stories were advertised. Mr. Linton stated that six (6) stories were advertised. Linda Logan clarified that the applicant had originally requested six (6) stories in the application, and that is what was advertised. It was only later that the applicant changed the request to nine (9) stories, but it was too late to change the advertisement for it.
3. Mills Johnson—Mr. Johnson asked whether the proposed building would be the highest building within the City of Stockbridge. Ryan Anderson replied that no, Piedmont Hospital is the highest. Mr. Johnson also asked about the location of the pool. Mr. Linton replied that it would be located internally, on one of the apartment building floors, rather than on the rooftop, as was originally planned.
4. Meeka Douglas—Ms. Douglas asked whether a new traffic study had been done. Veronica Green replied that no, the threshold for requiring a new traffic study had not been reached.

Applicant's Presentation for ZM-2026-01—Made by Steve Moore of Moore Bass Consulting. Mr. Moore stated that the proposed parking deck would have six (6) stories. There would be 11,000 square feet of ground-floor retail space, plus 95,000 square feet of restaurant space for a coffee shop. The increased building height is due to the inclusion of higher ceilings and larger apartment units. The pool would be a two-story affinity pool on the Seventh Floor. A fitness center and office space would be included within the proposed building. There would be a total of 200 apartment units.

Board Members' Questions:

1. **Trameka Walker**—Ms. Walker asked about the ceiling for the pool and the date of project completion. Mr. Moore replied that the pool would be open to the sky and that construction was planned to begin around spring 2027.
2. **Darryl Thompson**—Mr. Thompson asked about examples of the developer's completed projects in other cities. Mr. Moore stated that he's not the developer; he's just the engineer. Mr. Thompson also asked what drove the inclusion of forty (40) additional units. Mr. Moore replied that it was due to quality construction and higher ceilings.

Public Hearing—There were no speakers.

Board Action for ZM-2026-01—Lisa Glenn made a motion to approve ZM-2026-01, and Mills Johnson seconded the motion. A vote was taken, and the motion was approved, 4-1, with Meeka Douglas being opposed.

VIII. REZONING CASE #RZ-2026-01. (Council District 4.)

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

To be presented by the Community Development Staff.

Staff Presentation—Brennen Reilly gave the Staff presentation of RZ-2026-01 112 Old Conyers Road. Mr. Reilly mentioned Text Amendment Case #TX-2024-09 from January 2025, which amended Section #3.2.6 of the Stockbridge Unified Development Code (UDC) for bed-and-breakfasts. He stated that the existing bed-and-breakfast at 112 Old Conyers Road is grandfathered, due to the terms of TX-2024-09. There would be no new development or construction activity on the subject property. The Staff recommendation was the approval of RZ-2026-01.

Board Members' Questions:

1. Mills Johnson—Mr. Johnson asked, what provision caused the bed-and-breakfast to be grandfathered? Ryan Anderson replied that the approval of TX-2024-09 included language to grandfather existing bed-and-breakfasts.
2. Lisa Glenn—Ms. Glenn asked about commercial development in the area. Mr. Reilly said that this use complies with the surrounding land uses.
3. Meeka Douglas—Ms. Douglas asked about possible expansion of the existing bed-and-breakfast. Veronica Green stated that there is a six-unit maximum.
4. Trameka Walker—Ms. Walker asked whether the bed-and-breakfast had any interactions with the community for events. Ms. Green replied that she was unaware of any.

Public Hearing for RZ-2026-01—There were no speakers.

Board Action—Darryl Thompson made a motion to approve RZ-2026-01, and Meeka Douglas seconded the motion. A vote was taken, and RZ-2026-01 was unanimously approved.

VIX. SPECIAL USE PERMIT CASE #SP-2026-01. (Council District 4.)

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

To be presented by the Community Development Staff.

Staff Presentation—Brennen Reilly gave the Staff presentation for SP-2026-01 for 112 Old Conyers Road. Mr. Reilly stated that Section 3.2.6 of the UDC applies to bed-and-breakfasts, and that Section 9.2.5 regulates special use permits.

Public Hearing for SP-2026-01—There were no speakers.

Board Action for SP-2026-01—Sharonda Gardner made a motion to approve SP-2026-01, and Darryl Thompson seconded the motion. A vote was taken, and SP-2026-01 was unanimously approved.

X. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2026-01. (Council District 4.)

Consideration of a Comprehensive Plan amendment application to change the future land use designation of the property at **4231 North Henry Boulevard** from Low-Density

Mixed-Use to Heavy Industrial to allow for the further development of natural resources that are associated with the existing surrounding rock quarry, pursuant to Section 3.2.25 of the Stockbridge Unified Development Code (UDC). Applicant: Vulcan Lands, Inc., c/o Vulcan Materials Company. Agent: Jack Nichols of James, Bates, Brannan, Groover, LLP. Property Owner: Ekstedt Properties, LLC. Property Location: District 12, Land Lot 62. Property Size: 1.377 +/- acres.

To be presented by the Community Development Staff.

Staff Presentation—Gordon Linton gave a joint Staff presentation for CP-2026-01, RZ-2026-02, and SP-2026-02 for 4231 North Henry Boulevard. Mr. Linton stated that a zoning sign was posted on the property on July 2, 2026. He provided a definition of a “berm”, which the applicant proposes constructing on the property. He explained its use, as well as identifying potential operational impacts and permit requirements. The Staff recommendation was denial, although Mr. Linton read through a list of recommended conditions in the event of approval. He reviewed Section 9.2.5 (special use permits) and Section 9.2.6 (use permits) requirements from the UDC.

Applicant’s Presentation—Jack Nichols, Attorney, gave the applicant’s joint presentation for CP-2026-01, RZ-2026-02, and SP-2026-02 for 4231 North Henry Boulevard. Mr. Nichols said that Vulcan Materials is the nation’s largest producer of crushed stone, and that Stockbridge has Georgia’s largest Vulcan quarry. The quarry has 49 employees and it generated \$50 million in economic impacts in 2025. No mining activity would occur on the subject property; just the construction of a berm. The proposed berm would provide screening and buffering. Mr. Nichols stated that tonight was the first time that he learned of the Staff’s list of recommended conditions, if these cases were to be approved, and that he thought that he would be okay with them, although he would need to take a closer look at them. But Mr. Nichols thought that the Staff was ignoring the reality of the existing situation of the presence of the quarry. He was not asking for the PMU Overlay District to be removed from the property; just that the proposed use (a berm) be allowed.

Board Members’ Questions:

1. **Sharonda Gardner**—Ms. Gardner asked whether the applicant could ensure that there would not be any blasting occurring on the subject property. Mr. Nichols replied that there would be a berm only.
2. **Darryl Thompson**—Mr. Thompson asked whether there would be any mining activity taking place under the surface of the property. Mr. Nichols replied that there would not be any such activity.

Public Hearing for CP-2026-01, RZ-2026-02, and SP-2026-02:

1. **Damian Thompson of 152 Rock Quarry Road**—Mr. Thompson stated that he is the Director of the Sporting Club for Stockbridge. He expressed his support for this project. He said that his non-profit organization benefits youth, and that Vulcan Materials has made contributions toward his organization to benefit youth, such as summer camps.
2. **Karen Chambers of 110 Lake Terrace**—Ms. Chambers stated that her family has

already lived the the effects of the quarry, and that nearby residents deserve protection. She was afraid that the approval of this project might set a precedent.

3. Kelly J. Harris of 11 Lake Terrace—Ms. Harris said that she did not see how the proposed berm would financially benefit Vulcan. This small property would not benefit Stockbridge or make any improvement to the neighborhood.

Board Action for CP-2026-01 Only—Meeka Douglas made a motion to deny CP-2026-01, and Sharonda Gardner seconded the motion. A vote was taken, and CP-2026-01 was unanimously denied.

XI. REZONING CASE #RZ-2026-02. (Council District 4.)

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

To be presented by the Community Development Staff.

[See the joint Staff presentation, Board Members' Questions, and Public Hearing Above.]

Board Action for RZ-2026-02 Only—Sharonda Gardner made a motion to deny RZ-2026-02, and Darryl Thompson seconded the motion. A vote was taken, and RZ-2026-02 was unanimously denied.

XII. SPECIAL USE PERMIT CASE #SP-2026-02. (Council District 4.)

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

To be presented by the Community Development Staff.

[See the joint Staff presentation, Board Members' Questions, and Public Hearing Above.]

Board Action for SP-2026-02 Only—Sharonda Gardner made a motion to deny SP-2026-02, and Darryl Thompson seconded the motion. A vote was taken, and SP-2026-02 was unanimously denied.

XIII. PROJECT UPDATES [None.]

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

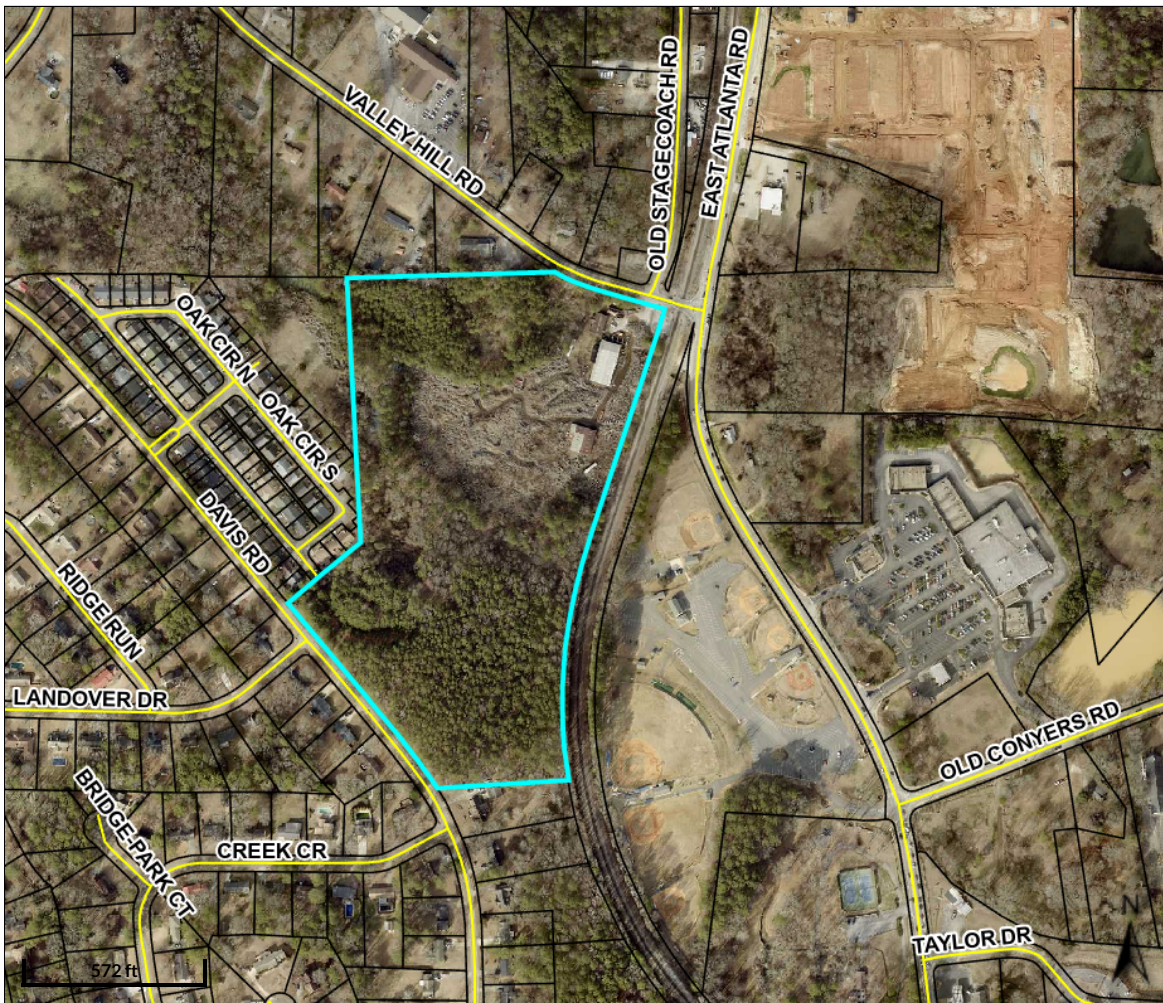
XIV. STAFF COMMENTS [None.]

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

XV. BOARD COMMENTS [None.]

XVI. ADJOURNMENT

Sharonda Gardner made a motion to adjourn the meeting, and Darryl Thompson seconded the motion. A vote was taken, and the meeting was unanimously adjourned at 9:21 p.m.



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

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

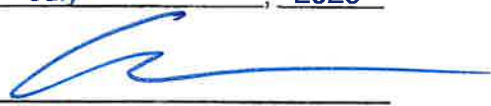
If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

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.

DAVIS ROAD TOWNHOMES

STOCKBRIDGE, GEORGIA

A thoughtfully designed residential community combining modern architecture, resort-style amenities and a walkable neighborhood plan.

CONCEPT PRESENTATION

BEAUTIFUL ARCHITECTURE

Davis Road Townhomes - Stockbridge, GA



PROJECT SNAPSHOT

A compact, amenity-forward townhome community

The zoning modification plan establishes a high-quality residential layout along Davis Rd, featuring integrated open space and community amenities.

91

TOWNHOME LOTS

11.31

SITE ACRES

8.04

UNITS / ACRE

24'

MIN. LOT WIDTH

Key Site Standards

- 30 ft

Front setback
- 20 ft

Rear setback
- 20 ft

Building separation
- Davis Rd

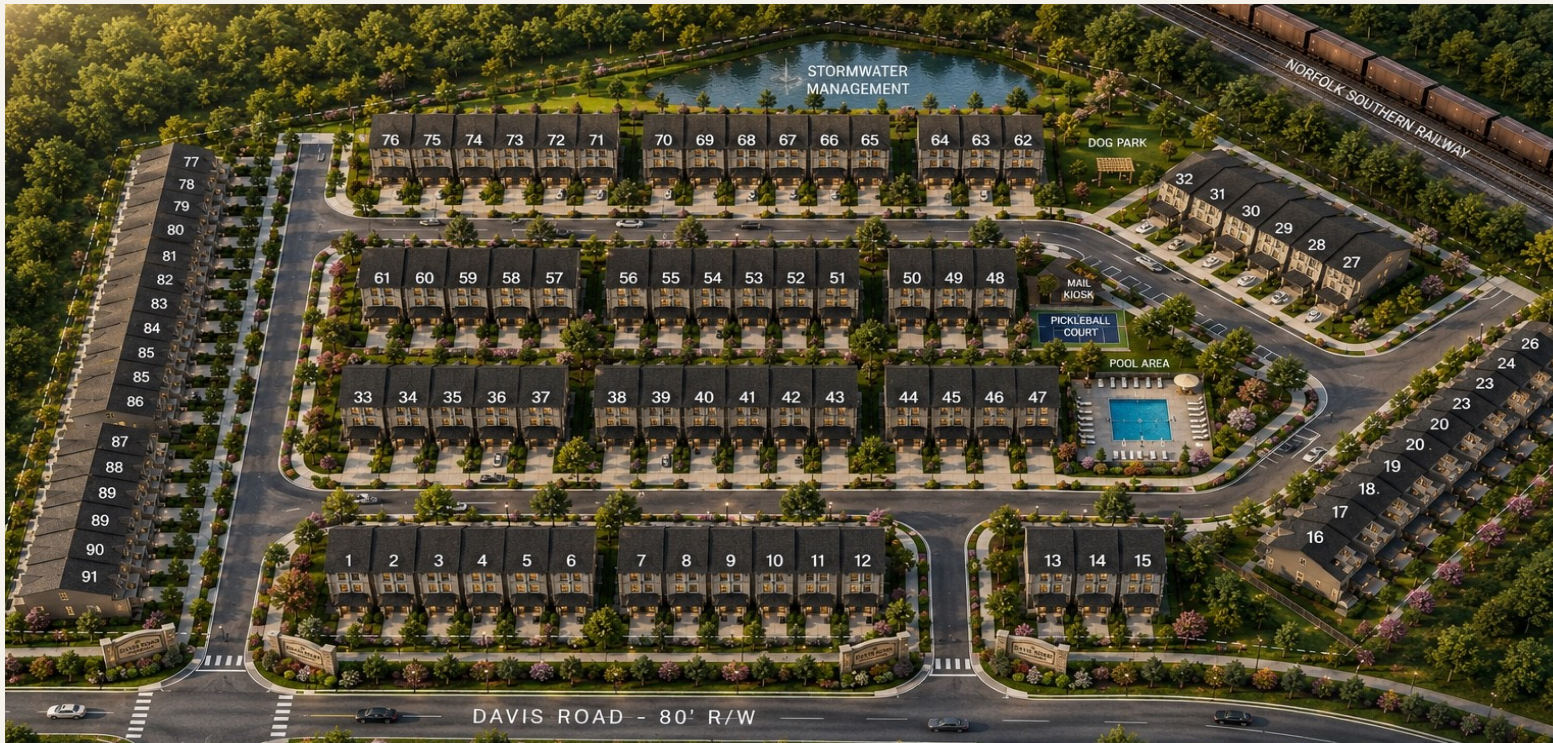
Primary frontage

Source: Zoning Modification Plan, 55 Valley Hill Rd / Davis Rd, Stockbridge, GA



A connected neighborhood organized around amenities

The plan uses looped internal streets, multiple open-space pockets and a central amenity area to create a cohesive residential environment.

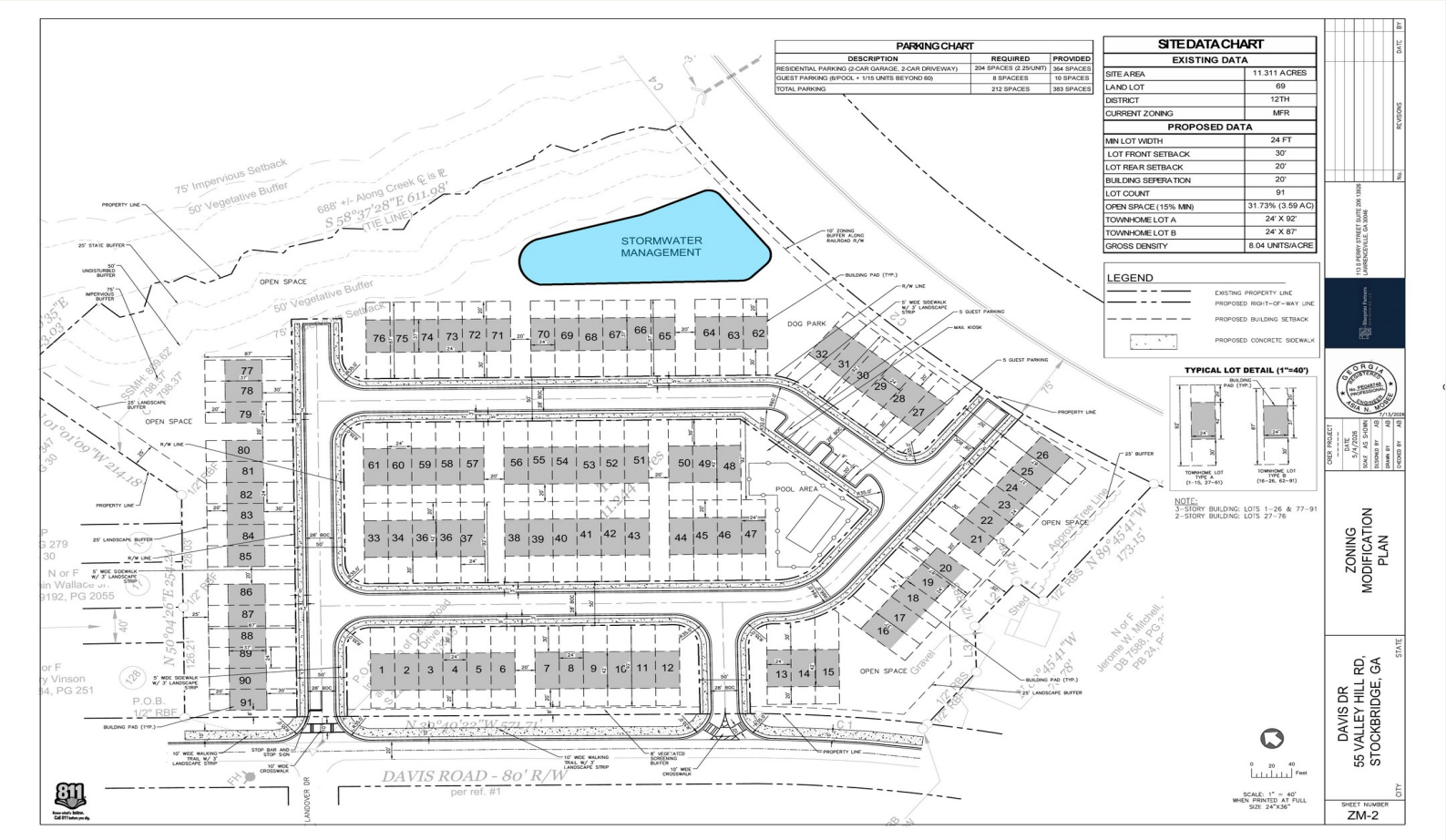


PLAN HIGHLIGHTS

- 91 townhome lots
- Pool and outdoor lounge area
- Pickleball court
- Dog park
- Walking connections and landscaped open space
- Stormwater management integrated at the north edge

Concept aligned to the submitted zoning modification plan

The official plan shows the townhome area concentrated along Davis Road, with the northern portion of the property identified separately for subdivision and sale.



SITE DATA

ADDRESS 55 Valley Hill Rd / Davis Rd

PRODUCT Townhomes

LOT COUNT 91

MIN. LOT WIDTH 24 ft

GROSS DENSITY 8.04 units/acre

STORMWATER Dedicated management area

Submitted zoning modification package dated July 13, 2026.

ARCHITECTURE

Modern townhomes with a timeless material palette

Brick-forward facades, dark window packages and varied roof forms establish a cohesive upscale streetscape.



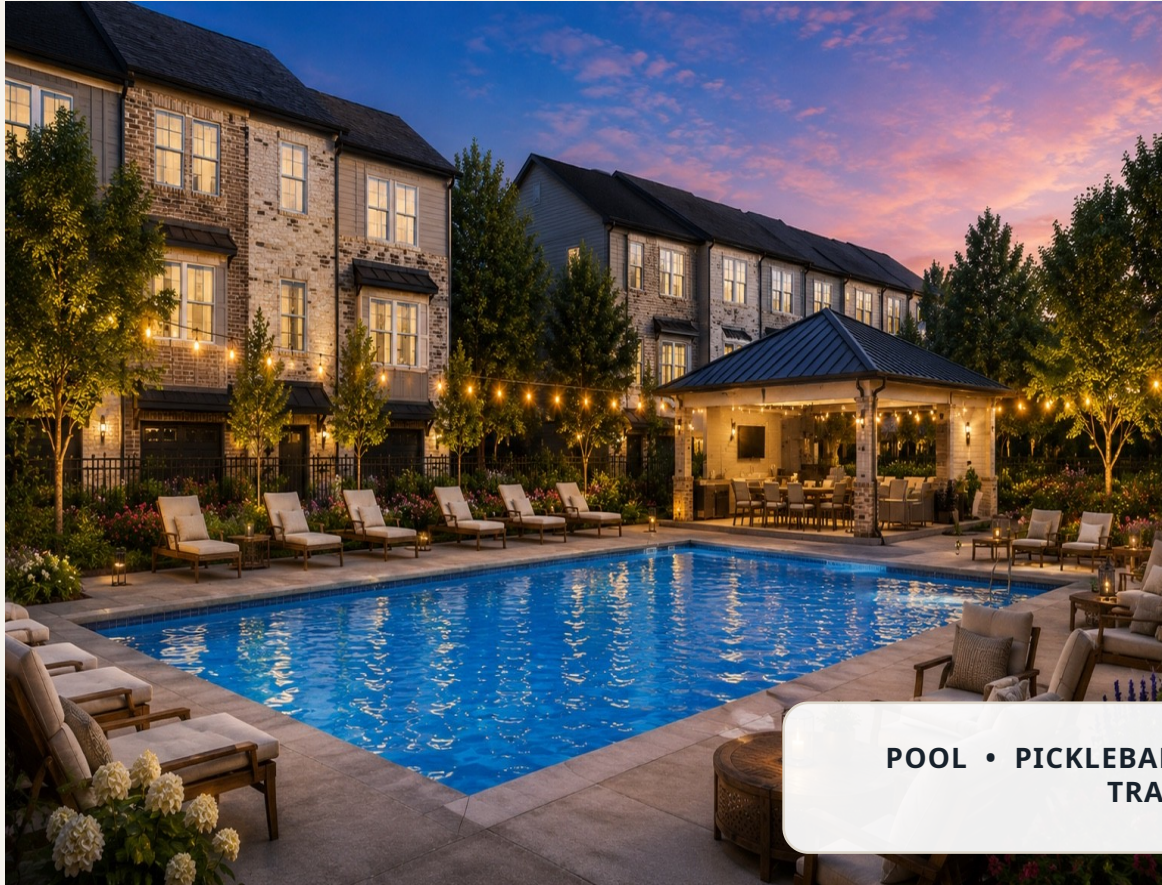
DESIGN CHARACTER

- Brick and masonry-forward elevations
- Black garage doors and window frames
- Varied gables and rooflines
- Landscaped front entries
- Strong curb appeal at dusk and daytime

RESORT-STYLE AMENITIES

Designed to make the community feel like a destination

A central pool environment and recreation spaces create a strong lifestyle component for residents.



POOL • PICKLEBALL • DOG PARK •
TRAILS

COMMUNITY EXPERIENCE

More than housing — a complete neighborhood setting

The landscape, architecture and amenity program work together to create a distinctive sense of arrival and long-term community value.



BEAUTIFUL ARCHITECTURE • RESORT-STYLE AMENITIES • WALKING TRAILS • WELCOMING ENTRANCE

DAVIS ROAD TOWNHOMES

A modern residential community
envisioned for Stockbridge, Georgia.

91 TOWNHOMES | AMENITY-RICH | WALKABLE
COMMUNITY

SHREE DEVELOPERS GROUP

BEAUTIFUL ARCHITECTURE

Davis Road Townhomes - Stockbridge, GA



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.

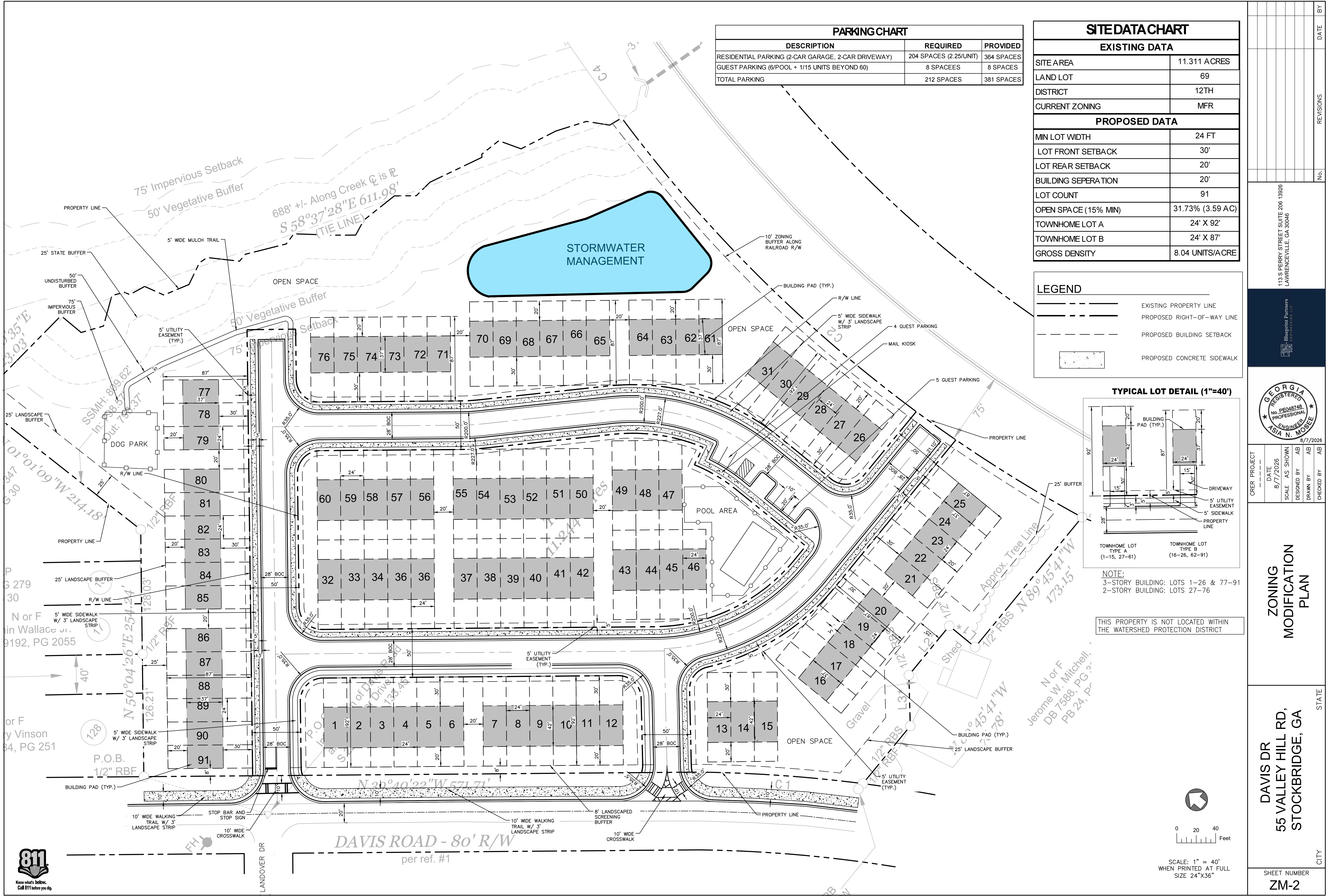
Sincerely,
Yashesh Shah
Shree Real Estate Developers





SCALE: 1" = 80'
WHEN PRINTED AT FULL
SIZE 24"X36"

SHEET NUMBER		ZM-1	
DAVIS DR 55 VALLEY HILL RD, STOCKBRIDGE, GA		STATE	
OVERALL OVERALL ZONING MODIFICATION PLAN		CRER PROJECT	
		DATE 8/7/2026	
		SCALE AS SHOWN	AB
		DESIGNED BY	AB
		DRAWN BY	AB
		CHECKED BY	AB
			
			
		113 S PERRY STREET SUITE 206 13926 LAWRENCEVILLE, GA 30046	
		No.	
		REVISIONS	
		DATE	
		BY	

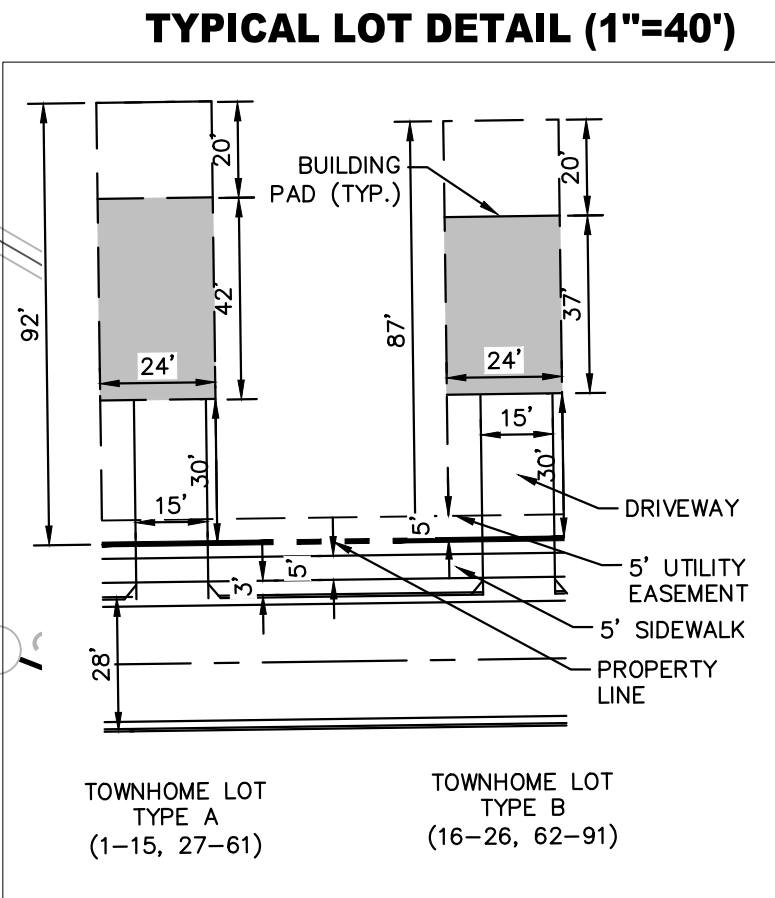


PARKING CHART		
DESCRIPTION	REQUIRED	PROVIDED
RESIDENTIAL PARKING (2-CAR GARAGE, 2-CAR DRIVEWAY)	204 SPACES (2.25/UNIT)	364 SPACES
GUEST PARKING (6/POOL + 1/15 UNITS BEYOND 60)	8 SPACES	8 SPACES
TOTAL PARKING	212 SPACES	381 SPACES

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



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

THIS PROPERTY IS NOT LOCATED WITHIN THE WATERSHED PROTECTION DISTRICT

CRER PROJECT	DATE	8/7/2026
	SCALE	AS SHOWN
	DESIGNED BY	AB
	DRAWN BY	AB
ZONING MODIFICATION PLAN	CHECKED BY	AB
	DATE	8/7/2026
	SCALE	AS SHOWN
	DESIGNED BY	AB
DAVIS DR 55 VALLEY HILL RD, STOCKBRIDGE, GA	CITY	
	STATE	
	SHEET NUMBER	ZM-2
	REVISIONS	
113 S PERRY STREET SUITE 206 13926 LAWRENCEVILLE, GA 30046	BY	
	DATE	
	REVISIONS	
	No.	

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 character of the 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 by 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.

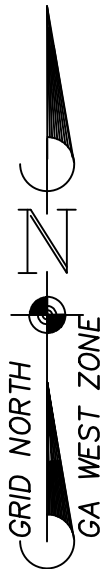
Name of Applicant:	First Yashesh
Applicant's Address:	5400 Laurel Springs Parkway Unit 702
City: Suwanee	State: Georgia
Phone: 770-789-7044	Email: yashesh@shreedevolversgroup.com

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

CLERK OF THE COURT FILING INFORMATION



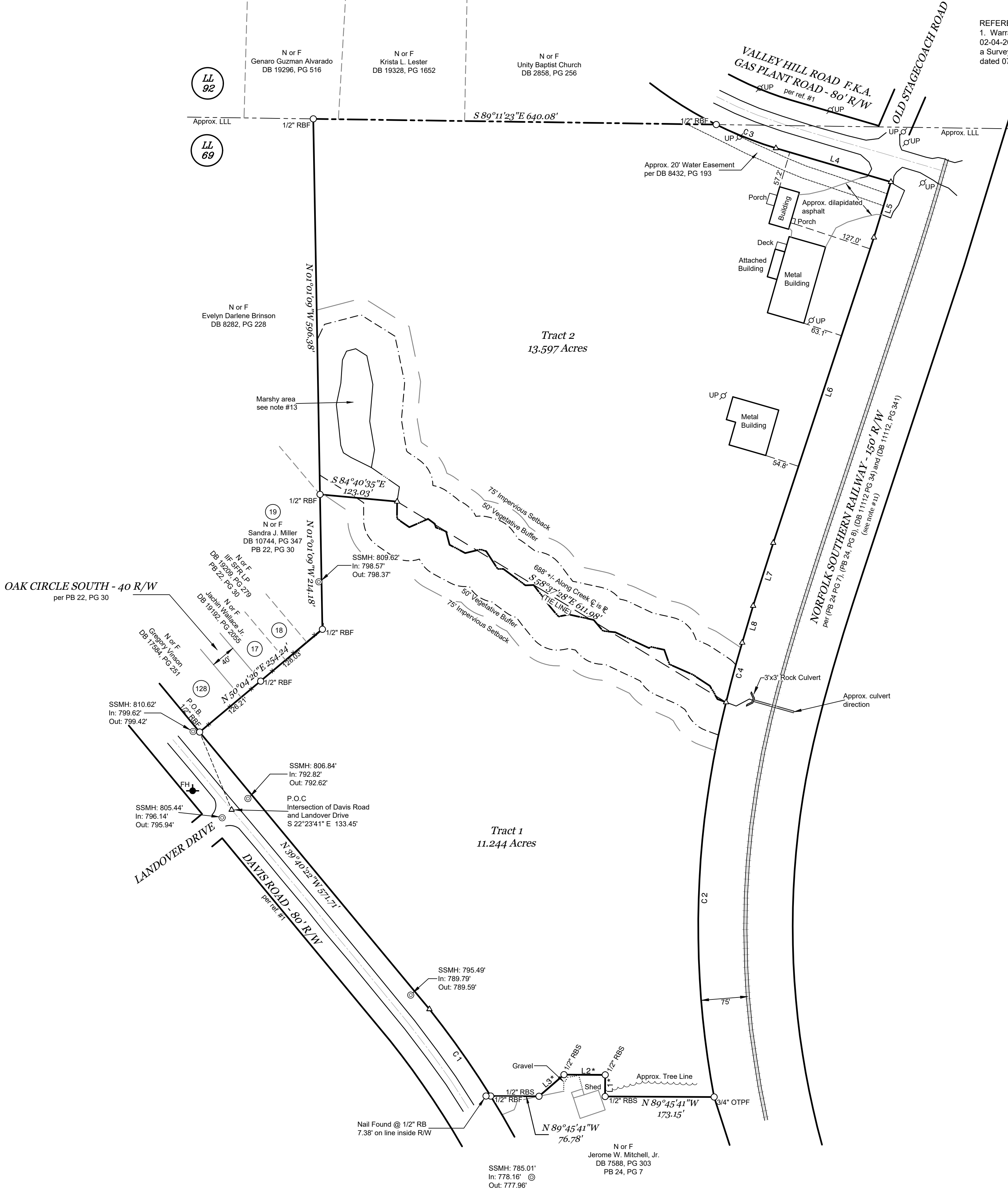
Course	Bearing	Distance
C1	Rad: 1458.40' Tan: 84.55' Chd: N 35°11'18" W	A: 168.92' CA: 6°38'10" 168.82'
C2	Rad: 1459.81' Tan: 321.02' Chd: S 01°43'48" W	A: 631.99' CA: 24°48'17" 627.06'
C3	Rad: 621.24' Tan: 51.11' Chd: S 68°27'06" E	A: 101.99' CA: 9°24'24" 101.88'
C4	Rad: 2084.15' Tan: 49.03' Chd: S 15°09'31" W	A: 98.03' CA: 2°41'42" 98.02'

Course	Bearing	Distance
L1*	N 00°14'19" E	34.40'
L2*	N 89°45'41" W	65.55'
L3*	S 49°10'24" W	52.37'
L4	S 73°39'05" E	190.41'
L5	S 17°01'54" W	92.33'
L6	S 18°15'06" W	510.57'
L7	S 17°44'20" W	104.87'
L8	S 16°29'44" W	61.12'

* New property line created to convey area to adjacent owner.

- 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: 1/359.594'; Tract 2: 1/736.403'.
 - 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
 - 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.
 - Evidence of state waters was observed during the course of this survey. However, should a qualified environmental engineer or county agency determine that state waters do exist, county and state buffers will apply.

- 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.



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

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



0 100 200 300 400
SCALE: 1" = 100'

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	Dead Book
PB	Plot Book
UP	Utility Pole
R/W	Right-of-Way
N or F	Now or Formerly
P	Property Line
C	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
- x -	Fence
- # -	Overhead Wire
- . -	Not to Scale
- - -	Calculated Point
- - -	Water Meter

Revised 07-10-2026 to address county comments and add parent parcel.

Minor Plat for:

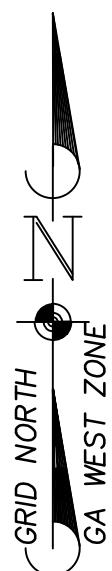
SHREE DEVELOPMENT

Land Lot 69, 12th Dist.
City of Stockbridge, Henry County, Georgia
06-03-2026

McWhorter
&
Anderson

LAND SURVEYING &
CIVIL ENGINEERING

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com
© K.E.Q., Inc. 2026
FILE: 13499



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:

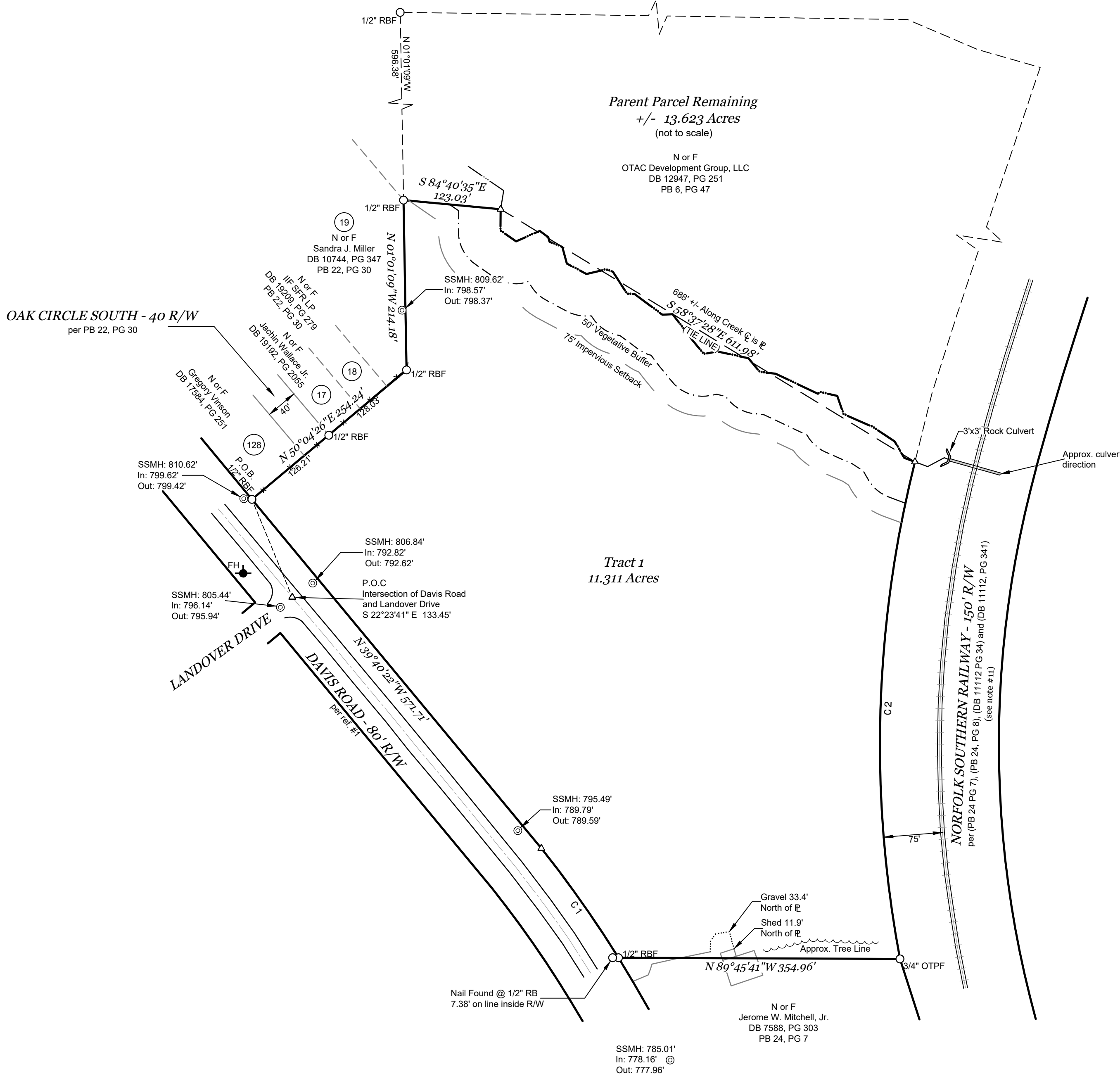
Commencing at the intersection of Davis Road (S0°RW) and Landover Drive; thence, North 22 Degrees 23 Minutes 41 Seconds West to a 1/2" rebar on the Eastern Right of Way of Davis Road, said point being the True Point of Beginning; thence, leaving the Eastern Right of Way North 50 Degrees 04 Minutes 26 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

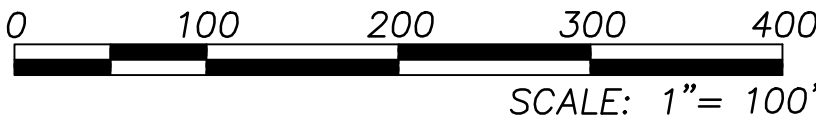
LEGAL DESCRIPTION - PARENT PARCEL - DEED BOOK 12947, PAGE 251-253 (RECORD LEGAL)

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.

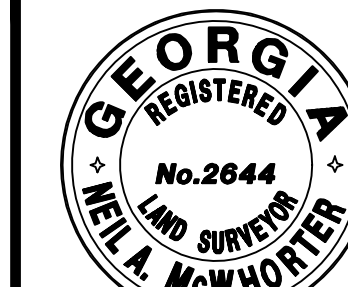
SURVEYOR'S CERTIFICATE (ALTA/NSPS):
To: Shree Real Estate Developers LLC & Stewart Title Guaranty Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established 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



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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



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

CC: Veronica Green, Chief Planner

DATE: August 20, 2026

SUBJECT: Staff Report for Zoning Modification Case #ZM-2026-02 for 55 Valley Hill Road (Council District 4)

PURPOSE

Applicant Yashesh Shah of Shree Developers Group (represented by Asia Mosee Browner) submitted a major zoning modification application on July 21, 2026 for the property at 55 Valley Hill Road. The purpose of the application (Case #ZM-2026-02) is to request 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 three cases were: 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 original proposal was to build 173 townhomes, but that was later reduced to 156 units via the site plan that was presented to City Council on the floor of the meeting prior to the approval of the cases. D. R. Horton later submitted an administrative (minor) zoning modification application to request that no road be built across the creek due to environmental site constraints. That request was approved by the Staff via a Decision Letter on August 4, 2025. However, despite the approval of the administrative zoning modification, as well as the previous zoning cases, the townhome development was not built and D. R. Horton sold the property to a new owner, OTAC Development Group, LLC.

Now, Shree Developers Group wishes to build a revised townhome development with 91 units on the southern portion of the property only, south of the creek, with frontage on Davis Road. Further, the applicant proposes to subdivide the subject property into two parcels in order to build the townhome development on the southern parcel and to sell the northern parcel. The applicant is therefore requesting the approval of ZM-2026-02 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 property contains 24.908 +/- total acres within the Stockbridge City Limits, of which 11.311 +/- acres lie south of the creek.

AERIAL PHOTOGRAPH

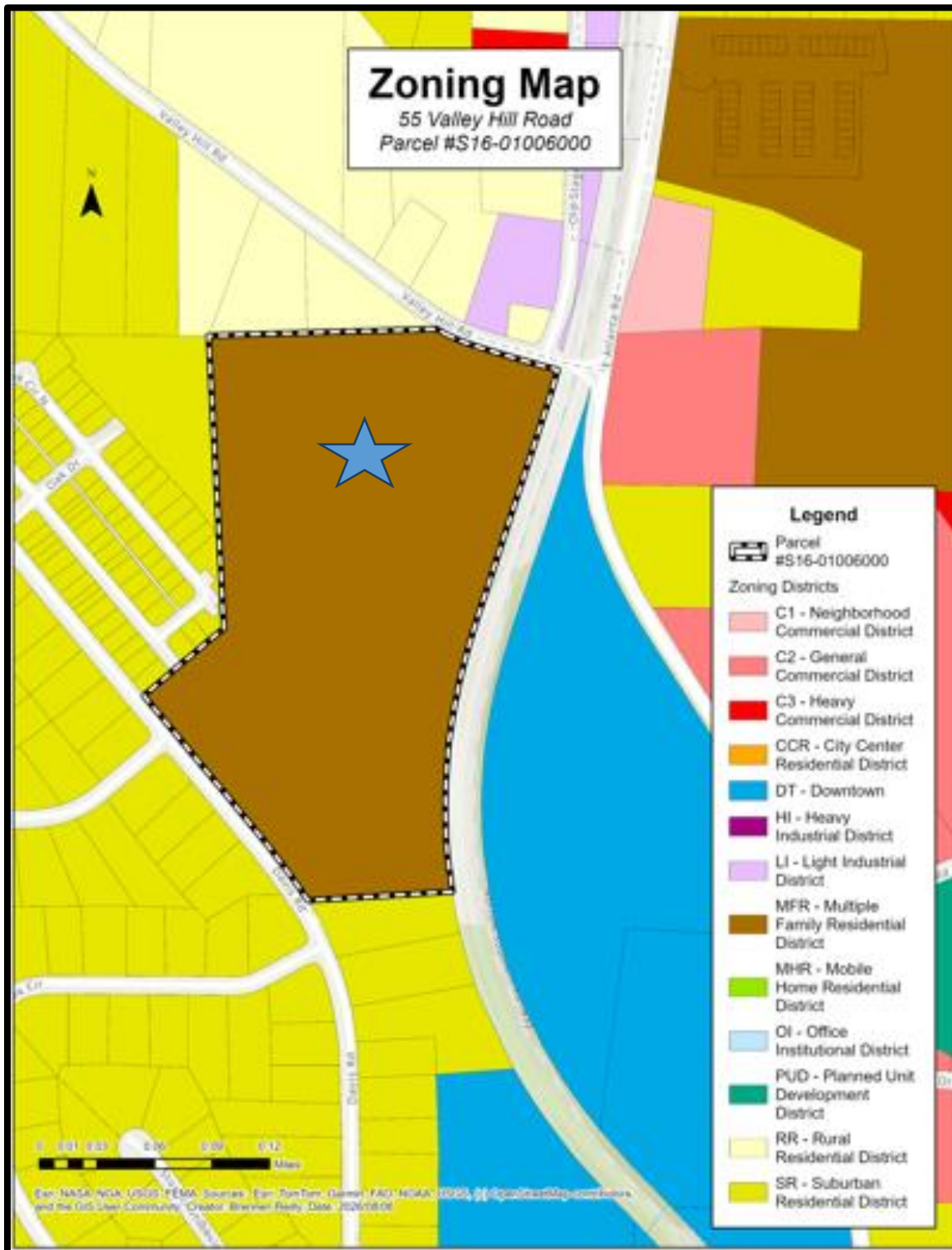
For 55 Valley Hill Road
(Parcel #S16-01006000)



CASE FACTS

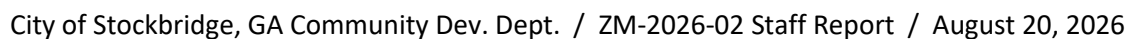
Proposed Development:	Townhome community with 91 units.
Applicant:	Yashesh Shah of Shree Developers Group (represented by Asia Browner)
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development 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 Zoning:	MFR (Multiple Family Residential).
Surrounding Zoning:	~ <u>North</u>—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ <u>South</u>—SR (Suburban Residential) and DT (Downtown) ~ <u>East</u>—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ <u>West</u>—SR (Suburban Residential)
Existing Future Land Use Designation:	High-Density Residential.
Physical Characteristics:	Property is bisected by a creek through the center. The northern portion contains four small industrial buildings near Valley Hill Road, shallow rock, and a large debris area.

CITY OF STOCKBRIDGE 2026 ZONING MAP FOR 55 VALLEY HILL ROAD (Shown with a Star)



CITY OF STOCKBRIDGE 2026 FUTURE LAND USE MAP For 55 Valley Hill Road (Shown with a Star)





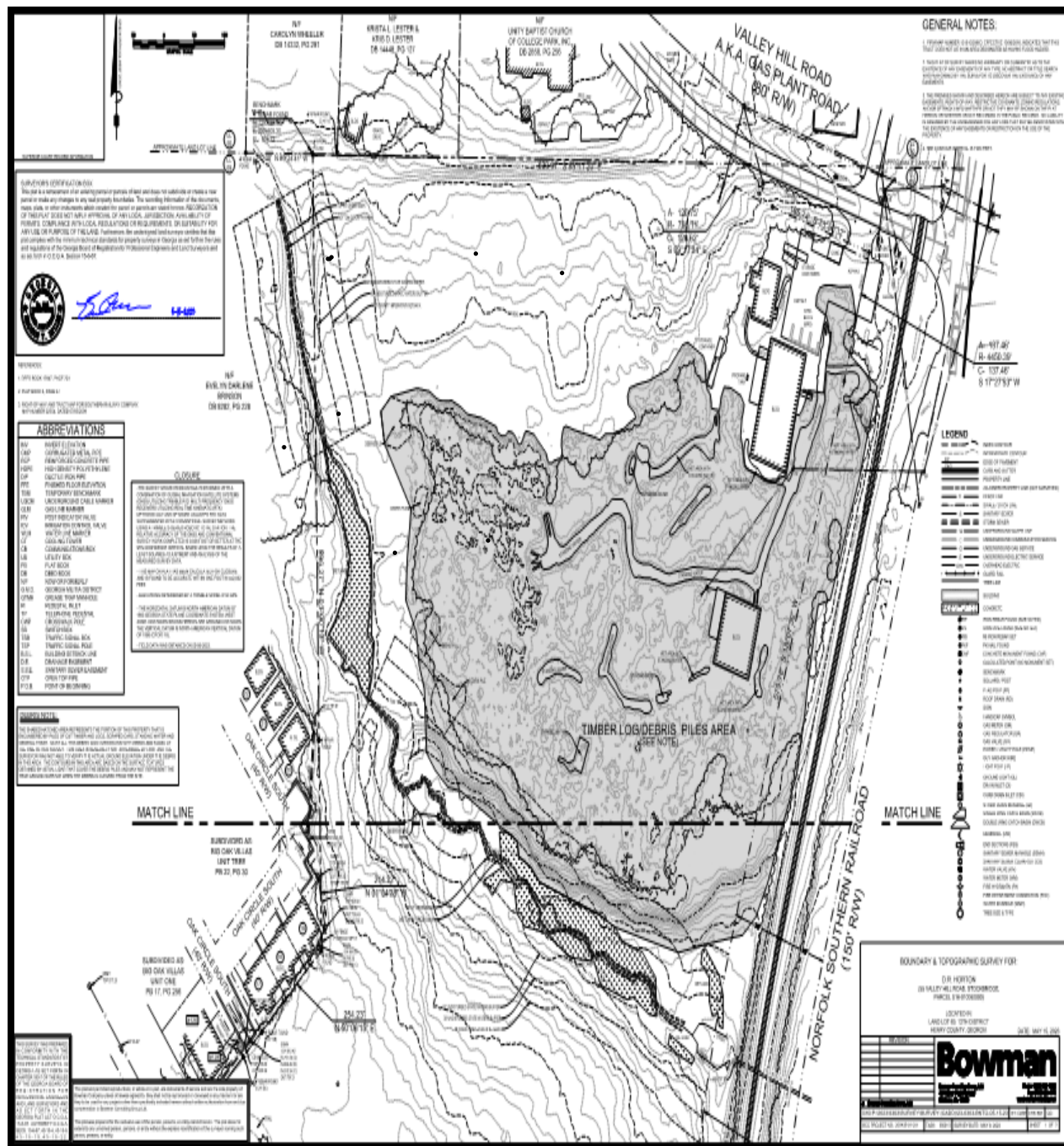
PROPERTY CONDITIONS

The subject property is located between Valley Hill Road to the north and Davis Road to the south, and it contains 24.908 +/- total acres. A creek traverses the center of the property, flanked by a 50-foot vegetative buffer and 75-foot impervious setbacks. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. Railroad tracks form the eastern boundary, adjacent to East Atlanta Road.

The area that is close to Valley Hill Road contains four small industrial buildings, with woods behind them. The previous applicant's survey states that the northern portion of the property contained 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 current applicant's Letter of Intent states that shallow rock is present across the majority of the northern portion of the property, making development infeasible.

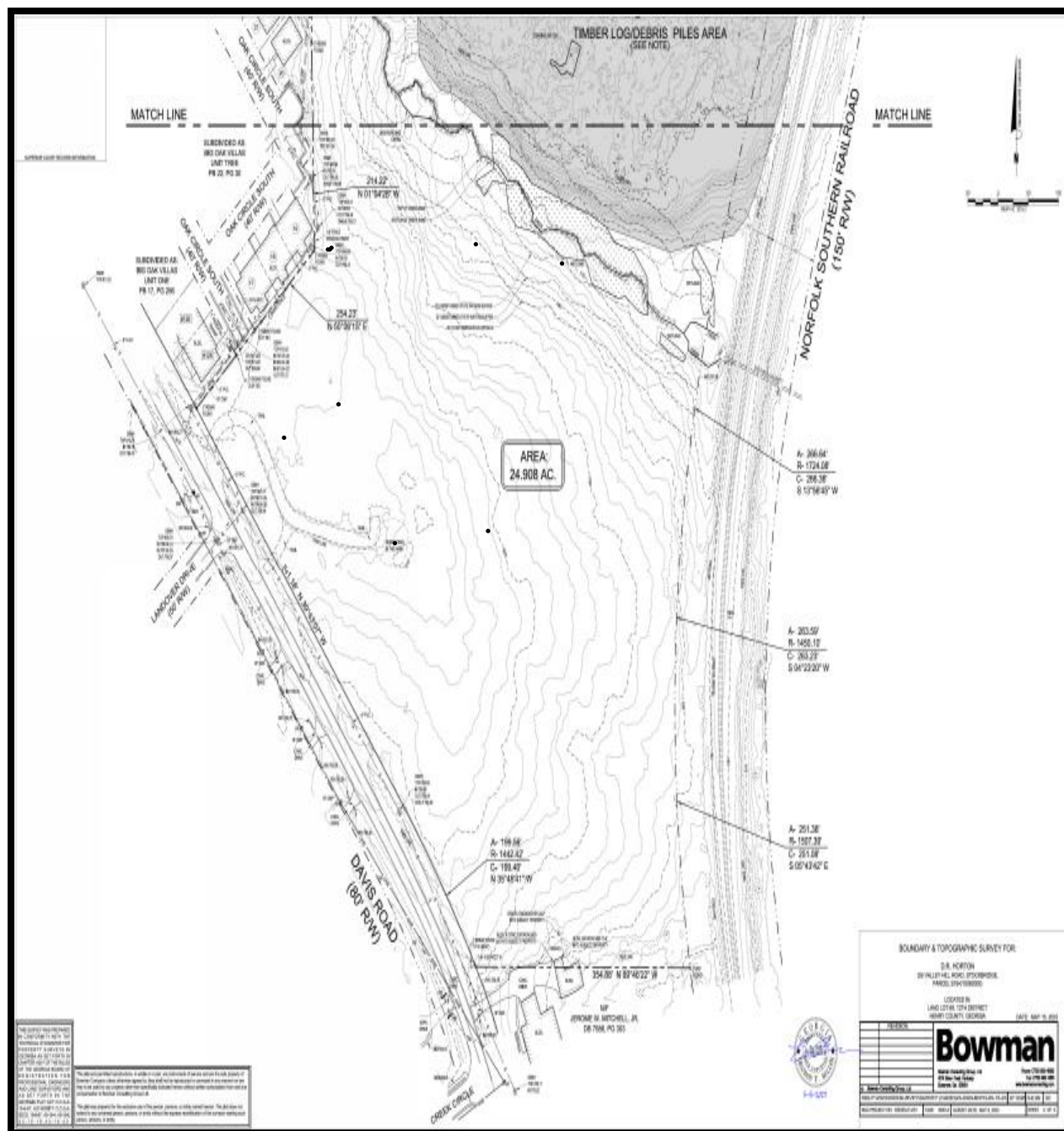
TOPOGRAPHIC SURVEY: NORTHERN SECTION

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



TOPOGRAPHIC SURVEY: SOUTHERN SECTION

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



PREVIOUSLY-APPROVED DEVELOPMENT

D. R. Horton received approval from the Stockbridge City Council for its proposed townhome development at 55 Valley Hill Road on November 13, 2023 with the approval of CP-2023-02, RZ-2023-03, and VR-2023-02. These approvals resulted in the property acquiring the future land use designation of High-Density Residential, being zoned as MFR (Multiple Family Residential), and being allowed the reductions in the front yard setbacks of the townhome lots to 30 feet. The approval of RZ-2023-03 was based on nine (9) zoning conditions, as are listed below.

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.

PREVIOUSLY-APPROVED REZONING SITE PLAN

The approval of RZ-2023-03 was conditioned upon a site plan that was 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 site plan showed the main project entrance off Valley Hill Road and a secondary access off Davis Road. A new, internal street was to traverse the existing creek, thereby connecting the northern and southern portions of the site. Several internal streets and cul-de-sacs were also to be installed. An open space area, guest parking, and a dumpster area were to be located near the main entrance.

At the center of the development site, a clubhouse, swimming pool, and more guest parking were to be provided. A second dumpster area and three more small open spaces areas were to be located south of the creek, and three stormwater ponds were to flank the creek. A mandatory homeowners’ association was to be provided to maintain the development site.

Each townhome unit was to have a two-car garage, and 70 additional guest parking spaces were to be provided within four small guest parking areas. All of the proposed townhome units would have had at least three bedrooms, with a few units having four bedrooms.

A 25-foot required zoning buffer was to surround the property, and a required 10-foot railroad right-of-way side yard setback (per Section 4.3.2 of the UDC) was to be 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 were to be located near the center of the property.

The proposed townhome buildings were to be located 20 feet apart to meet the MFR requirements. The previous applicant had a variance to reduce the front yard setbacks of the townhome lots from 50 feet to 25 feet, but they were approved for 30 feet via VR-2023-02. The applicant actually submitted a final site plan on November 11, 2023 during the Council meeting.

PREVIOUSLY-APPROVED SITE PLAN FROM RZ-2023-03—TOTAL AREA



PREVIOUSLY-APPROVED SITE PLAN FROM RZ-2023-03—ENLARGED



PREVIOUSLY-APPROVED MINOR (ADMINISTRATIVE) ZONING MODIFICATION

The Community Development Department received an application for an administrative (minor) zoning modification for 55 Valley Hill Road on June 18, 2025 from the previous applicant's engineering firm, Kimley-Horn and Associates, Inc. It include a revised site plan (to replace the approved site plan from Rezoning Case #RZ-2023-03) showing no road access between the northern and southern portions of the property, crossing the existitng creek. The Letter of Intent stated that the road crossing was eliminated “. . . due to the potential for flooding onsite and the likelihood of soil erosion and saturation beneath the road crossing . . .” It was based on a Letter of Clarification from Connor Galloway, P.E., of Kimley-Horn and Associates, Inc. (the engineer for the previous developer), dated 07/09/25, which explained that, from an engineering standpoint, a road crossing over the creek would not be feasible:

Road Crossing Infeasibility

The road crossing in the site plan approved under RZ-2023-03 contemplates an earthen embankment upon which the road would be built, and a culvert placed within in order to convey water flowing through the creek. There is an existing culvert passing underneath the adjacent railroad. It is expected that this existing culvert is undersized and very likely causes water to back up onto the subject parcel during heaver rain events. If the proposed road crossing were to be installed, it will fall within this backwater area, thereby causing these storm flows to rise higher during heaver rain events, to an extent that will be unacceptable to the railroad and potentially cause other issues with the proposed embankment (erosion of the embankment, saturation of soil causing weakness over time).

The revised site plan was entitled, “Templar Valley Hill: Concept Site Plan”, undated, and it was drawn by WIB as Project No. 017950007, Sheet Number C1.90. It was reviewed by the Stockbridge City Engineer, who agreed that a road crossing over the creek would not be feasible. As a result, the Community Development Department approved the administrative zoning modification application, with the condition that a pedestrian crossing over the creek be provided, if possible.

PROPOSED DEVELOPMENT

The subject property has been sold and has a new developer and applicant, who wishes to build townhomes only on the southern portion of the property after subdividing it. The current applicant submitted a two-page conceptual site plan that was prepared by Blueprint Partners Engineering, LLC on 5/4/2026, and which was received by the Planning & Zoning Office on August 7, 2026. The first page, Sheet Number ZM-01, is titled, “Overall Overall [sic] Zoning Modification Plan”, and it shows the entire property. The second page, Sheet Number ZM-02, is titled, “Zoning Modification Plan”, and it is an enlargement of the southern portion of the property only, where the proposed townhomes would be built. Copies of both pages of the conceptual site plan are shown below.

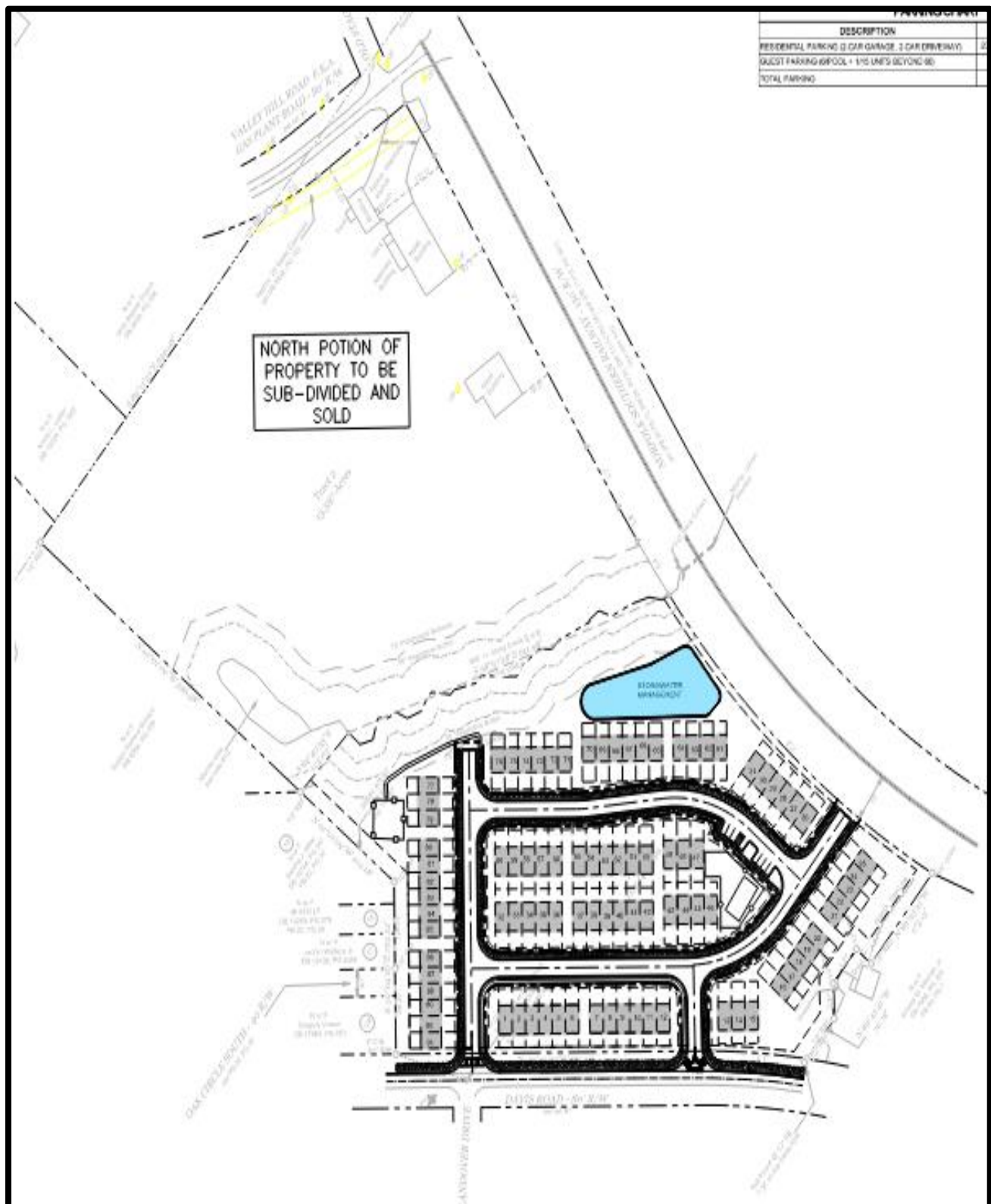
The applicant's Letter of Intent, dated 6/23/2026, stated that the revised site plan was prepared "to better respond to existing site conditions as well as community considerations." Further, the revised site plan "represents a thoughtful refinement of the originally approved development by reducing the overall intensity, responding to existing site constraints, and enhancing community features."

The Site Data Chart on the Zoning Modification Plan shows that the applicant proposes to build ninety-one (91) townhome units on 11.311 +/- acres within the southern portion only of the property at 55 Valley Hill Road, after subdividing the property. (The northern portion of the property would be sold.) The gross density would be 8.04 units per acre, which is within the allowable High-Density Residential density range of 8.00 to 16.00 units per acre. Open space would comprise 3.59 acres of the site plan, representing 31.73 percent of the site (thereby exceeding the 15 percent required minimum).

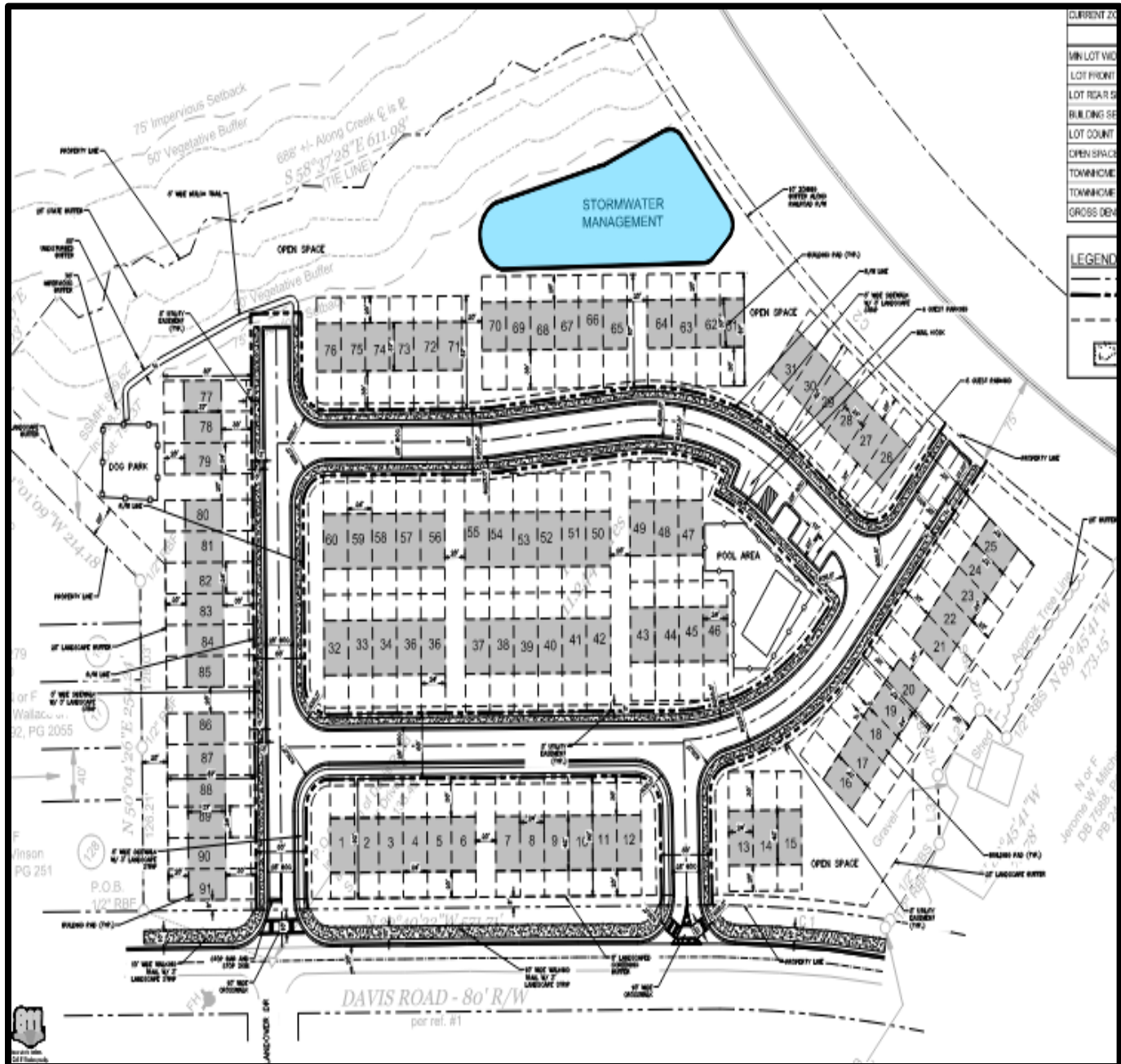
The conceptual site plan shows that two entrances would be provided off Davis Road, and an internal circular street would serve the proposed townhomes. The proposed amenities include a pool with a 10-space guest parking lot, an adjacent mail kiosk, a pickleball court, a dog park, a 10-foot-wide mulch trail near the creek, and two open space areas. A 5-foot-wide sidewalk with a 3-foot-wide landscaped strip would be provided on both sides of all internal streets within the development. A 25-foot-wide landscaped buffer would be provided along with eastern and western sides of the property, and a 10-foot-wide zoning buffer would be provided along the railroad. In addition, an "enhanced 8-foot landscape buffer" would be provided along the Davis Road frontage to provide visual screening and to create a more compatible transition between the proposed townhomes and the adjacent residential developments. A large stormwater management area would be designated adjacent to the creek.

The townhome lots would be of two sizes. The smaller lots would measure 24 feet by 87 feet and the larger units would measure 24 feet by 92 feet. Two-story buildings would be located on 50 lots and three-story buildings would be located on 41 lots. The townhome buildings would be separated by 20 feet. No townhome buildings would have more than six units. The front yard setbacks would be 30 feet and the rear yard setbacks would be twenty 20 feet.

PROPOSED CONCEPTUAL SITE PLAN—TOTAL PROPERTY
From Sheet Number ZM-01, “Overall Overall [sic] Zoning Modification Plan”



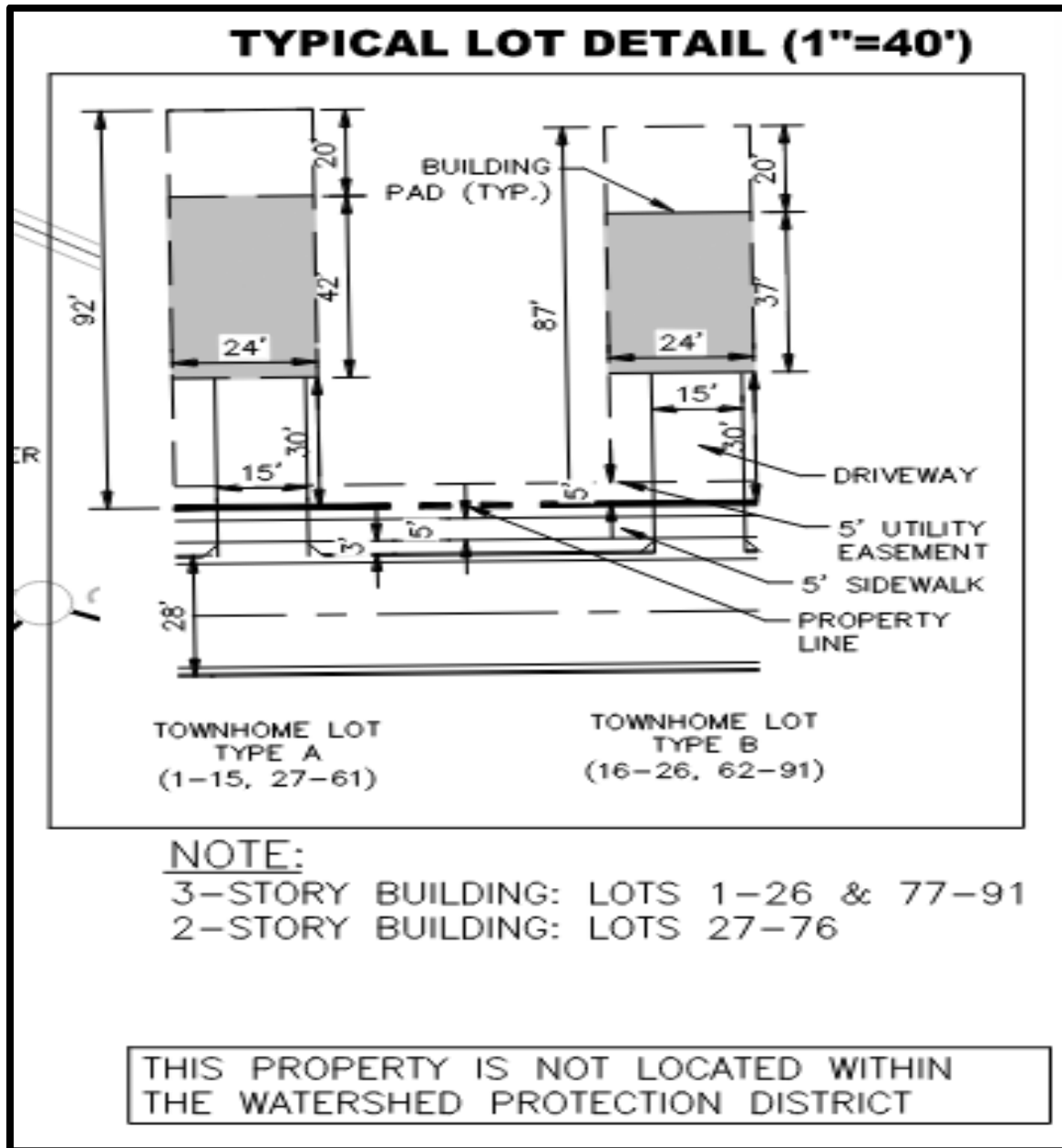
**PROPOSED CONCEPTUAL SITE PLAN—
ENLARGEMENT OF SOUTHERN PORTION ONLY**
From Sheet Number ZM-02, "Zoning Modification Plan"



PROPOSED TOWNHOME LOT DATA

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

PROPOSED TOWNHOME LOT DESIGN



RENDERING OF A PROPOSED TOWNHOME BUILDING



The applicant obtained a letter from the City's Public Works Office, dated July 21, 2026, which stated that the City provides water and sewer services to the property at 55 Valley Hill Road. However, a capacity analysis has not yet been performed to determine whether sufficient capacity exists to serve the proposed development.

CONCLUSIONS

1. The subject property contains various environmental constraints within the northern portion of the site, including shallow rock, a large debris area, and a suspected inadequate railroad culvert. These constraints would make it difficult to build in that area.
2. The inadequacy of the railroad culvert, plus the likely flooding of the creek if the desired road connecting the northern and southern portions of the property were to be built, would make it infeasible to build the connecting road.
3. Since it is infeasible to build the proposed townhomes on the northern portion of the property, and to build the connecting road, the previously-approved site plan via RZ-2023-03 cannot be developed.

4. The environmental constraints which prevent the previously-approved site plan from being developed were not caused by the previous applicant nor by the current applicant. Therefore, relief must be allowed in the form of granting a major zoning modification to free the applicant from being required to build the infeasible site plan, and to allow the applicant to utilize a new site plan for the southern portion of the property only.
5. The current applicant's proposed site plan is substantially similar to the previously-approved one for the southern portion of the property.
6. Before any development may occur on the southern portion of the property, the existing parcel must be subdivided into two parcels.
7. New zoning conditions may be imposed upon the applicant's proposed site plan and development proposal.

RECOMMENDATIONS

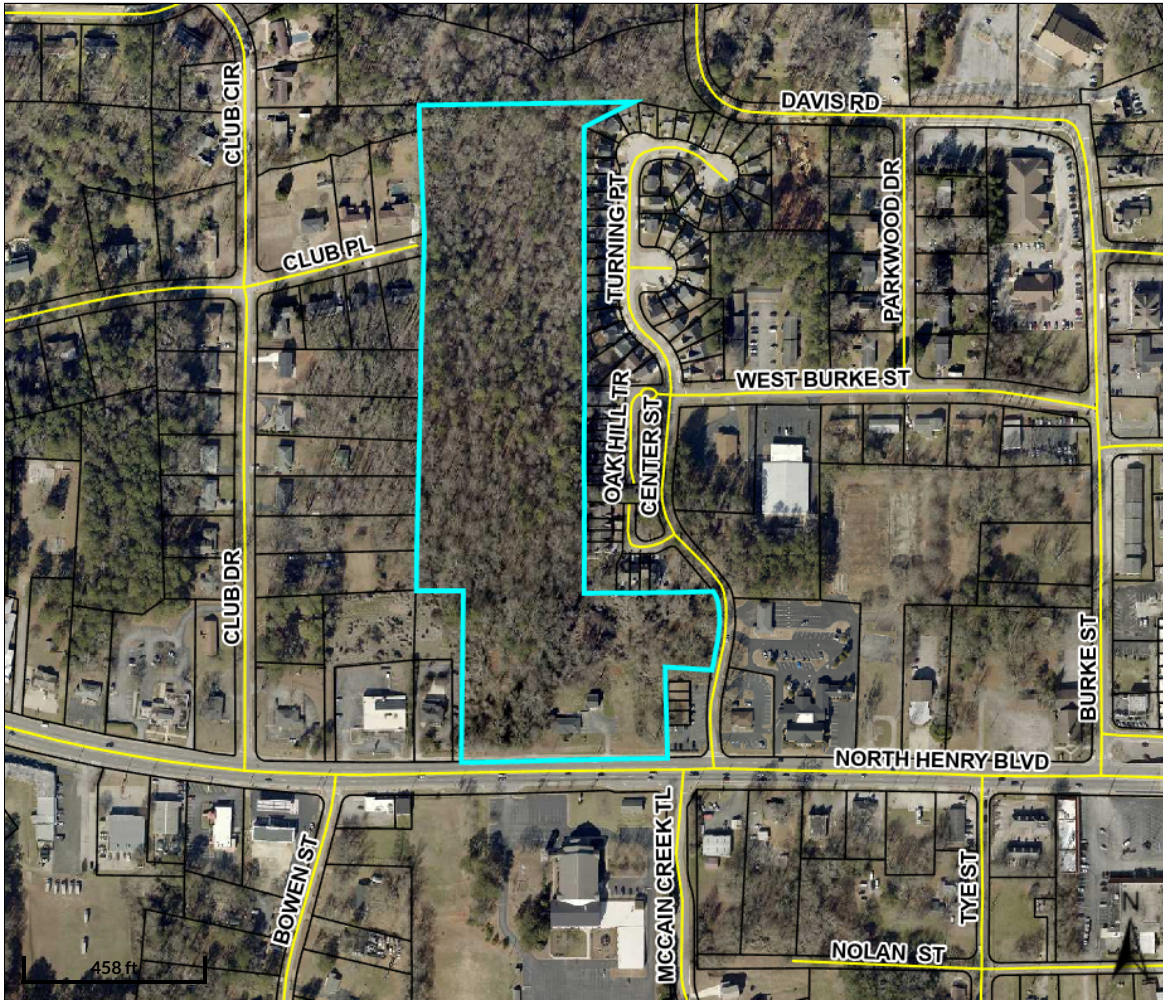
1. The applicant shall be granted a major zoning modification for the purpose of freeing the applicant from having to build the previously-approved site plan from RZ-2023-03 on the physically-infeasible northern portion of the property.
2. The existing parcel shall be subdivided into two parcels, and before any land disturbance permit is issued, the applicant shall provide the Staff with a copy of the recorded plat.
3. The southern portion of the property (to become a separate parcel) shall be developed in substantial conformity with the applicant's Sheet Number ZM-02, entitled, "Zoning Modification Plan", of the two-page conceptual site plan that was prepared by Blueprint Partners Engineering, LLC on 5/4/2026, and which was received by the Planning & Zoning Office on August 7, 2026.
4. No land disturbance permit (LDP) shall be issued and no development activity shall occur on the property until the property is first subdivided into two parcels, and a copy of the recorded plat is provided to the Community Development Department.
5. No more than 91 townhome units shall be developed on the property.
6. No more than six townhome units shall be located within one townhome building.
7. All townhome buildings shall have at least 75 percent brick or stone on all four facades, per Section 4.4.4 of the Stockbridge Unified Development Code.
8. A 25-foot buffer shall be established and maintained along the eastern and western

sides of the property.

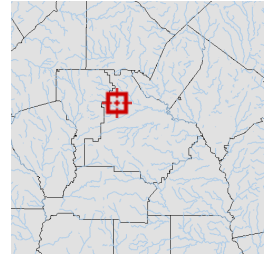
9. An HOA shall be established, or a property management company shall be secured, who shall maintain the common areas of the property.
10. All internal streets shall provide the required minimum turning radii.
11. The applicant shall obtain a new water and sewer capacity letter from the Public Works Office and shall comply with its findings.



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

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

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

tprice@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

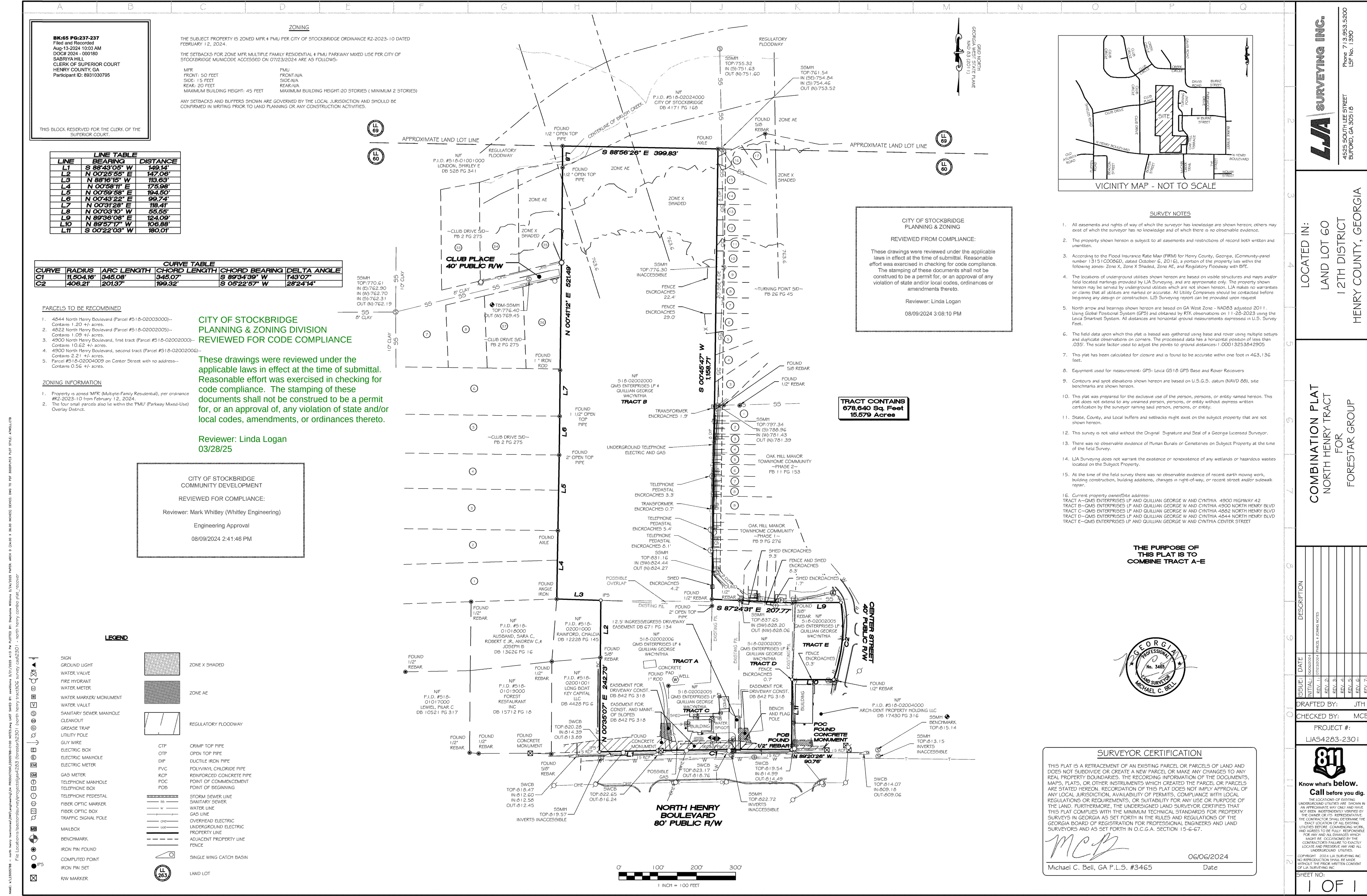
Emily Prescott
Printed Name of Notary Public

July 10, 2026
Date

Notary Public Seal Stamp:



FILE NAME: L:\2009286 - north henry boulevard\2009286-2301 NOTES.dwg LAST MODIFIED: 3/27/2025 4:15 PM PLOTTED BY: Stephanie Williams 3/27/2025 4:45PM SHEET: 4626 OF 5620 SHEETS DOWNSHEET: north henry boulevard\2009286-2301 NOTES.dwg



BK:65 PG:237-237
Filed and Recorded
Aug-13-2024 10:03 AM
DOC# 2024 - 000180
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 6931030795

ZONING

THE SUBJECT PROPERTY IS ZONED MFR # PMU PER CITY OF STOCKBRIDGE ORDINANCE R2-2023-10 DATED FEBRUARY 12, 2024.

THE SETBACKS FOR ZONE MFR MULTIPLE FAMILY RESIDENTIAL # PMU PARKWAY MIXED USE PER CITY OF STOCKBRIDGE MUNICODICE ACCESSED ON 07/23/2024 ARE AS FOLLOWS:

MFR	PMU
FRONT: 50 FEET	FRONT: N/A
SIDE: 15 FEET	SIDE: N/A
REAR: 20 FEET	REAR: N/A
MAXIMUM BUILDING HEIGHT: 45 FEET	MAXIMUM BUILDING HEIGHT: 20 STORIES (MINIMUM 2 STORIES)

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°43'05" W	149.14'
L2	N 00°25'55" E	147.06'
L3	N 88°16'15" W	113.63'
L4	N 00°58'11" E	175.99'
L5	N 00°59'58" E	194.50'
L6	N 00°43'22" E	99.74'
L7	N 00°31'28" E	118.41'
L8	N 00°03'10" W	55.55'
L9	N 89°36'08" E	124.09'
L10	N 89°57'17" W	106.88'
L11	S 00°22'03" W	180.01'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	11,504.16'	345.08'	S 89°34'39" W	1°43'07"
C2	406.21'	201.37'	S 05°22'57" W	28°24'14"

PARCELS TO BE RECOMBINED

- 4644 North Henry Boulevard (Parcel #518-02003000)--
Contains 1.20 +/- acres.
- 4622 North Henry Boulevard (Parcel #518-02002005)--
Contains 1.09 +/- acres.
- 4900 North Henry Boulevard, first tract (Parcel #518-02002000)--
Contains 10.62 +/- acres.
- 4900 North Henry Boulevard, second tract (Parcel #518-02002006)--
Contains 2.21 +/- acres.
- Parcel #518-02004000 on Center Street with no address--
Contains 0.56 +/- acres.

ZONING INFORMATION

- Property is zoned MFR (Multiple-Family Residential), per ordinance #R2-2023-10 from February 12, 2024.
- The four small parcels also lie within the PMU (Parkway Mixed-Use) Overlay District.

**CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE**

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of, any violation of state and/or local codes, amendments, or ordinances thereto.

Reviewer: Linda Logan
03/28/25

**CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT**

REVIEWED FOR COMPLIANCE:

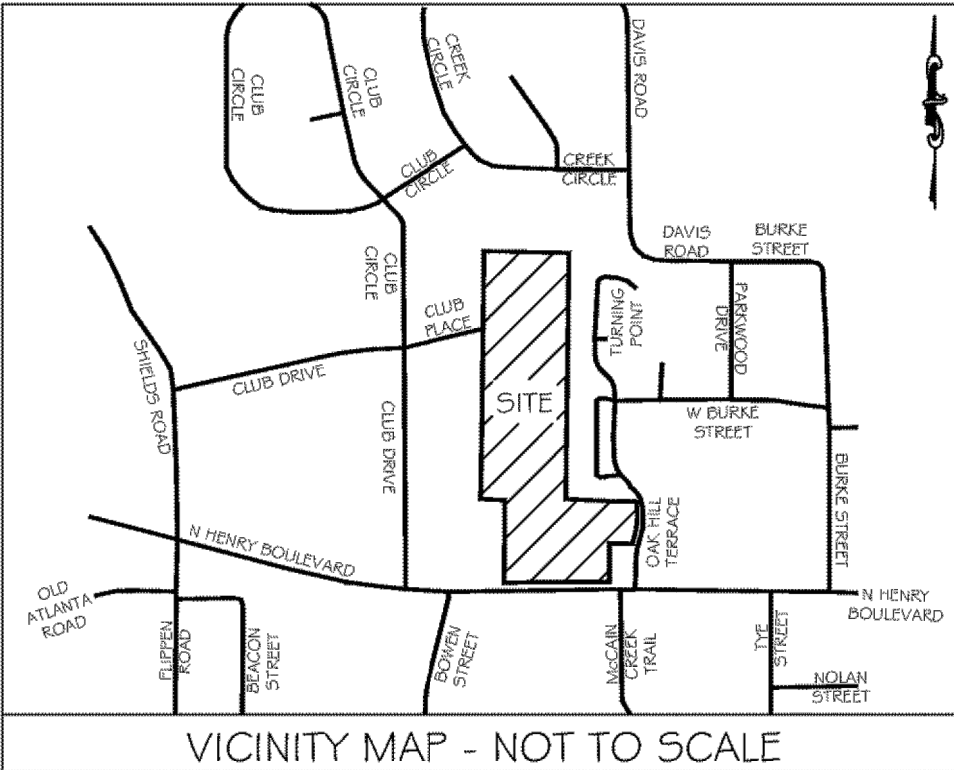
Reviewer: Mark Whitley (Whitley Engineering)

Engineering Approval

08/09/2024 2:41:46 PM

LEGEND

- | | |
|------------------------|---------------------|
| SIGN | ZONE X SHADED |
| GROUND LIGHT | ZONE AE |
| WATER VALVE | REGULATORY FLOODWAY |
| FIRE HYDRANT | |
| WATER METER | |
| WATER MARKER/MONUMENT | |
| WATER VAULT | |
| SANITARY SEWER MANHOLE | |
| CLEANOUT | |
| GREASE TRAP | |
| UTILITY POLE | |
| GUY WIRE | |
| ELECTRIC BOX | |
| ELECTRIC MANHOLE | |
| ELECTRIC METER | |
| GAS METER | |
| TELEPHONE MANHOLE | |
| TELEPHONE BOX | |
| TELEPHONE PEDESTAL | |
| FIBER OPTIC MARKER | |
| FIBER OPTIC BOX | |
| TRAFFIC SIGNAL POLE | |
| MAILBOX | |
| BENCHMARK | |
| IRON PIN FOUND | |
| COMPUTED POINT | |
| IRON PIN SET | |
| R/W MARKER | |



SURVEY NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
- According to the Flood Insurance Rate Map (FIRM) for Henry County, Georgia, (Community-panel number 13151C0086D, dated October 6, 2016), a portion of the property lies within the following zones: Zone X, Zone X Shaded, Zone AE, and Regulatory Floodway with BFE.
- The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by LJA Surveying, and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. LJA Surveying report can be provided upon request.
- North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 11-28-2023 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
- The field data upon which this plat is based was gathered using base and rover using multiple setups and duplicate observations on corners. The processed data has a horizontal position of less than 0.59'. The scale factor used to adjust the points to ground distances is 1.00013253642905.
- This plat has been calculated for closure and is found to be accurate within one foot in 463,136 feet.
- Equipment used for measurement: GPS: Leica G516 GPS Base and Rover Receivers
- Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 83), site benchmarks are shown hereon.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
- State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
- This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
- There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
- LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
- At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
- Current property owner/site address:
TRACT A--QMS ENTERPRISES LP AND QUILLIAN GEORGE W AND CYNTHIA 4900 HIGHWAY 42
TRACT B--QMS ENTERPRISES LP AND QUILLIAN GEORGE W AND CYNTHIA 4900 NORTH HENRY BLVD
TRACT C--QMS ENTERPRISES LP AND QUILLIAN GEORGE W AND CYNTHIA 4802 NORTH HENRY BLVD
TRACT D--QMS ENTERPRISES LP AND QUILLIAN GEORGE W AND CYNTHIA 4644 NORTH HENRY BLVD
TRACT E--QMS ENTERPRISES LP AND QUILLIAN GEORGE W AND CYNTHIA CENTER STREET

**THE PURPOSE OF
THIS PLAT IS TO
COMBINE TRACT A-E**



SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Michael C. Bell, GA P.L.S. #3465

06/06/2024

Date

LJA SURVEYING INC.
1525 SOUTH LEE STREET
BUDOK, GA 30516
Phone 713.955.5200
LJA No. 1350

LOCATED IN:
LAND LOT 60
12TH DISTRICT
HENRY COUNTY, GEORGIA

COMBINATION PLAT
NORTH HENRY TRACT
FOR
FORESTAR GROUP

ISSUE	DATE	DESCRIPTION
INITIAL	10/06/2024	PARCEL ZONING NOTES
REV. 1	11/07/2024	
REV. 2		
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: JTH

CHECKED BY: MCB

PROJECT #:

LJA54283-2301



Know what's below.
Call before you dig.

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

COPYRIGHT ©2024 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:

1 OF 1



LAND USE SUMMARY

CURRENT ZONING: MFR

TOTAL SITE AREA: 15.57 ac

TOTAL UNITS: 90

GROSS DENSITY: 5.78 du/ac

MFR STANDARDS

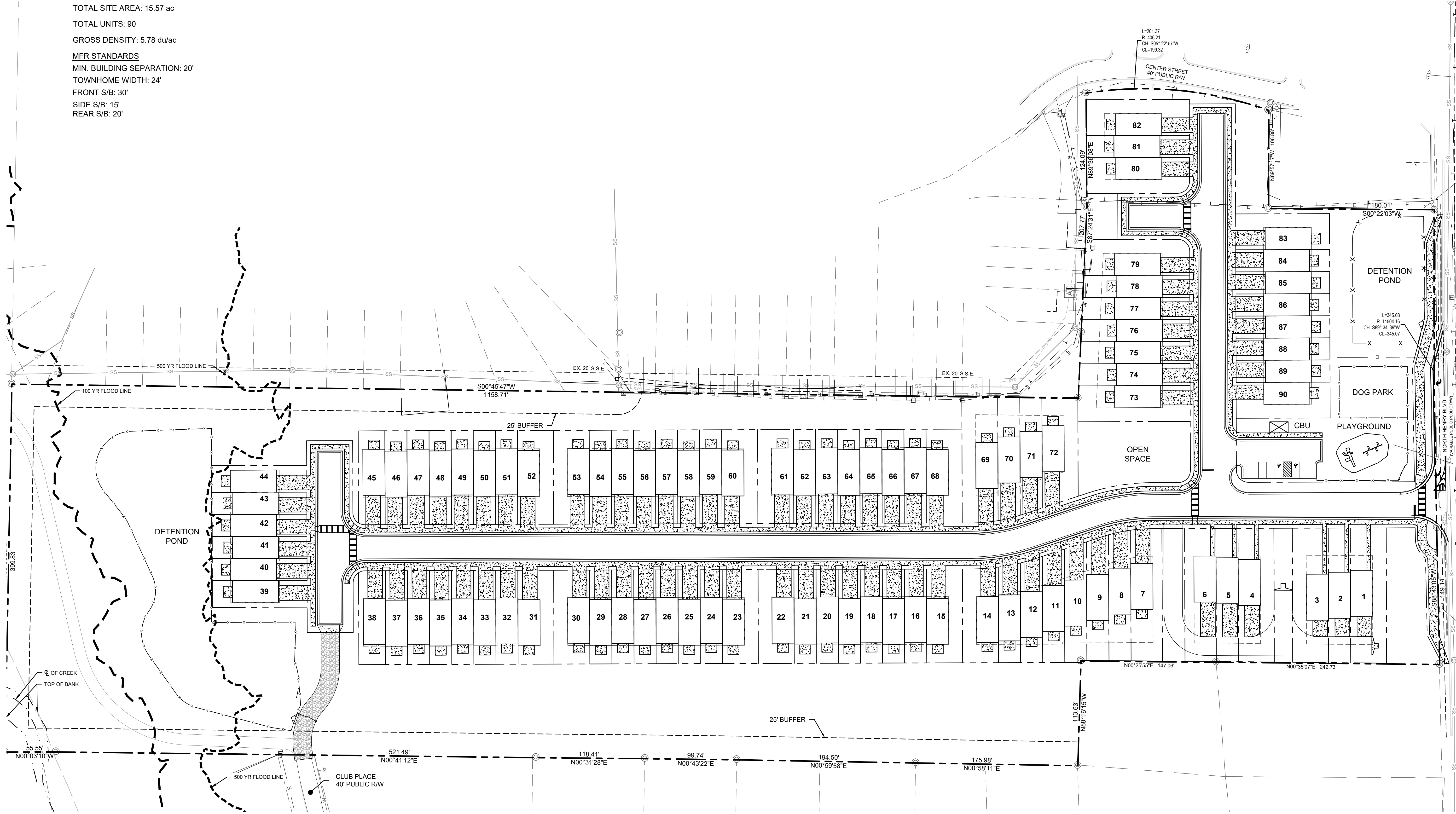
MIN. BUILDING SEPARATION: 20'

TOWNHOME WIDTH: 24'

FRONT S/B: 30'

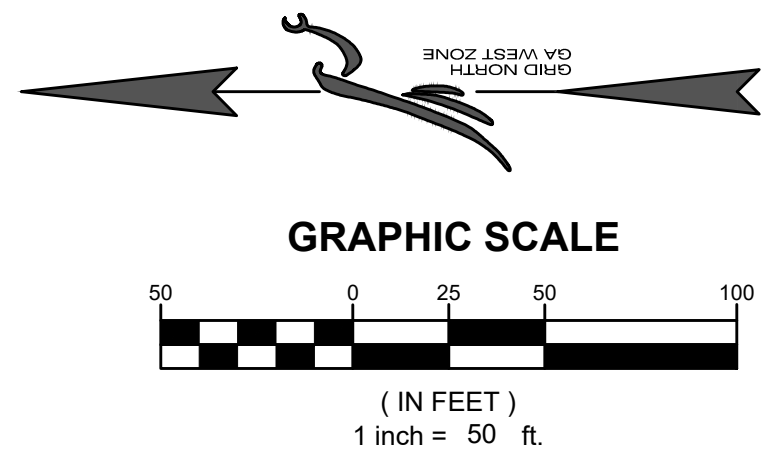
SIDE S/B: 15'

REAR S/B: 20'



GENERAL NOTES:

- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
- 25' BUFFER SHOWN ON PLAN DRAWN IN ACCORDANCE WITH STOCKBRIDGE UNIFIED DEVELOPMENT CODE SECTION 4.6.
- PROPERTY BOUNDARIES OBTAINED FROM ALTA SURVEY PERFORMED BY LJA SURVEYING, INC. DATED JANUARY 09, 2026.
- 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
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORY CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 385-8666 Fax: (770) 385-8656

NEWNAN OFFICE
40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30555
PH: (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. C
CUMMING, GEORGIA 30040
PH: (678) 807-7100

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. 7/2/26	REVISED PER CITY COMMENTS
2. 8/10/26	REVISED PER CITY COMMENTS
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below.
Call us today.
UTILITIES PROTECTION CENTER
1 (800) 822-7471 (T) 770-940-0470
OR 848-5471

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.

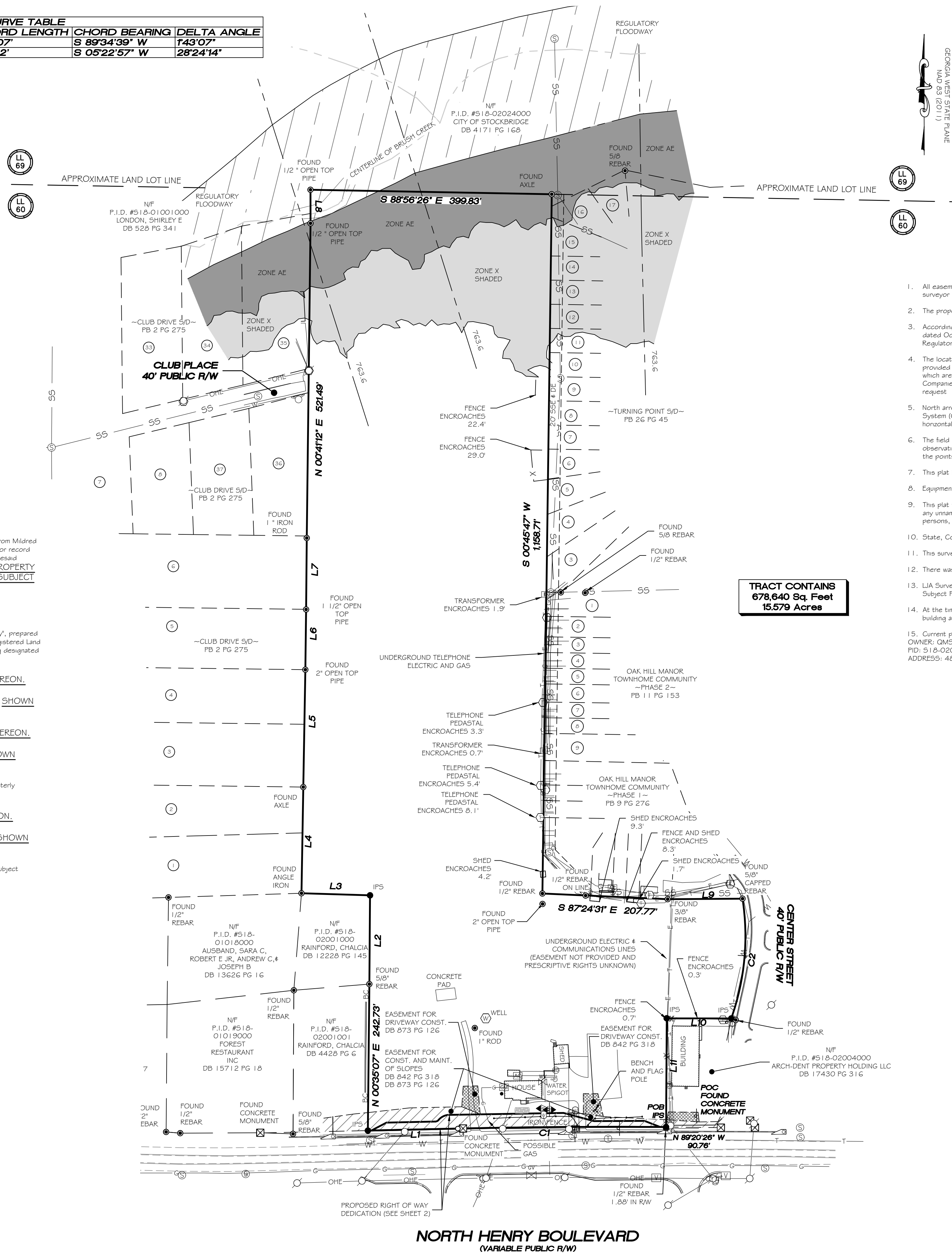
SHEET NUMBER
1.0

File Location: \\server\survey\project\4352\4352 (north henry boulevard)06 survey cad\north henry.dwg - with proposed rev 2025

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

LINE	BEARING	DISTANCE
L1	S 88°43'05" W	149.14'
L2	N 00°25'55" E	147.06'
L3	N 88°16'15" W	113.63'
L4	N 00°58'11" E	175.98'
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C2	406.21'	201.37'	199.32'	S 05°22'57" W	28°24'14"



SURVEYOR COMMENTS AS TO THOSE SCHEDULE B-II TITLE EXCEPTIONS AS SHOWN ON THAT COMMITMENT FOR TITLE INSURANCE BY STUART TITLE GUARANTY COMPANY HAVING A COMMITMENT NUMBER: 2-45050(R) AND A COMMITMENT DATE OF DECEMBER 03, 2025 AT 5:00PM.

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the public records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
- Standard Exceptions:
 - Rights or claims of parties in possession not shown by the public records.
 - Easements, or claims of easements, not shown by the public records.
 - Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
 - Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - Taxes or special assessments which are not shown as existing liens by the public records.

- Special Exceptions:
 - All taxes for the year 2026 and subsequent years, not yet due and payable.
 - Any and all unpaid water bills associated with subject property.

NOTE: The above item may be removed or modified upon further examination.

- Riparian rights incident to the premises.
- Rights of tenants in possession under unrecorded leases.
- Drainage rights as contained in that certain Right-of-Way Deed from J.T. Mays to State Highway Board of Georgia, dated July 5, 1927, recorded August 2, 1927, recorded in Deed Book 23, Page 287, Records of Henry County, Georgia. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY - PROPERTY IS WEST OF SUBJECT PROPERTY PID# 518-01019000.
- Drainage rights as contained in that certain Right-of-Way Deed from J.T. Mays to State Highway Board of Georgia, dated July 5, 1927, recorded August 2, 1927, recorded in Deed Book 23, Page 288, aforesaid Records. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY - PROPERTY IS APPROXIMATELY 2 MILES NORTHWEST OF SUBJECT PROPERTY.
- Easement from J. T. Mays, Jr. to Georgia Power Company, dated May 15, 1947, recorded October 10, 1947, recorded in Deed Book 38, Page 535, aforesaid Records. DOCUMENT IS VAGUE AND MAY OR MAY NOT INCLUDE THE SUBJECT PROPERTY.
- Easement as contained in that certain Right-of-Way Easement (Detour) from Minam Dodd Mays to State Highway Department of Georgia, dated September 26, 1969, filed for record October 9, 1969 at 4:15 p.m., recorded in Deed Book 108, Page 312, aforesaid Records. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY - PROPERTY IS APPROXIMATELY 2 MILES NORTHWEST OF SUBJECT PROPERTY.
- Easement and drainage rights as contained in that certain Right-of-Way Deed from Mrs. Minam Dodd Mays to State Highway Department of Georgia, dated September 26, 1969, filed for record October 9, 1969 at 4:15 p.m., recorded in Deed Book 108, Page 313, aforesaid Records. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY - PROPERTY IS APPROXIMATELY 2 MILES NORTHWEST OF SUBJECT PROPERTY.
- Right-of-Way Easement from B.R. Turpin to Snapping Shoals Electric Membership Corporation, a corporation, dated March 31, 1938, filed for record February 19, 1970 at 10:00 a.m. recorded in Deed Book 110, Page 441, aforesaid Records. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY - PROPERTY LIES WITHIN 'BRUSHY CREEK' GMD 622. THE CITY OF STOCKBRIDGE LIES WITHIN GMD 775.
- Right of Way Easement from Mrs. J. T. Mays, Jr. to State Highway Department of Georgia, dated March 10, 1970, filed for record May 4, 1970 at 4:30 p.m., recorded in Deed Book 112, Page 256, aforesaid Records. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY - PROPERTY IS APPROXIMATELY 2 MILES NORTHWEST OF SUBJECT PROPERTY.
- Drainage rights as contained in that certain Right of Way Deed from Mostok, Inc. to The City of Stockbridge, a political subdivision of the State of Georgia, dated March 28, 1980, filed for record April 9, 1980 at 2:26 p.m., recorded in Deed Book 413, Page 22, aforesaid Records. ESTABLISHES 40' RIGHT OF WAY OF CENTER STREET. DRAINAGE RIGHTS ARE APPARENTLY BLANKET IN NATURE. PLAT REFERENCED IN DEED NOT PROVIDED OR FOUND TO VERIFY LIMITS OF DRAINAGE RIGHTS. OTHER RESTRICTIONS MAY AFFECT PROPERTY.
- Easement and limitation of access as contained in that certain Right of Way Deed from Opal Turpin Knowles, Charline Lane Turpin, and Mildred Newton Turpin to Department of Transportation, dated June 15, 1987, filed for record June 30, 1987 at 11:40 a.m., recorded in Deed Book 842, Page 318, aforesaid Records. DOCUMENT INCLUDES THE SUBJECT PROPERTY. RIGHT OF WAY AND EASEMENTS SHOWN HEREON.
- Easements as contained in that certain Quitclaim Deed (right-of-way purposes) from Manor Power Geis to Georgia Department of Transportation, dated September 1, 1987, filed for record September 24, 1987 at 8:30 a.m., recorded in Deed Book 873, Page 126, aforesaid Records. DOCUMENT INCLUDES THE SUBJECT PROPERTY. RIGHT OF WAY

AND EASEMENTS SHOWN HEREON.

- Limitation of access and easement as contained in that certain Right of Way Deed from Mildred Newton Turpin to Department of Transportation, dated September 4, 1987, filed for record September 21, 1987 at 8:35 a.m., recorded in Deed Book 873, Page 144, aforesaid Records. DOES NOT LIE UPON OR TOUCH SUBJECT PROPERTY - PROPERTY IS LOCATED SOUTHWEST AND ACROSS THE STREET FROM THE SUBJECT PROPERTY.
- All those matters as disclosed by that certain plat recorded in Plat Book 65, Page 237, aforesaid Records. SHOWN HEREON.
- Those matters as shown on that certain survey entitled 'ALTANSPS Land Title Survey To: FORESTAR (USA) REAL ESTATE GROUP & STEWART Title Insurance Company', prepared by LJA Surveying Inc., bearing the seal and certification of Michael C. Bell, Georgia Registered Land Surveyor No. 3465, dated February 23, 2024, last revised _____, 2024, being designated as Project No. LJA54283-2301, as follows:
 - Creek crossing the northwesterly boundary line of subject property; SHOWN HEREON.
 - Fences crossing the easterly and southeasterly boundary lines of subject property; SHOWN HEREON.
 - Transformers crossing the easterly boundary line of subject property; SHOWN HEREON.
 - Telephone pedestal crossing the easterly boundary lines of subject property; SHOWN HEREON.
 - Underground telephone, electrical and gas lines crossing the easterly and southeasterly boundary lines of subject property; SHOWN HEREON.
 - Overhead electrical lines crossing the westerly boundary line of subject property; SHOWN HEREON and
 - Twenty (20) foot sanitary sewer easement crossing the easterly boundary line of subject property; SHOWN HEREON.
 - Any security interest created at closing.

- SURVEY NOTES
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
 - The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
 - According to the Flood Insurance Rate Map (FIRM) for Henry County, Georgia, (Community-panel number 13151 CO086D, dated October 6, 2016), a portion of the property lies within the following zones: Zone X, Zone X Shaded, Zone AE, and Regulatory Floodway with DFE.
 - The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by LJA Surveying, and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. LJA Surveying report can be provided upon request.
 - North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 11-28-2023 using the Leica SmartNet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
 - The field data upon which this plat is based was gathered using base and rover using multiple setups and duplicate observations on corners. The processed data has a horizontal position of less than .035'. The scale factor used to adjust the points to ground distances is 1.00013253842905.
 - This plat has been calculated for closure and is found to be accurate within one foot in 463,136 feet.
 - Equipment used for measurement: GPS: Leica GS18 GPS Base and Rover Receivers
 - This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
 - State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
 - This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
 - There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
 - LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
 - At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
 - Current property owner/site address: OWNER: QMS ENTERPRISES LP ETAL PID: 5180240005 ADDRESS: 4882 NORTH HENRY BOULEVARD

LEGEND	
	SIGN
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	SEWER MANHOLE
	UTILITY POLE
	GUY WIRE
	ELECTRIC BOX
	ELECTRIC METER
	GAS METER
	TELEPHONE MANHOLE
	TELEPHONE BOX
	TELEPHONE PEDestal
	FIBER OPTIC MARKER
	IRON PIN FOUND
	COMPUTED POINT
	SET 5/8" CAPPED REBAR (1/5" # 1390)
	R/W MARKER
	LAND LOT
	ZONE X SHADED
	ZONE AE
	REGULATORY FLOODWAY
	CRIMP TOP PIPE
	OPEN TOP PIPE
	DUCTILE IRON PIPE
	POLYVINYL CHLORIDE PIPE
	REINFORCED CONCRETE PIPE
	POINT OF COMMENCEMENT
	STORM SEWER LINE
	SANITARY SEWER
	WATER LINE
	GAS LINE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC PROPERTY LINE
	ADJACENT PROPERTY LINE
	FENCE
	SINGLE WING CATCH BASIN

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

M. Chayce Bell 01/09/2026
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

TO: APEX STOCKBRIDGE, LLC; CALLOWAY TITLE AND ESCROW, LLC; FARMERS AND MERCHANTS BANK & 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF OCTOBER OF 2025.

M. Chayce Bell 01/09/2026
M. Chayce Bell, GA P.L.S. #3465 Date

LOCATED IN:
LAND LOT 60, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTANSPS LAND TITLE SURVEY
FOR
NORTH HENRY TRACT

APEX STOCKBRIDGE, LLC; CALLOWAY TITLE AND ESCROW, LLC;
FARMERS AND MERCHANTS BANK & STEWART TITLE GUARANTY COMPANY

ISSUE	DATE	DESCRIPTION
INITIAL	01/09/2026	RECEIVED BY: J. M. WORTH
REV. 1	01/09/2026	RECEIVED BY: J. M. WORTH
REV. 2	01/09/2026	ATTEST: COMMENTS
REV. 3	01/09/2026	ATTEST: COMMENTS
REV. 4	01/09/2026	ATTEST: COMMENTS
REV. 5	01/09/2026	ATTEST: COMMENTS
REV. 6	01/09/2026	ATTEST: COMMENTS
REV. 7	01/09/2026	ATTEST: COMMENTS

DRAFTED BY: JWW
CHECKED BY: MCB
PROJECT #: LJA54352-2601

811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DO SO. THE CONTRACTOR SHALL PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
COPYRIGHT © 2025 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.
SHEET NO: 1 OF 2

File Location:\projects\surveying\project\jls4535 (north henry boulevard)\06 survey cad\north henry.dwg - with proposed rev 2025

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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 07 seconds East for a distance of 242.73 feet to found 5/8" rebar; thence run North 00 degrees 35 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 124.29 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 East 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 124.29 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.

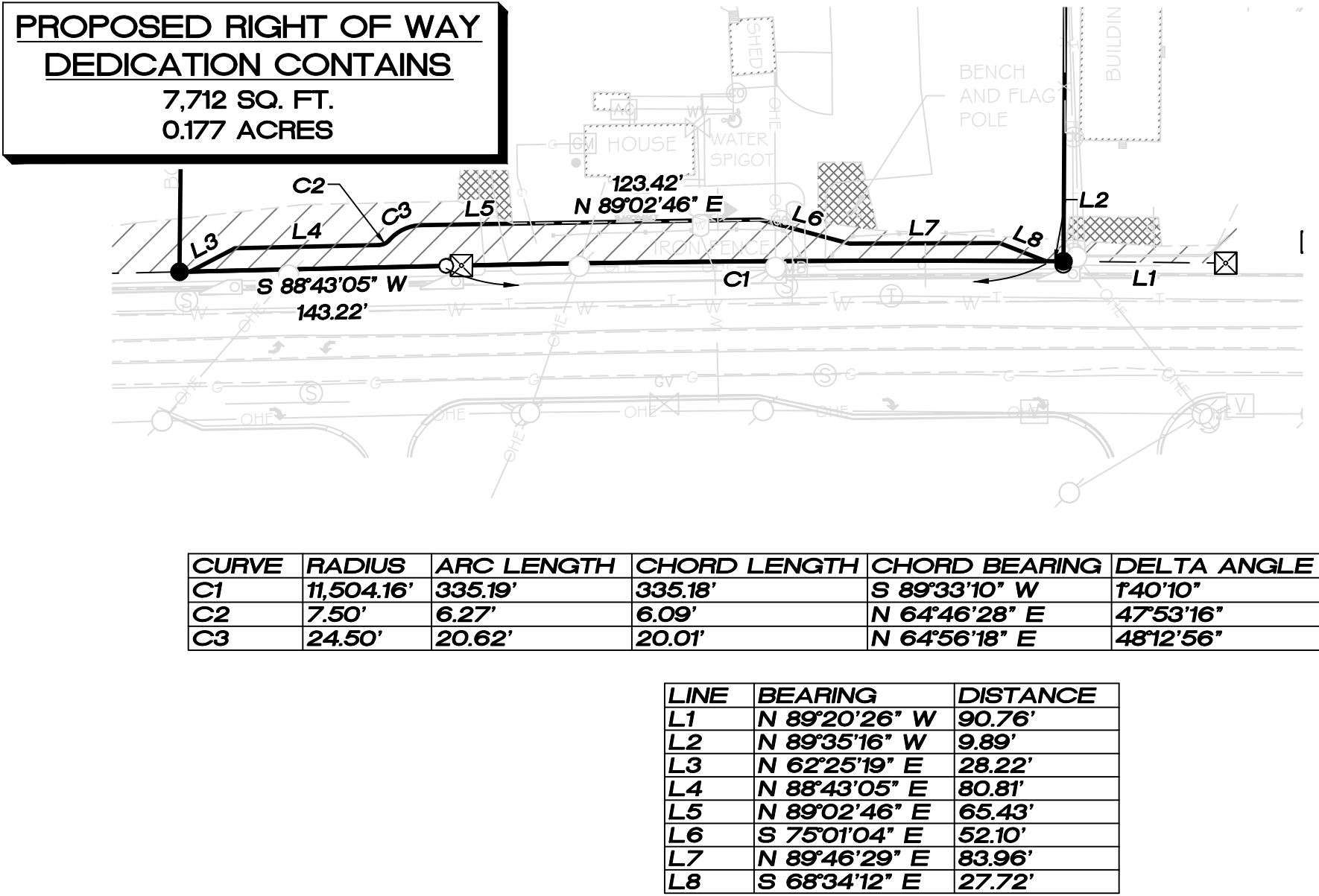
Proposed Right Of Way Dedication

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 82 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.



LJA SURVEYING INC.
4525 SOUTH LEE STREET
DUNWOODY, GA 30016
Phone: 770.955.5200
Fax: 770.955.5200

LOCATED IN:
LAND LOT 60, 12TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

ALTANSPS LAND TITLE SURVEY
NORTH HENRY TRACT
FOR
SHEPCO PAVING, INC; CALLOWAY TITLE & ESCROW,
LLC; & STEWART TITLE GUARANTY COMPANY

ISSUE	DATE	DESCRIPTION
INITIAL:	D/06/2024	BOOKED B-11 ANSWERS & RIGHT-OF-WAY WIDTH
REV. 1:	D/11/2025	BOOKED B-11 ANSWERS & RIGHT-OF-WAY WIDTH
REV. 2:	D/11/2025	ATTORNEY COMMENTS
REV. 3:	D/11/2025	ATTORNEY COMMENTS
REV. 4:	D/11/2025	ATTORNEY COMMENTS
REV. 5:	D/11/2025	ATTORNEY COMMENTS
REV. 6:	D/11/2025	ATTORNEY COMMENTS
REV. 7:	D/11/2025	ATTORNEY COMMENTS

DRAFTED BY: JWW

CHECKED BY: MCB

PROJECT #:
LIA54352-2601

811
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DULY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:
2 OF 2



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



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

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

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

DATE: August 20, 2026

SUBJECT: Staff Report for Zoning Modification Case #ZM-2026-03 for 4882 North Henry Boulevard (Council District 4).

PURPOSE

The applicant for ZM-2026-03, Aaron Rissler of Apex Stockbridge, LLC (represented by Sara Shirk of Falcon Design), proposes building a revised townhome development with 90 units at 4882 North Henry Boulevard. The applicant is requesting the approval of a major zoning modification from Ordinance #RZ-2023-10, which was approved on February 12, 2024, 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 purpose of Rezoning Case #RZ-2023-10 was to rezone the property to MFR (Multiple Family Residential). Two other associated cases were also approved on the same date. They were Comprehensive Plan Amendment Case #CP-2023-09 (which changed the property's future land use designation to Medium-Density Residential) and Variance Case #VR-2023-06 (which granted a variance to reduce the front yard setbacks of the proposed 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 Forester (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell, & Russell, LLP. The approved 90-unit townhome development was not built, and the property was later sold to a new owner, Apex Stockbridge, LLC.

Before the property was sold, the previous applicant filed a recombination application for the five (5) parcels which originally comprised the 15.601 +/- acres of the subject property at the time when RZ-2023-10 was approved. The parcels are listed below, and they are shown on the Vicinity Map and Aerial Photograph Showing Five Parcels. The recombination plat was approved by the Community Development Staff, and it was recorded in the Henry County Superior Court on August 13, 2024, as is shown below.

1. 4844 North Henry Boulevard (Parcel #S18-02003000) -- Contained 1.20 +/- acres.
2. 4882 North Henry Boulevard (Parcel #S18-02002005) -- Contained 1.09 +/- acres.
3. 4900 North Henry Boulevard, first tract (Parcel #S18-02002000) -- Contained 10.62 +/- acres.
4. 4900 North Henry Boulevard, second tract (Parcel #S18-02002006) -- Contained 2.21 +/- acres.
5. Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contained 0.56 +/- acres.

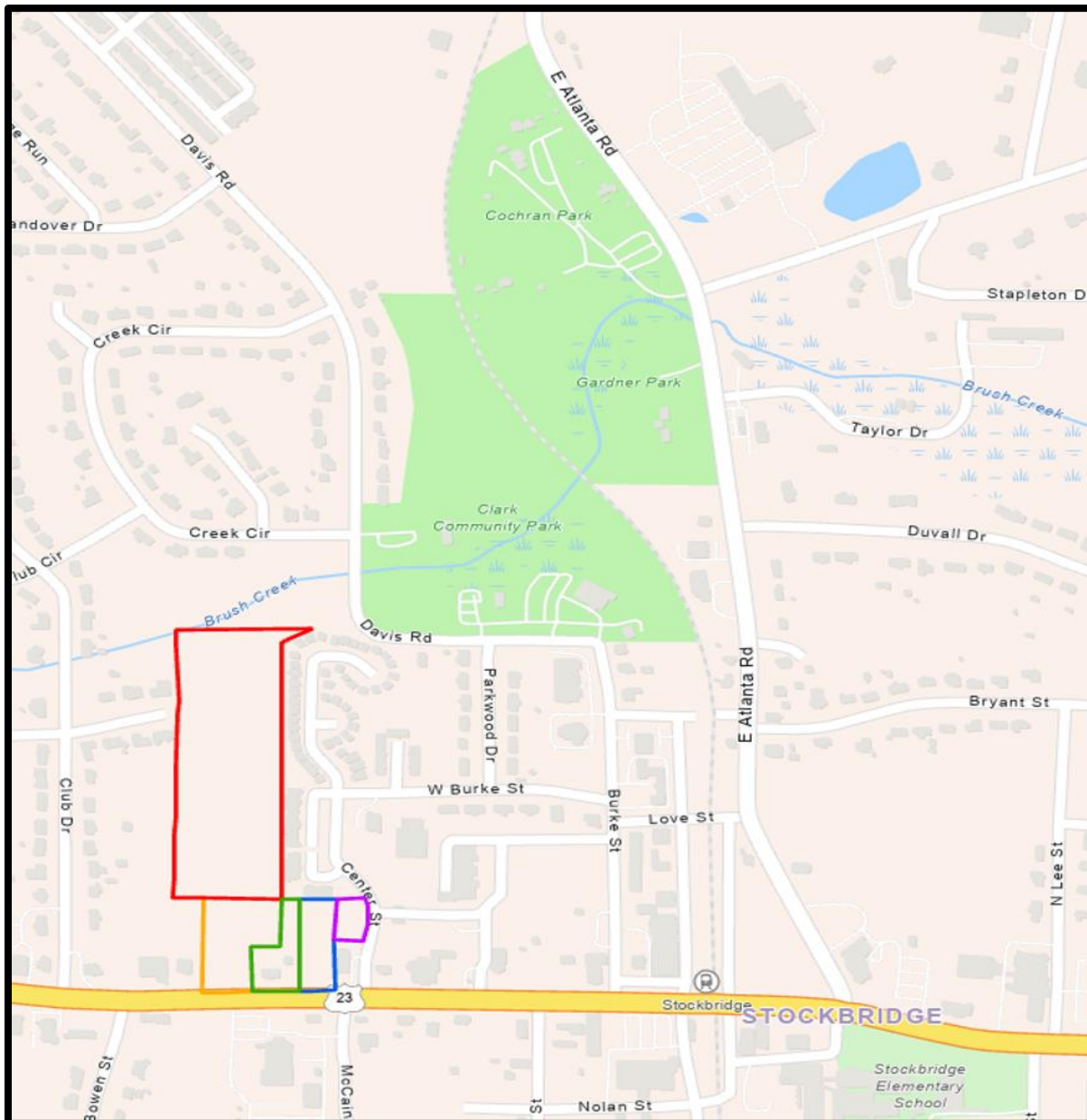
Now, Apex Stockbridge, LLC proposes building a townhome development with 90 units according to a revised site plan which would include the removal of five (5) zoning conditions that were required as part of the approval of RZ-2023-10. They are listed below, with the same numbering as is on the approved ordinance for RZ-2023-10. The zoning and future land use designation of the property would not change. The property contains 15.601 +/- acres within the Stockbridge City Limits.

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.]

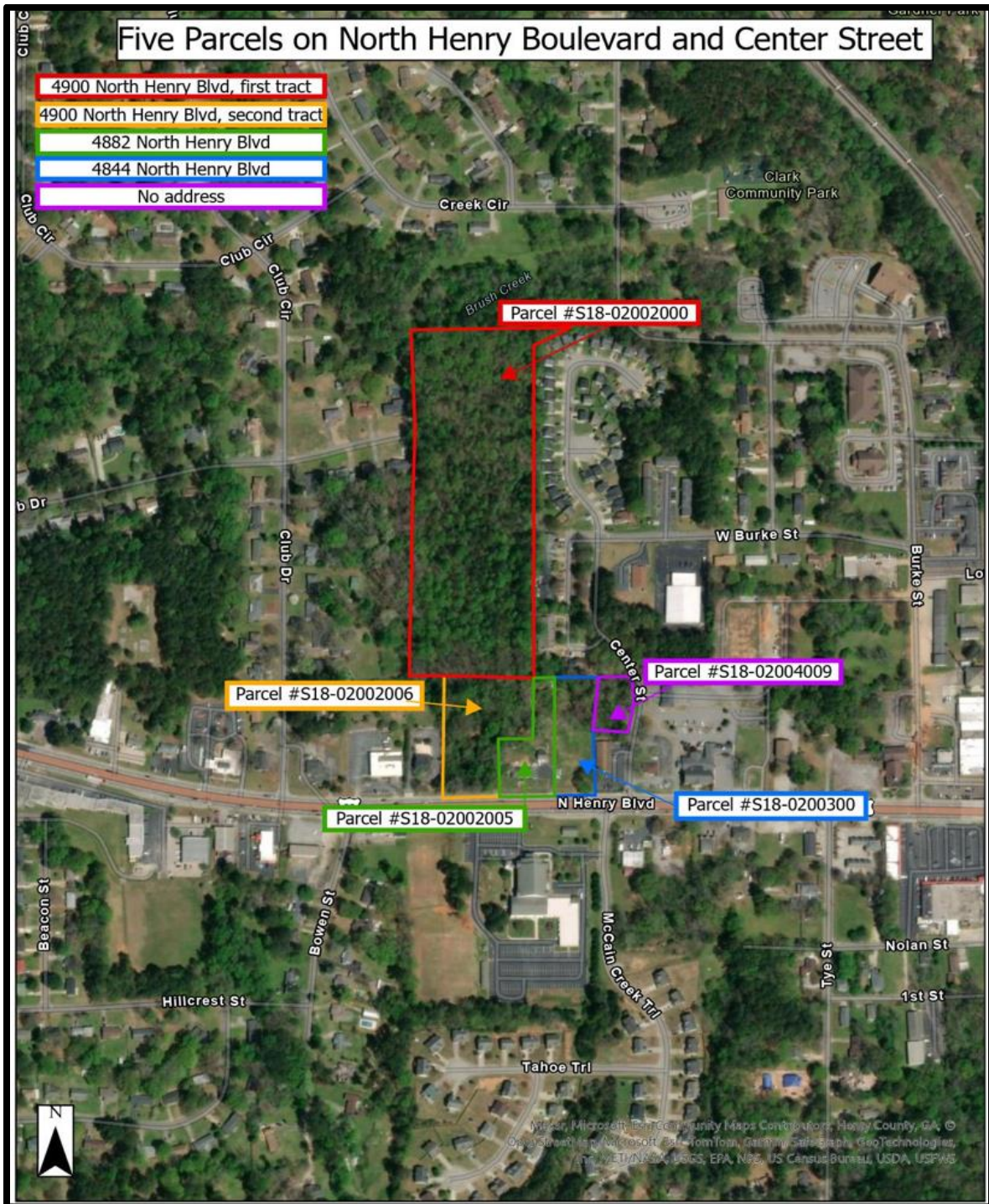
c. This shall be a gated community.

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

VICINITY MAP—Showing the Original Five Parcels

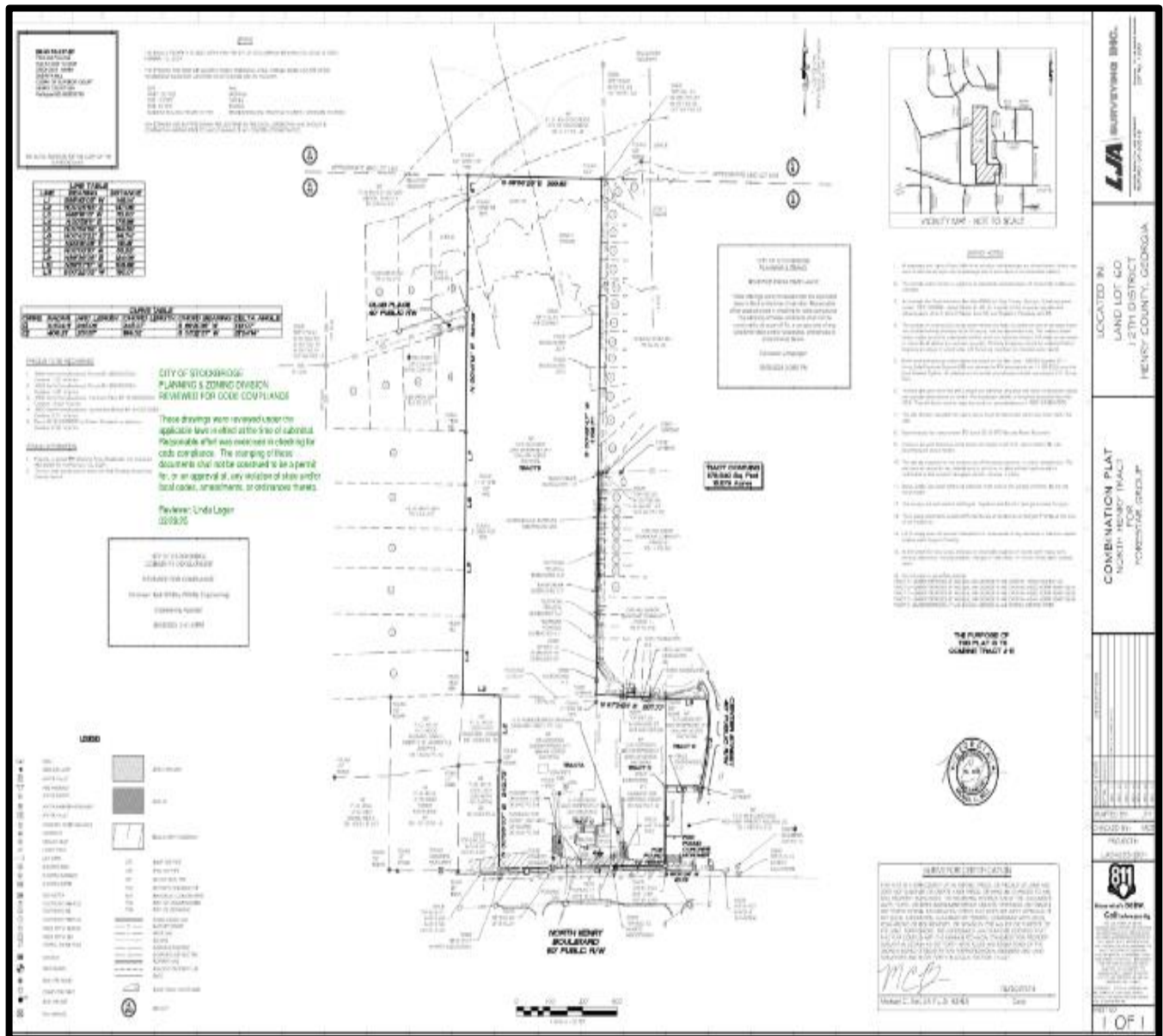


AERIAL PHOTOGRAPH SHOWING FIVE ORIGINAL PARCELS



**RECORDED PLAT FOR THE FIVE ORIGINAL PARCELS COMPRISING 4882
NORTH HENRY BOULEVARD**

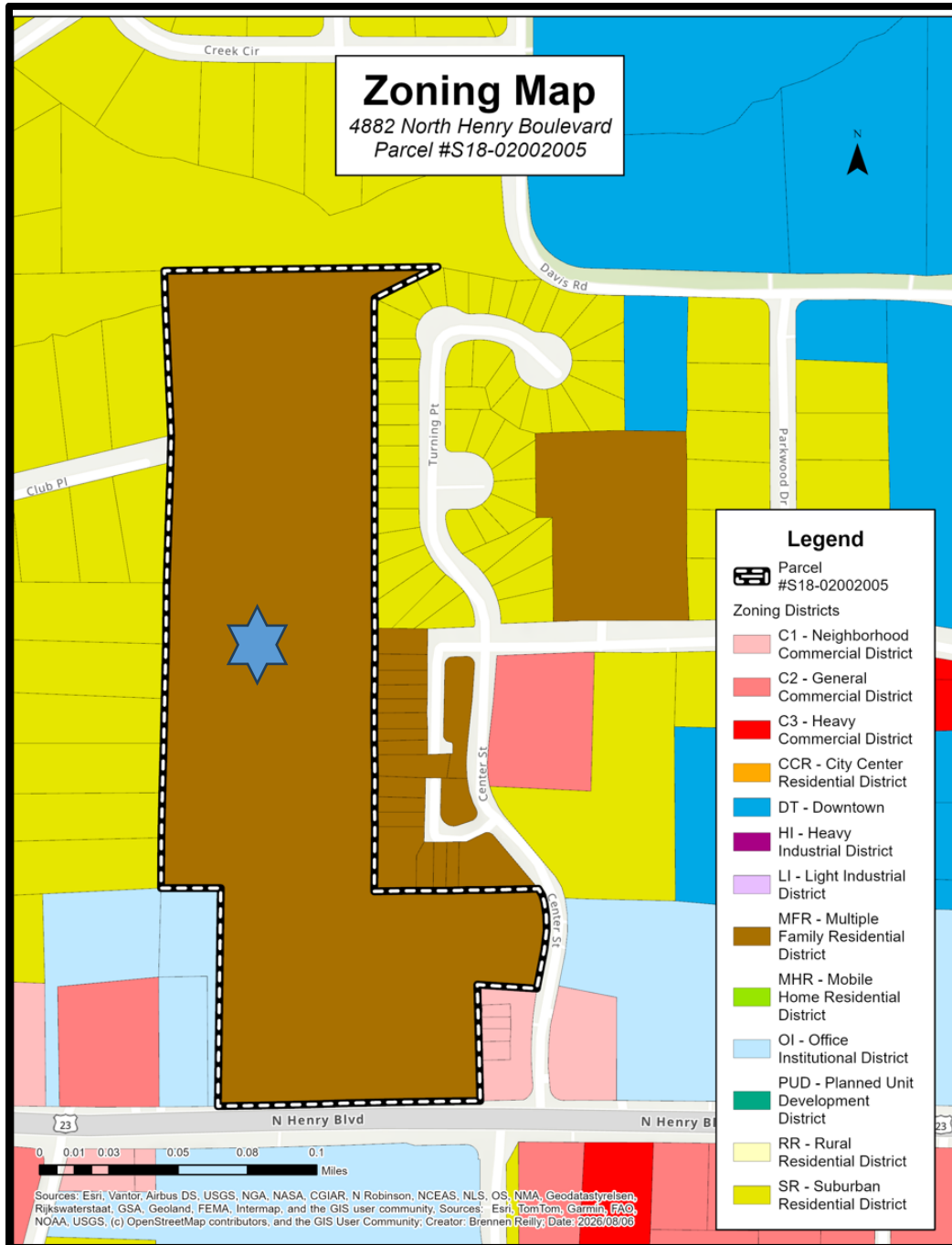
Recorded on August 13, 2026 in Henry County Superior Court



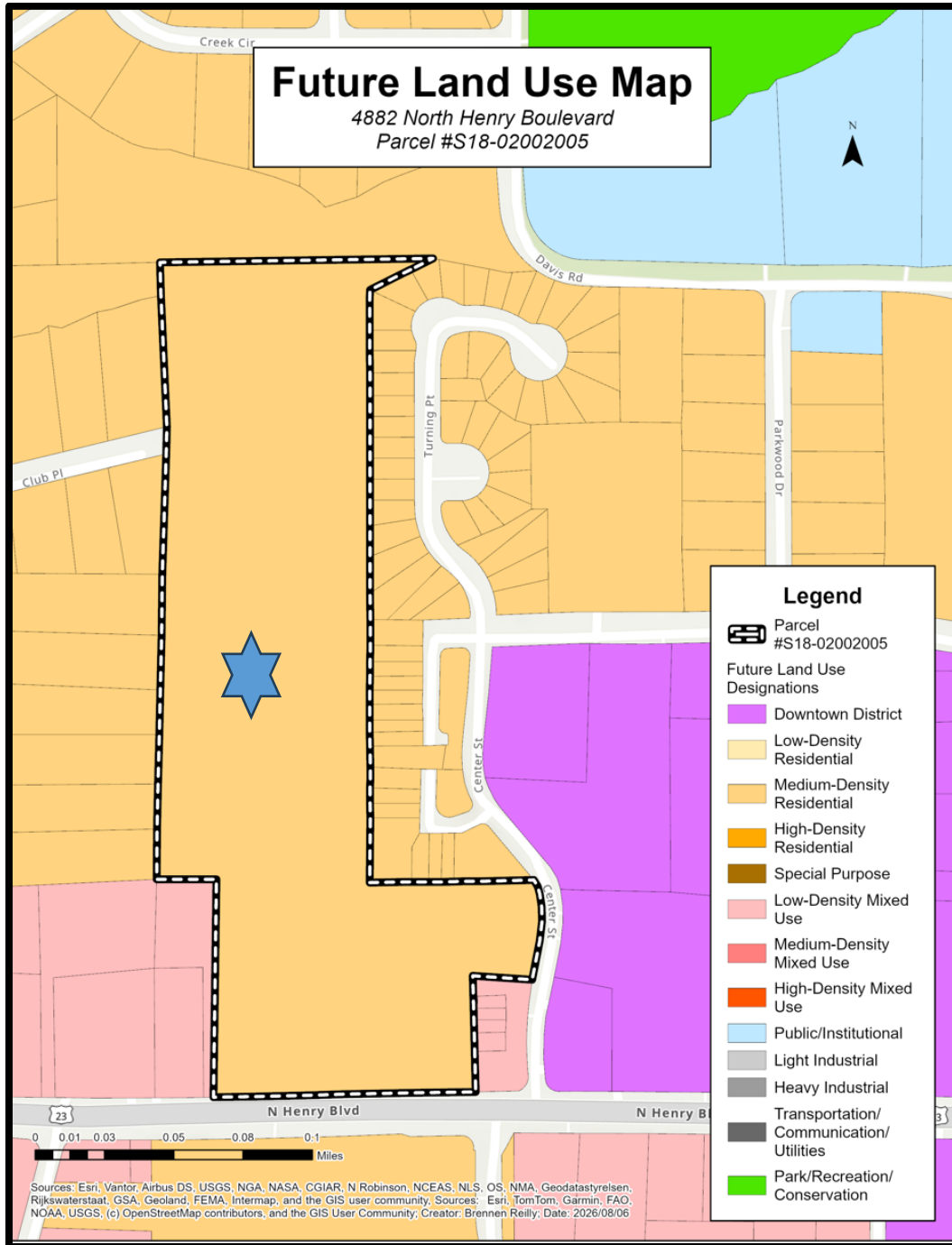
CASE FACTS

<u>CHARACTERISTIC</u>	<u>FINDINGS</u>
Proposed Development:	Townhome development with 90 units.
Applicant:	Aaron Rissler of Apex Stockbridge, LLC (represented by Sara Shirk of Falcon Design).
Site Address:	4882 North Henry Boulevard.
Parcel ID and Acreage:	Parcel #S18-02002005. Has 15.601 +/- acres.
Owner:	Apex Stockbridge, LLC.
Property Location:	North side of North Henry Boulevard and west side of Center Street.
Current Use:	A former funeral home and garage apartment at 4844 and 4882 North Henry Boulevard, plus vacant land to the north.
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 Zoning:	MFR (Multiple Family Residential) and 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:	MDR (Medium-Density Residential).
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.

ZONING MAP FOR 4882 NORTH HENRY BOULEVARD



FUTURE LAND USE MAP FOR 4882 NORTH HENRY BOULEVARD



PREVIOUSLY-APPROVED DEVELOPMENT

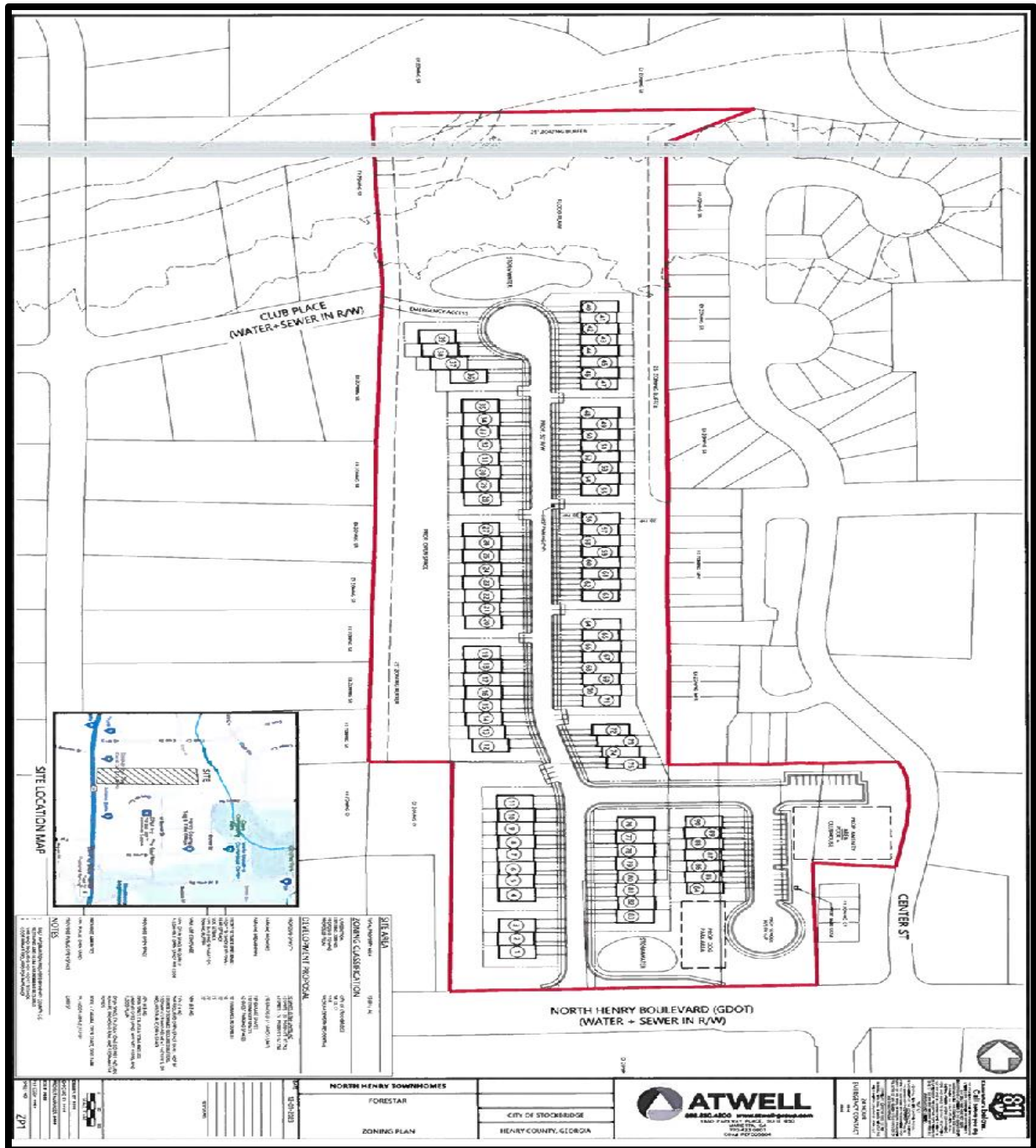
The townhome development that was approved for Forestar via RZ-2023-10 was based on a site plan which was entitled, "North Henry Townhomes: Forestar Zoning Plan, prepared by Atwell Group on 12/01/23, and received by the Planning and Zoning Staff on 12/04/23. It is shown below. A total of ninety (90) townhomes were to be built at a density of 5.769 units per acre. There were to be thirteen (13) townhome buildings, and all units were to have three bedrooms. Forestar was granted a variance via #VR-2023-06 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 rezoning site plan showed the project entrance to be from North Henry Boulevard, with internal streets leading to two cul-de-sacs. An emergency access would also be provided at the rear of the property to connect with Club Place to the west. The amenities were to be located near the front of the property, and they were to include a pool, a clubhouse, a dog park, and a mail kiosk. A total of 316 parking spaces were to be provided. The site was to have thirty (30) percent open space, and a twenty-five (25)-foot zoning buffer was to surround the property.

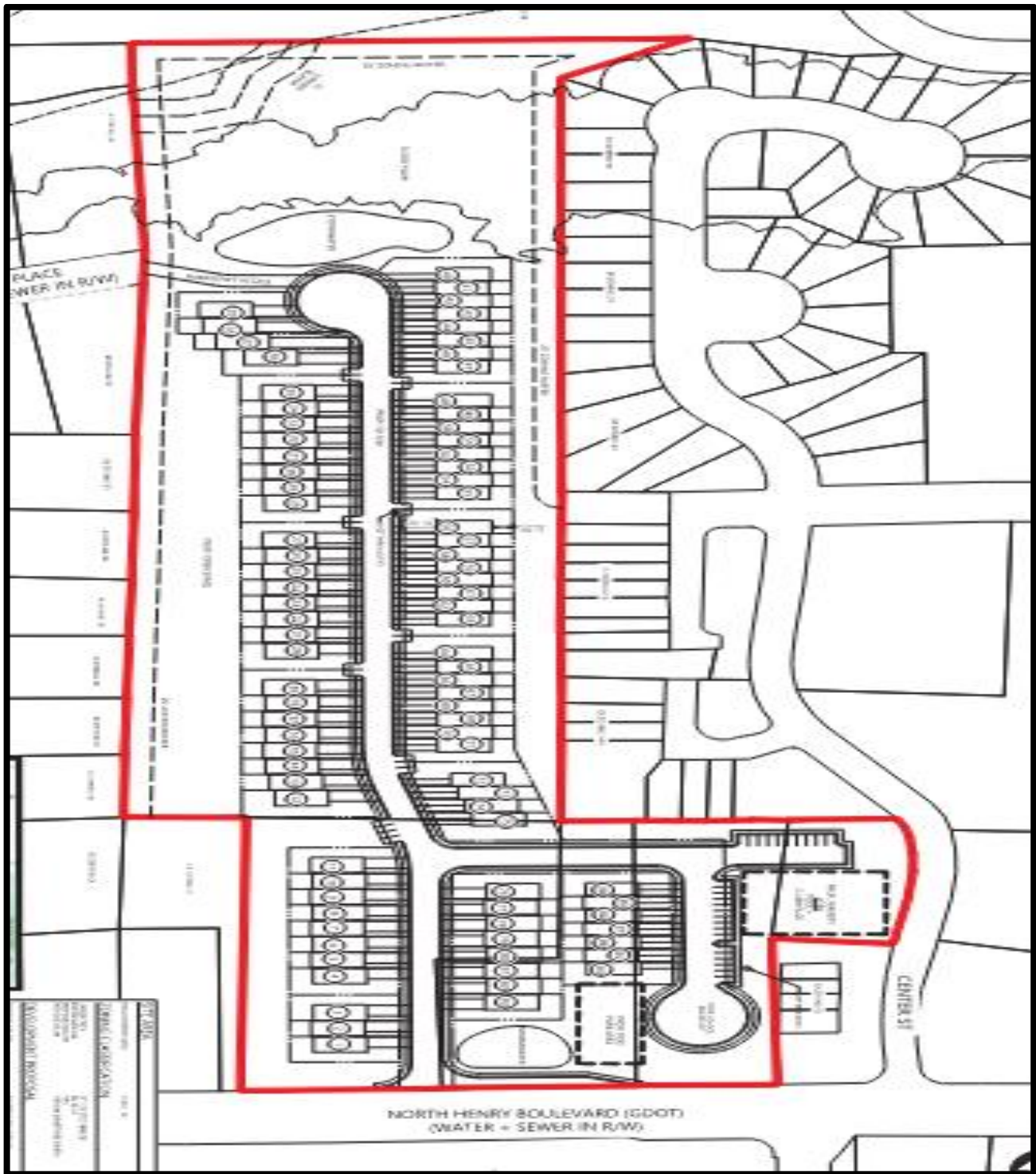
A traffic impact study was prepared by KCI Technologies, Inc. in December 2023, entitled, "North Henry Residential Development: Traffic Impact Study." It concluded that traffic service levels at the project entrance would be acceptable upon the project buildout, and it recommended the installation of a westbound deceleration lane at the project entrance.

PREVIOUSLY-APPROVED REZONING SITE PLAN, PER RZ-2023-10

“North Henry Townhomes: Forestar Zoning Plan”, prepared by Atwell Group on 12/01/23, (Received by the Planning and Zoning Staff on 12/04/23)



REZONING SITE PLAN, ENLARGED



PREVIOUSLY-APPROVED ADMINISTRATIVE ZONING MODIFICATION

Forestar submitted an administrative zoning modification application on September 19, 2024 in response to the Community Development Department's notification that it would be needed due to differences between Forestar's submitted land disturbance permit site plan and the rezoning site plan from RZ-2023-10. In its Letter of Intent, Forestar explained that the site plan changes were in direct response to the additional twelve (12) zoning conditions which the City Council added during the public hearing for RZ-2023-10. That is, Forestar made changes to the rezoning site plan to incorporate and comply with the new conditions. These included the inclusion of a gates at the project entrance, the conversion of all townhomes to two-car units, the provision of a community dumpster, and the addition of a 10-foot-wide concrete walking path along the front of the development.

PROPOSED DEVELOPMENT

A major zoning modification application was received by the Community Development Department from Falcon Design, on behalf of Apex Stockbridge, LLC, on July 10, 2026. The Letter of Intent stated that the purpose of the application was to "better align the project with current market demands, modern infrastructure standards, and long-term community viability." A new site plan was presented, and the applicant also requested the removal of five of the zoning conditions from RZ-2023-10. The same number of townhomes—ninety (90)—are being proposed as were approved via RZ-2023-10.

The applicant obtained a water and sewer availability letter from the City's Public Works Department, dated January 26, 2026. It stated 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."

Applicant's Requested Removal of Five Zoning Conditions. The applicant has requested the removal of five (5) of the zoning conditions from RZ-2023-10, as follows:

- **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. [Included on the rezoning site plan.]
- **Waste Collection System:** We request the removal of the central dumpster requirement. In its place,

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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. [Zoning Condition #4 from RZ-2023-10.]

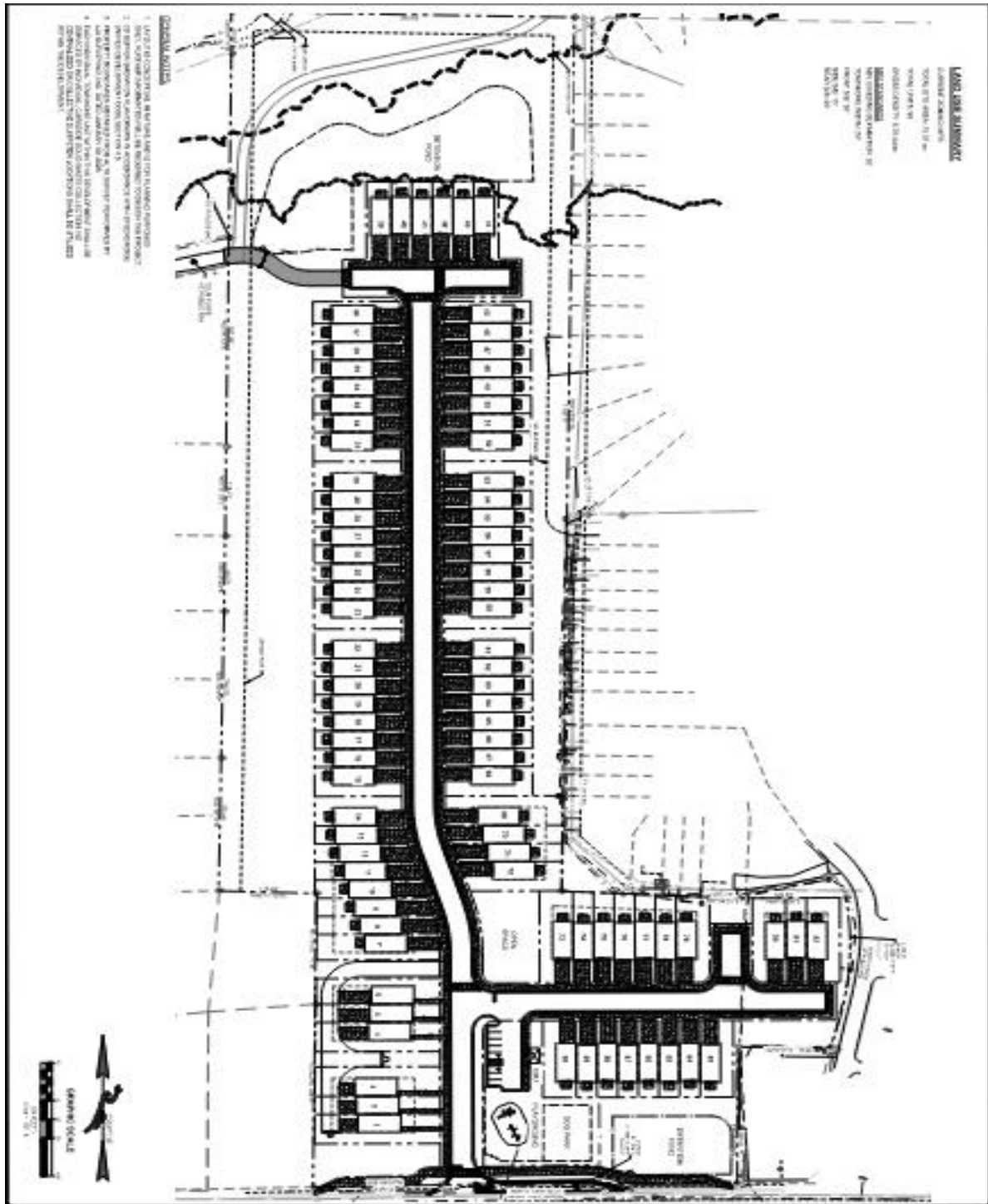
- **Rental Restrictions:** We request the removal of the condition prohibiting the townhomes from being rented. Lifting this restriction provides property owners with necessary financial flexibility and meets the growing demand for diverse housing options within the City of Stockbridge. [Zoning Condition #6 from RZ-2023-10.]
- **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. [Zoning Condition #5c from RZ-2023-10.]
- **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. [Zoning Condition #5a from RZ-2023-10.]

Applicant's Proposed Site Plan. The applicant's proposed site plan, entitled, "Zoning Modification Concept Plan for Bridgeview Townhomes", was prepared by Falcon Design on July 1, 2026 as Project Number 594.001 and is shown below. It was received by the Planning & Zoning Office on July 11, 2026, then a revision was received on July 22, 2026. The proposed site plan does not show the required 10-foot walking path along North Henry Boulevard, nor the entrance gate. The two cul-de-sacs are no longer provided. The street adjacent to Lot 82 end abruptly, with no turnaround room provided next to Center Street. This will need to be corrected. The pool and clubhouse were eliminated, per one of the applicant's requests. The amenities to be provided include a dog park, a playground, and a cabana. And no central dumpster is shown because the applicant is requesting to use individual curbside trash receptacles instead.

The zoning modification site plan shows that many of the townhome buildings would have more than six units, which conflicts with Section 4.4.4(C)(1) of the Stockbridge Unified Development Code (UDC), which allows a maximum of only six (6) units per townhome building within the MFR zoning district. In addition, the townhome lots only have front yard setbacks of twenty-five (25) feet. This conflicts not only with the variance which the previous applicant obtained via VR-2023-06 for 30 feet, but also with the current MFR district requirement. This will need to be corrected, or the applicant will need to seek a new variance. Shown below is the applicant's rendering of a sample townhome building.

Following the site plan, a table portrays the key differences between the rezoning site plan from RZ-2023-10 and the proposed zoning modification site plan for ZM-2026-03.

SITE PLAN ENLARGEMENT



**TABLE OF KEY DIFFERENCES BETWEEN THE APPROVED REZONING
SITE PLAN (PER RZ-2023-10) AND THE PROPOSED ZONING
MODIFICATION SITE PLAN**

#	ELEMENTS FROM THE REZONING SITE PLAN, PER RZ-2023-10	ELEMENTS FROM THE PROPOSED ZONING MODIFICATION SITE PLAN	COMMENTS
1	90 townhome units.	90 townhome units.	Same.
2	Entrance gate.	No entrance gate.	Applicant requests the elimination of the gate to reduce HOA homeowner costs. The internal streets would be public streets, to be maintained by the City.
4	Two cul-de-sac streets.	No cul-de-sac streets.	Eliminated.
5	Pool and clubhouse.	No pool or clubhouse.	Eliminated. The applicant requests their elimination to save on homeowners' HOA fees.
6	Some townhome buildings with eight or more units per building.	Many townhome buildings with eight or more units per building.	Although Section 2.4.4(C)(1) of the current UDC specifies the maximum number of units per building in the MFR district as being six (6), the original application for RZ-2023-10 was submitted under a previous UDC.
7	Central dumpster.	No central dumpster.	Applicant requests the use of individual curbside trash receptables instead of a dumpster.

SAMPLE RENDERING OF A PROPOSED TOWNHOME BUILDING



ANALYSIS OF APPLICANT'S REQUESTS

1. **Site Plan**--The applicant's proposed site plan, entitled, "Zoning Modification Concept Plan for Bridgeview Townhomes", was prepared by Falcon Design on July 1, 2026 as Project Number 594.001, revised, and received by the Planning & Zoning Office on July 22, 2026. Although many of the buildings would have eight (8) units, compared with the current UDC's maximum of six (6) units for the MFR District, this is allowable since the original rezoning application for 4882 North Henry Boulevard (RZ-2023-10) was submitted under a previous UDC. The proposed site plan is therefore acceptable.

2. **Amenity Requirements (from the RZ-2023-10 Site Plan)**—The applicant has requested the removal of the pool and clubhouse that were shown on the rezoning site plan. The proposed development would have only 90 units. This is fewer than the 100-unit threshold which Section 14.9(C) of the UDC identifies as requiring a pool within a subdivision. This request is therefore reasonable. Also, the inclusion of pool and clubhouse was not cited as a zoning condition for RZ-2023-10. Rather, they were just shown on the rezoning site plan. This request is therefore acceptable.
3. **Waste Collection System (from Zoning Condition #4 from RZ-2023-10)**—The applicant requested the removal of the central dumpster requirement, and proposes using individual, curbside roll-out receptacles for each townhome unit. Again, since only 90 units would be built, this request seems reasonable. Further, not having a dumpster would reduce the burden on adjacent communities from excess dumpster waste. This request is therefore acceptable.
4. **Rental Restrictions (from Zoning Condition #6 from RZ-2023-10)**—The applicant requested the removal of the condition prohibiting the townhomes from being rented. This is not accurate because Zoning Condition #RZ-2023-10 allowed 10 percent of the units to be rented. However, removing this condition entirely is not reasonable because the surrounding area consists of fee simple properties rather than rental properties, and the City of Stockbridge wishes to maintain the stability of the neighborhood. While the City is not supportive of removing rental restrictions entirely, the City is willing to modify the condition to allow rentals up to a maximum of **20 percent of the total dwelling units** within the development. The HOA shall be responsible for monitoring and enforcing compliance with this cap. This request is therefore partially acceptable.
5. **Gated Community Requirement (from Zoning Condition #5c from RZ-2023-10)**—The applicant requests the removal of the condition requiring that the community be gated. This request is reasonable due to the fact that fewer than 90 townhome units would be built. In addition, it is desirable to prevent any traffic backups into North Henry Boulevard which the presence of entrance gates might cause. Without the gates, the City of Stockbridge would own and maintain the internal streets as public streets. This request is therefore acceptable.
6. **Architectural Design – Three Sides Brick—(from Zoning condition #5a from RZ-2023-10).** The applicant requests 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. However, this would conflict with the requirement of Section 4.4.4(C) of the UDC, which states that all buildings (including townhomes) within the MFR district be at least 75 percent brick or stone

on all four facades. In fact, the zoning condition was less restrictive than the Section 4.4.4(C) requirement. The applicant's proposed rendering with facades having substantial non-brick portions is not acceptable. However, The City will recommend approval of a modification to the exterior material requirement. In lieu of the previously required three-sided brick standard, the townhomes shall provide a minimum of **75 percent brick or brick veneer on the front facades and end-cap units**, with architectural elevations being substantially consistent with the renderings that were presented to the Mayor and City Council. The final design details should be subject to staff review and approval during the permitting process. This request is therefore partially acceptable.

CONCLUSIONS

The applicant has submitted a zoning modification site plan which differs somewhat from the rezoning site plan from RZ-2023-10, and the applicant has also requested the removal of five of the zoning conditions from RZ-2023-10. As was mentioned above, the site plan is acceptable.

Regarding the requests for the removal of five of the zoning conditions from RZ-2023-10, three of them are reasonable and should be granted. These include the removals of the requirements for the inclusions of a pool and clubhouse, entrance gates, and a central dumpster. The request for the removal of the rental restriction is partially acceptable, and the City is willing to increase the allowable percentage of rental units on the property from 10 percent (per RZ-2023-10) to 20 percent at one time. Regarding the applicant's request to remove the requirement that the townhome buildings have three sides constructed of brick, this request is partially acceptable, with recommended alterations, as was explained above. Therefore, ZM-2026-03 should be partially approved.

RECOMMENDATIONS

Based on the previous analysis, Zoning Modification Case #ZM-2026-03 should be approved with the following ten (10) conditions:

1. **Site Plan—**The proposed development for ZM-2026-03 shall conform substantially to the applicant's proposed site plan, entitled, "Zoning Modification Concept Plan for Bridgeview Townhomes", as was prepared by Falcon Design on July 10, 2026 as Project Number 594.001, revised, and received by the Planning & Zoning Office on August 11, 2026.

2. **Rental Restrictions**—No more than ten (20) percent of the total units may be rented at any one time. The HOA shall be responsible for monitoring and enforcing compliance with this cap. (Partial approval of applicant's request.)
3. **Architectural Design—Three Sides Brick**—All townhome buildings shall have a minimum of 75 percent brick or brick veneers on the front facades and the end-cap units of the townhome buildings, with architectural elevations to be substantially consistent with the renderings that were presented to the Mayor and City Council. The final design details shall be subject to Staff review and approval during the permitting process. (Partial approval of applicant's request.)
4. **Amenities Requirements**—The inclusion of a pool and a clubhouse within the townhome development shall not be required. (Approval of applicant's request; removal of these items from the rezoning site plan from RZ-2023-10.)
5. **Gated Community Requirement**—The inclusion of entrance gates for the townhome development shall not be required, subject to the following: (Approval of applicant's request; removal of Zoning Condition #5c from RZ-2023-10):
 - a. All streets shall be publicly accessible and constructed to applicable City standards.
 - b. The developer shall be responsible for coordinating with the City regarding the acceptance of roads and related infrastructure.
 - c. Any private facilities and common areas shall be maintained by the HOA in accordance with the approved development plans and governing documents.
6. **Waste Collection System**—The inclusion of a central dumpster for the townhome development shall not be required. Instead, individual, curbside roll-out receptacles for each townhome unit may be used. (Approval of applicant's request; removal of Zoning Condition #4 from RZ-2023-10.)
7. **Two-Car Garages**—All townhome units shall have two-car garages. (Emphasizing Condition #5b from RZ-2023-10.)
8. **Remaining Conditions from RZ-2023-10**—The developer shall comply with the remaining zoning conditions from RZ-2023-10.
9. **Water Capacity**—The owner / developer shall perform a "future flow test", in compliance

with the Public Works letter from January 26, 2026, to determine whether sufficient water capacity exists to serve the proposed townhome development. In addition, the developer shall make any necessary improvements that are specified by Public Works.

10. **Trailhead Donation**—The property owner or developer shall donate the trailhead to the City of Stockbridge.