

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO. OR 16-399

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF STOCKBRIDGE, GEORGIA, AS AMENDED; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

WHEREAS, the governing authority of the City of Stockbridge, Georgia desires to modify the zoning designation of certain property located within the City; and,

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

Section 1. The property located at 1024 Highway 138, in Land Lot 55 of the 12th District more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to C-3 (Highway Commercial) District (City of Stockbridge's Classification) with conditions, such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning Administrator along with an editorial note on the City of Stockbridge Official Zoning Map approved by Mayor and Council specifying the

parcel(s) affected by this Ordinance and the date of adoption of this Ordinance. Until the rezoning is indicated on the City of Stockbridge Official Zoning Map approved by Mayor and Council, this Ordinance shall govern over the City of Stockbridge Official Zoning Map approved by Mayor and Council to the extent of any discrepancy between this Ordinance and the City of Stockbridge Official Zoning Map approved by Mayor and Council. Such rezoning shall be conditioned on the following:

1. All C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses shall be permitted. The only C-3 (Heavy Commercial) use permitted shall be Motels and Hotels exclusive of extended stay lodging.
2. Subject to GDOT approval, the developer shall provide a minimum ten foot (10') wide multi-use path all along the frontage of the subject property along Highway 138. The existing concrete sidewalk along Highway 138 can be used to satisfy this requirement, subject to widening to a total width of ten foot (10').
3. All internal pedestrian crossing areas shall be marked crosswalks.
4. Easements required for any future multi-use path connecting to Highway 138 and along Reeves Creek shall be provided free of charge to the City of Stockbridge.
5. At least one bicycle parking area on a concrete pad a minimum of 83" in length shall be provided on-site by the developer.
6. No lighting shall be permitted on any gas pump island canopy.
7. Any rooftop mechanical units shall be screened from view from Highway 138.
8. All building facades shall be similar to the building example provided in Exhibit "B", a copy of which is attached hereto and incorporated herein by reference, as approved by the City Manager or his or her designee.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

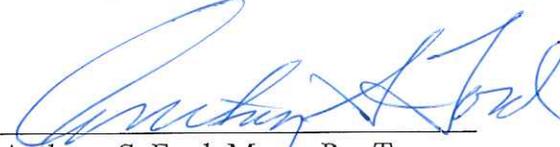
Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

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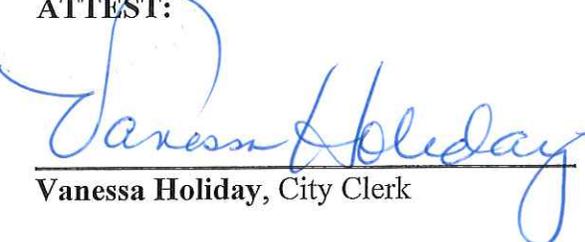
ORDAINED this 9th day of May, 2016.

CITY OF STOCKBRIDGE, GEORGIA



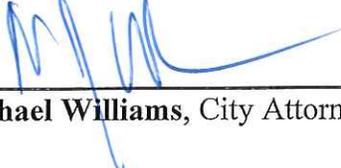
Anthony S. Ford, Mayor Pro Tem

ATTEST:



Vanessa Holiday, City Clerk

APPROVED AS TO FORM:



Michael Williams, City Attorney

Date Presented to Mayor: 5-10-2016

Date Received from Mayor: 5-10-2016

EXHIBIT "A"

[Attach legal description]

Exhibit A

All that tract or parcel of land lying and being in Land Lot 55 of the 12th District, Henry County, Georgia, and being more particularly described as follows:

Commence at the intersection of the centerline of Spivey Road and the northerly right-of-way line of Georgia State Highway No. 138 (having a variable width right-of-way); thence travel in a northeasterly direction along said northerly right-of-way line of Georgia State Highway No. 138 north 56 degrees 41 minutes 30 seconds east a distance of 908.95 feet to a ½" rebar set on said right-of-way line, said point being the Point of Beginning; thence depart said right-of-way line and travel south 84 degrees 28 minutes 45 seconds west a distance of 208.71 feet to a 1" open top pin found; thence travel north 06 degrees 31 minutes 14 seconds east a distance of 340.63 feet to a ½" rebar found; thence travel south 82 degrees 09 minutes 45 seconds east a distance of 289.22 feet to a ½" rebar found; thence travel north 57 degrees 20 minutes 02 seconds east a distance of 107.23 feet to a ½" rebar set; thence travel south 82 degrees 20 minutes 46 seconds east a distance of 169.10 feet to a ½" rebar set on the northerly right-of-way line of Georgia State Highway No. 138; thence travel in a southwesterly direction along said right-of-way line the following courses and distances: south 40 degrees 31 minutes 27 seconds west a distance of 145.98 feet to a ½" rebar set; south 45 degrees 36 minutes 43 seconds west a distance of 200.00 feet to a ½" rebar set; south 71 degrees 42 minutes 54 seconds west a distance of 113.64 feet to a ½" rebar set; as arc distance of 40.60 feet, having a radius of 995.93 feet, chord distance of 40.60 feet and a chord bearing of south 71 degrees 42 minutes 54 seconds west to a ½" rebar set and the Point of Beginning.

Shown as 2.912 acres on survey for Howell Oil Corporation, prepared by Franks & Associates, bearing the seal and certification of W.R. Franks, Georgia Residential Land Surveyor No. 871, dated December 8, 2003.

EXHIBIT "B"

[Attach building façade picture]

Move Up



BEST WESTERN PLUS®

Each Best Western® branded hotel is independently owned and operated.



Henry County Planning & Zoning

RZ-15-22-S

City of Stockbridge

ZAB Member:

Report Prepared by: Stacey D. Jordan-Rudeseal, AICP, Planner II

Applicant: Narayan Patel
637 Highway 138 West
Stockbridge, GA 30281

Agent: Moore Bass Consulting, Inc.
1350 Keys Ferry Court
McDonough, GA 30253
(770) 914-9394

Location: North of the intersection of Highway 138 West and North Mill Road
Land Lot 55 of the 12th District

Request: Rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial)

Parcel ID(s): 012-01-005-000

Proposed Use /Purpose: Hotel and Restaurant

Current Land Use: Vacant

Future Land Use: Commercial

Sign Posted: February 23, 2016

Postcards Mailed: February 16, 2016

ZAB Meeting: January 14, 2016 (Postponed)
March 10, 2016

Lot Size: 2.91 +/- acres

Road Access: Highway 138 West (Major Arterial)

Zoning History:

The subject property is zoned C-1 (Neighborhood Commercial) as illustrated on the City of Stockbridge Official Zoning Map. No rezoning record or any conditions of zoning were found. Table 1.0 illustrates the current zoning and land use of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties.

	Current Zoning	Current Land Use
North	C-3 (Heavy Commercial) – COS	Retail/Shopping Center
East	C-1 (Neighborhood Commercial) – COS & C-2 (General Commercial) – County	Shopping Center Former Daycare Center
South	C-2 (General Commercial) – COS & C-2 (General Commercial) – County	Package Store Vacant
West	C-2 (General Commercial) – COS	Vacant

Source: Henry County Zoning Map

Executive Summary:

The applicant is proposing to develop a hotel and restaurant on approximately three acres of land on the north side of Highway 138 West. The subject property backs up to C-3 (Heavy Commercial) zoned property along Mt. Zion Parkway. The use of the subject property as a hotel requires a C-3 (Highway Commercial) zoning; therefore, the applicant is requesting rezoning from C-1 (Neighborhood Commercial) to C-3. The site plan indicates that the proposed hotel and restaurant will take access from Highway 138 West directly across from North Mill Road at an existing median break. The Future Land Use Map (FLUM) of the Comprehensive Plan designates the subject property for Commercial land uses.

Development Regulations Relevant to Request:

- Section 3-7-154 C-3 Heavy Commercial District
- Henry County/Cities Joint 2030 Comprehensive Plan.
- All other sections regarding site development standards and requirements

Analysis of Request (Sec. 3-7-313):

Criteria point 1: *The possible effects of the change in the regulations or map on the character of the zoning district, a particular piece of property, neighborhood, area or community.*

The proposed change in zoning should not have a negative effect on the character of the existing neighborhood as the adjoining properties range from C-1 (Neighborhood Commercial) to C-2 (General Commercial) to C-3 (Heavy Commercial).

Criteria point 2: *The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this chapter.*

The proposed development meets all of the minimum development regulations of the C-3 zoning district. The proposed development is consistent with the overall zoning scheme of the area and with the Future Land Use Map (FLUM) designation of Commercial for the subject property. Table 2.0 lists the requirements of the C-3 zoning district.

Table 2.0 Ordinance Requirements for C-3 Zoning District

	ORDINANCE REQUIREMENTS	PROPOSED	COMPLIANCE
Minimum Front Yard Setback	70 feet	~70 feet	Yes
Minimum Side Yard Setback	none	>20+ feet	Yes
Minimum Rear Yard Setback	20 feet	20 feet	Yes

Source: Section 3-7-154 & Applicant's Preliminary Site Plan

Criteria Point 3: Consistency with land use plan.

The request to rezone the subject property for C-3 is consistent with the 2030 Land Use Plan adopted by the Stockbridge City Council on August 11, 2008, which designates the property for Commercial.

Criteria Points 4 & 5: *The impact of the proposed development on infrastructure, water, sewer, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.*

Water and Wastewater Treatment – A letter from the Clayton County Water Authority dated November 25, 2015, indicates that water and sewer service are provided to the subject property.

Streets and Sidewalks – Sidewalks have been provided by the Georgia Department of Transportation (GDOT) all along the site's frontage. The development will be required to comply with GDOT requirements for access to Highway 138 West.

Criteria Point 6: The impact upon adjacent property owners should the request be granted.

Possible impacts upon adjacent property owners, should the property be developed as proposed, include an increase in light and noise. Since adjacent developed properties also produce light and noise, the impact of the development of the subject property should be appropriate for a commercial area.

Criteria Point 7: Can the subject land be developed as it is currently zoned?

The subject property can be developed as it is currently zoned C-1, meeting all development standards and regulations outlined in *Section 3-7-147* of the zoning code; however, the development of the subject property for a hotel requires a C-3 zoning.

Criteria Point 8: Consideration of the physical capability of the site to be developed as requested, including; topography, drainage, access, size and shape of property.

The subject property appears from the site plan to be adequate for the proposed use. Issues regarding topography, drainage, access, utility easements, and shape of the property will be addressed through the development plan review phase. No buffer will be required since the neighboring parcels are commercial.

Criteria Point 9: The merit of the requested change in zoning relative to any other guidelines and policies for development, which the zoning board and city council may use in furthering the objective of the land use plan.

The applicant's request for C-3 is appropriate for the subject property's location along Highway 138 West. A major arterial is the appropriate location for a C-3 use such as a hotel with a focus on the traveling public.

Clayton County adopted an overlay district along Highway 138 within Clayton County on July 13, 2010, setting a higher standard of development than that required Countywide. It would be appropriate for the City to require standards of development meeting or exceeding the standards set by Clayton County. Limitations on replicating Clayton County overlay district requirements with zoning conditions include the fact that zoning conditions cannot be less restrictive than zoning ordinance requirements such as minimum setback distances, which make it difficult to require buildings to be close to sidewalks. In some cases, City requirements are stricter than Clayton County overlay district requirements such as a ten foot (10') perimeter landscape strip vs. a five foot (5') boundary between parking and the right-of-way.

The update of Henry County's Comprehensive Transportation Plan (CTP), in progress, has identified the need for enhanced active transportation opportunities in Henry County. One solution would be to enhance the use of Clayton County's utility easement through the subject property along Reeves Creek for a path.

Recommendation:

Staff recommends **Approval** of C-3 (Heavy Commercial) with the following conditions:

1. The City may require any or all requirements of the *Highway 138 Overlay Districts* ordinance adopted by the Clayton County Board of Commissioners (*Clayton County Code of Ordinances, Appendix A – Zoning, Article 4 – Special Districts, Section 4.60 and following*) otherwise applicable to a similar development proposed on the subject property in the City of Stockbridge. These requirements may be required by the City in addition to or in place of the requirements of the City of Stockbridge Code of Ordinances at the City's sole discretion.
2. Subject to Clayton County Water Authority approval, a multi-use path a minimum of ten feet (10') in width shall be provided all along the sanitary sewer easement along Reeves Creek within the boundaries of the subject property.

Attachments:

- Application
- Letter of Intent
- Site Plan
- Site Photos
- Zoning Map
- Aerial Map
- Future Land Use Map

**Henry County Planning & Zoning
Rezoning Request Application**

Name of Applicant Narayan Patel Phone: 404-861-1390 Date: 12/1/15
 Address Applicant: 637 SR 138 West Fax _____ Pager/Cell # 404-861-1390
 City: Stockbridge State: GA Zip: 30281 E-mail: i0595@redroof.com
 Name of Agent Moore Bass Consulting, Inc. Phone: 770-914-9394 Date: 12/1/15
 Address Agent: 1350 Keys Ferry Court Fax 770-914-9596 Pager/Cell # 770-616-7094
 City: McDonough State: GA Zip: 30253 E-mail: smoore@moorebass.com

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

Request from C-1 to C-3
(Present Zoning) (Requested Zoning)

For the Purpose of Hotel and Restaurant Development
(Type of Development)

Address of Property: 1024 Highway 138 - Stockbridge, GA 30281
(Street Address) Nearest intersection to the property: N. Mill Road

Size of Tract: 3.3 acre(s), Land Lot Number(s): 55, District(s): 12

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 012 - 010 - 050 - 00 (Required)

Kasio Moore
 Witness' Signature

[Signature]
 Signature of Applicant

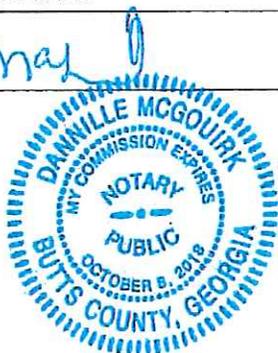
Dannille McGouirk
 Printed Name of Witness

Narayan Patel
 Printed Name of Applicant

[Signature]
 Notary

[Signature]
 Signature of Agent
Steve Moore (Agent)

NOTARY STAMP:



*Comm
cust #5*

(For Office Use Only)

Total Amount Paid \$ 750.00 Cash _____ Check # 15379 Received by: A. [Signature] (FEES ARE NON-REFUNDABLE)

Application checked by: A. [Signature] Date: 11/30/2015 Map Number(s): 012

Pre-application meeting: 11/24/2015 - Stacey Jordan Date: 11/24/2015

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____



Land Use Planning • Engineering Design • Environmental Permitting • Landscape Architecture • Land Surveying

November 30, 2015

Henry County Planning and Zoning Department
140 Henry Parkway
McDonough, GA 30253

RE: Highway 138 Commercial Tract – Henry County Parcel ID# 012-010-050-00
Land Lot 116 of the 8th District of Henry County, Georgia
Letter of Intent

To Whom It May Concern:

This document is intended to serve as the Letter of Intent for the rezoning of the above referenced property, located at 1024 Highway 138, Stockbridge, Georgia.

The subject property is located within the incorporated limits of the City of Stockbridge and consists of approximately 2.9 acres of land. The property is currently zoned C-1 and the request is to rezone the property to C-3 for the development of a hotel and restaurant.

If successfully rezoned, construction is anticipated to begin in the summer of 2016, ending in spring of 2017.

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

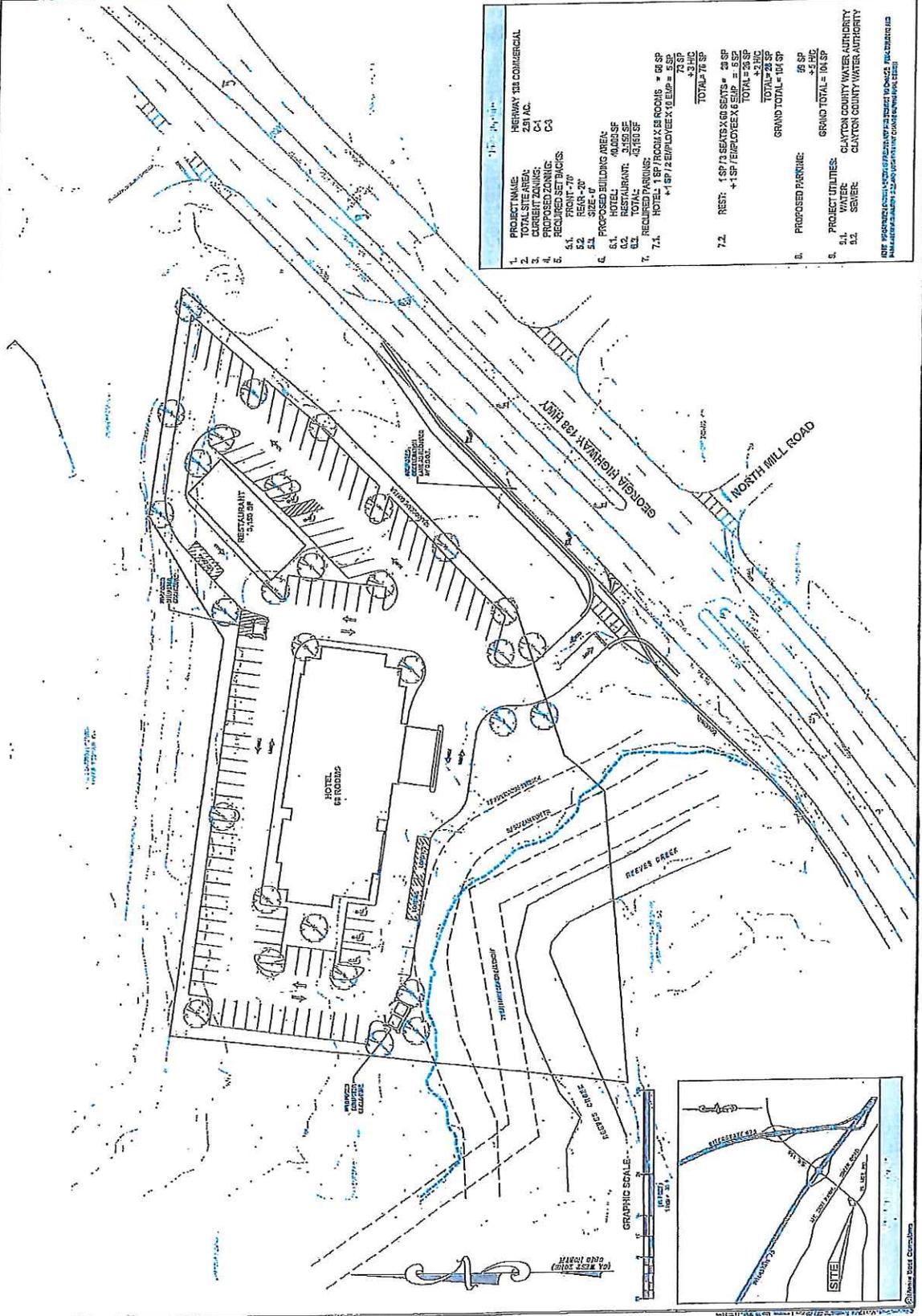
Sincerely,

Moore Bass Consulting, Inc.

A handwritten signature in black ink, appearing to be "S. D. Moore", written over a horizontal line.

Stephen D. Moore

NO.	DATE	DESCRIPTION
1	11/11/01	PRELIMINARY
2	01/15/02	REVISED
3	03/20/02	REVISED
4	05/15/02	REVISED
5	07/10/02	REVISED
6	09/05/02	REVISED
7	11/01/02	REVISED
8	01/15/03	REVISED
9	03/10/03	REVISED
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96	03/10/16	REVISED
97	05/05/16	REVISED
98	07/01/16	REVISED
99	08/20/16	REVISED
100	10/15/16	REVISED



NO.	DESCRIPTION	AMOUNT
1.	PROJECT NAME: HIGHWAY 138 COMMERCIAL	
2.	TOTAL SITE AREA: 2.91 AC.	
3.	PROPOSED ZONING: C-1	
4.	PROPOSED ZONING: C-3	
5.	REQUIRED SETBACKS:	
5.1.	FRONT - 70'	
5.2.	REAR - 20'	
5.3.	SIZE - 0'	
6.	PROPOSED BUILDING AREA:	
6.1.	HOTEL 68 ROOMS	40,000 SF
6.2.	RESTAURANT	5,000 SF
6.3.	TOTAL	45,000 SF
7.	REQUIRED PARKING:	
7.1.	HOTEL: 1 SP / ROOM X 68 ROOMS = 68 SP	
	+ 1 SP / 2 EMPLOYEE X 10 EMP = 5 SP	
	73 SP	
	TOTAL = 73 SP	
7.2.	REST: 1 SP / 3 SEATS X 60 SEATS = 20 SP	
	+ 1 SP / EMPLOYEE X 6 EMP = 5 SP	
	TOTAL = 25 SP	
	4.2 BIC	
	TOTAL = 29 SP	
	GRAND TOTAL = 104 SP	
8.	PROPOSED PARKING:	
	68 SP	
	+ 5 BIC	
	GRAND TOTAL = 104 SP	
9.	PROJECT UTILITIES:	
9.1.	CLAYTON COUNTY WATER AUTHORITY	
9.2.	CLAYTON COUNTY WATER AUTHORITY	
9.3.	SEWER	

NOT APPROVED FOR CONSTRUCTION WITHOUT A PERMIT FROM THE CLAYTON COUNTY WATER AUTHORITY AND THE CLAYTON COUNTY SEWER AUTHORITY. SEE PERMITTING DEPARTMENT FOR MORE INFORMATION.

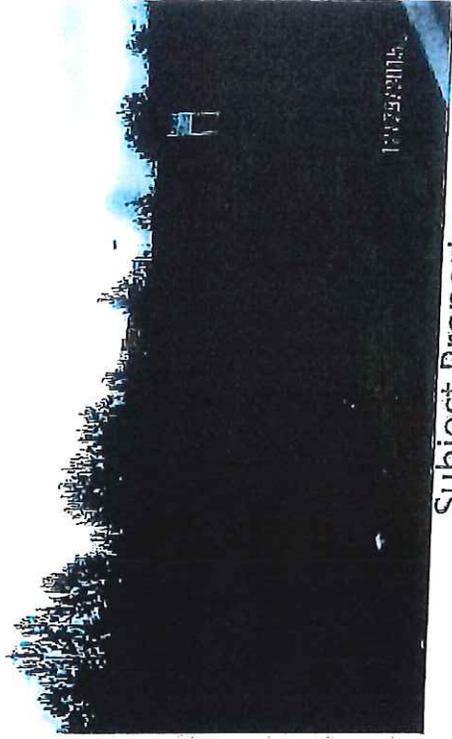
Narayan Patel, Highway 138 West, RZ-15-22-S



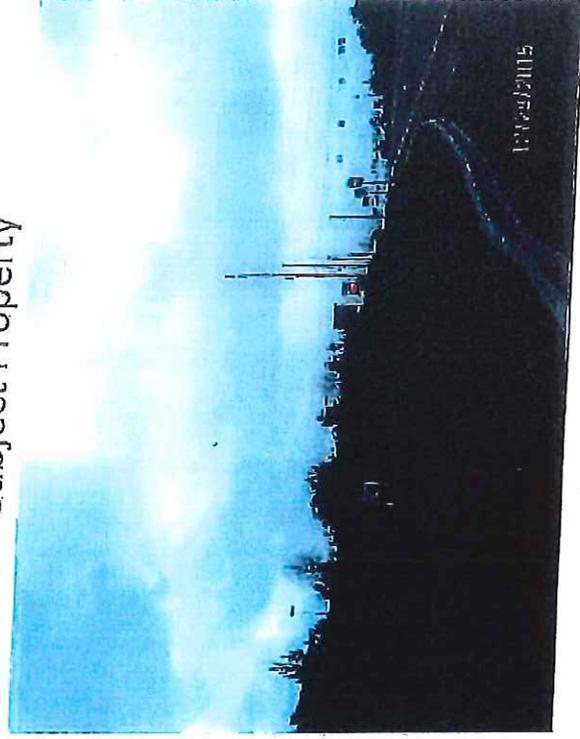
View to the West



View to the South



Subject Property



View to the East



Legend

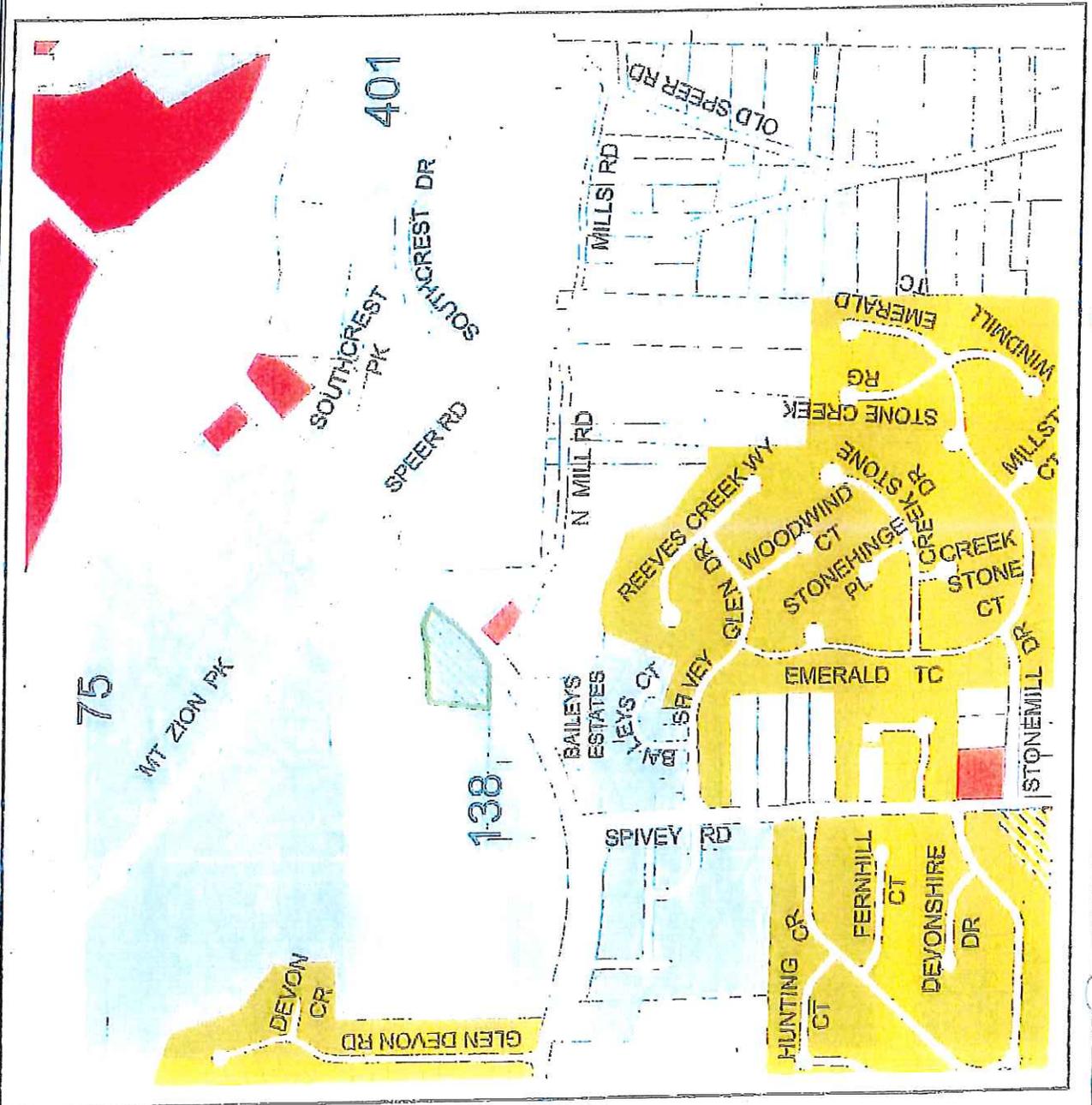
Request RZ-15-22-S

- RA
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- O1
- C-1
- C-2
- C-3
- M-1
- M-2
- PD
- CITY

Scale: 1"= 800'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.



Legend

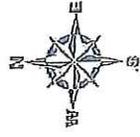
Request



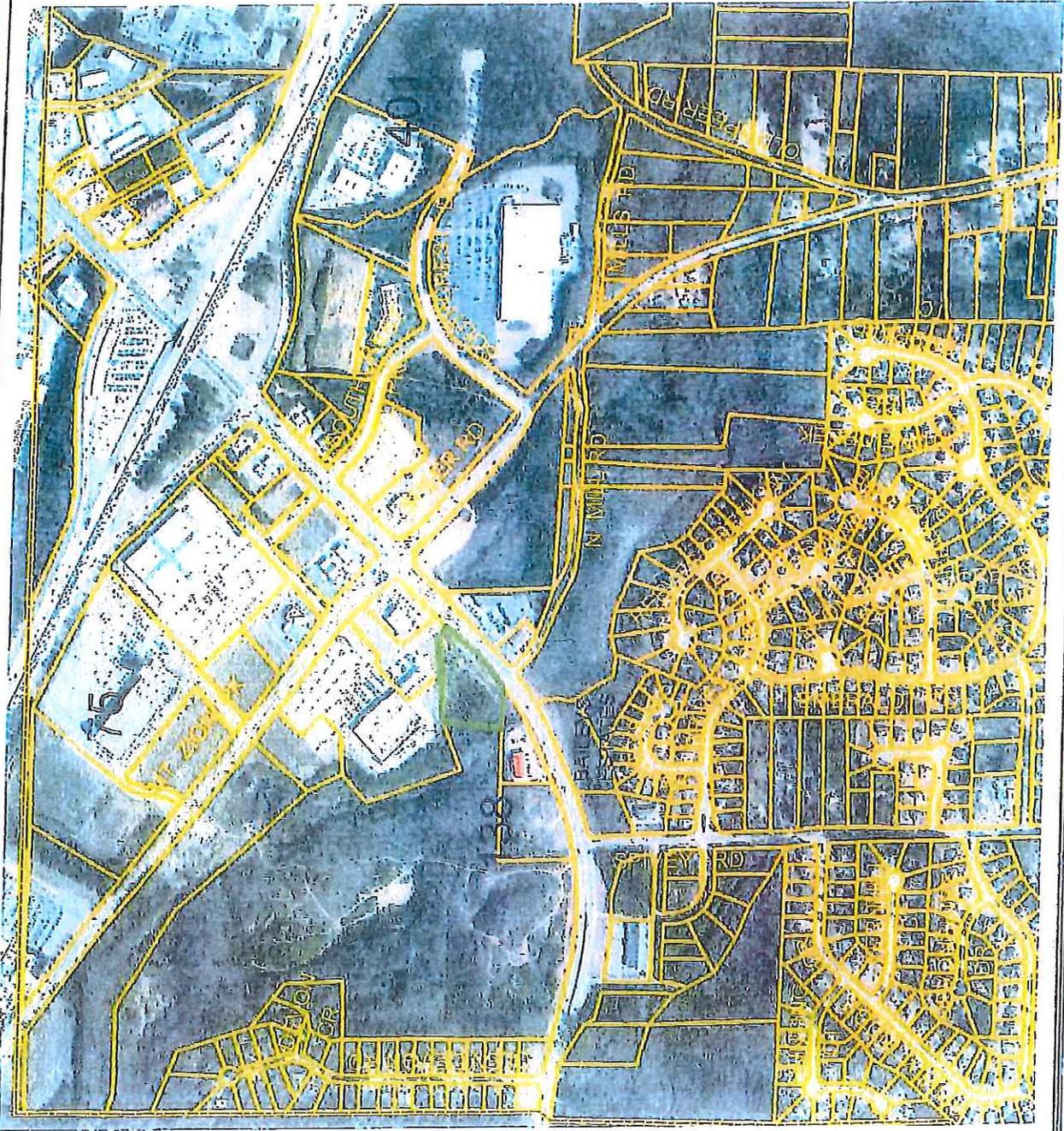
RZ-15-22-S

AERIAL MAP

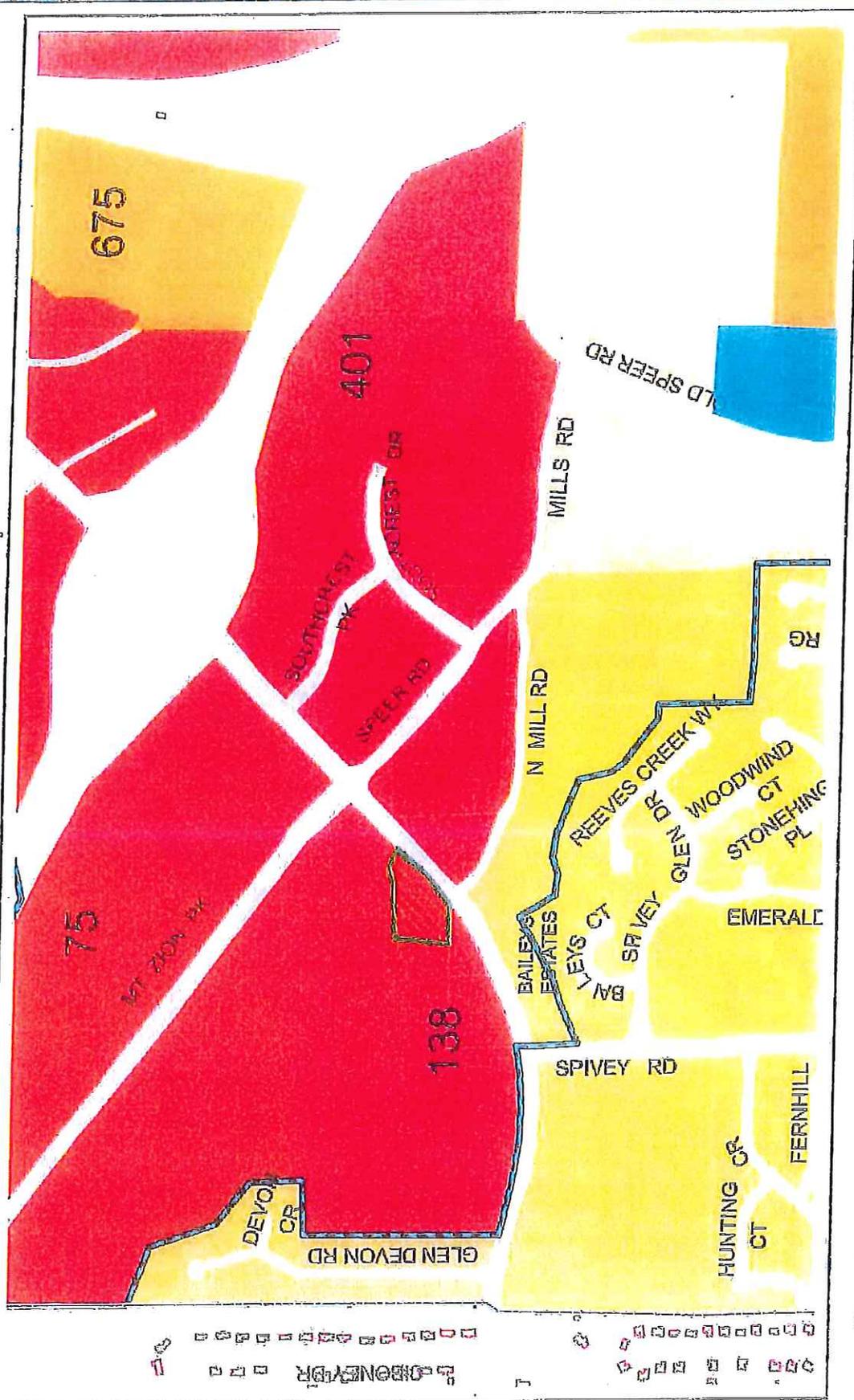
Scale: 1"= 800'



This map is for graphical representation only. It is not a legal document.



Future Land Use Map



- Request:
- RZ-15-22-S
 - Rural Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium-High Density Residential
 - High Density Residential
 - Commercial
 - Office Institutional
 - Industrial
 - Public/Institutional
 - Park/Recreation/Conservation
 - Transportation/Communication/Utilities

Vanessa Holiday

From: Kylie L. Adams <kadams@co.henry.ga.us>
Sent: Wednesday, March 16, 2016 8:19 AM
To: Vanessa Holiday
Subject: Stockbridge City Council meeting items
Attachments: March 10, 2016 ZAB draft minutes.docx

Good Morning Vanessa,

Attached are the draft minutes from the 3/10/16 ZAB meeting. The items going to Stockbridge City Council on 4/11/16 are RZ-15-22-S and RZ-16-03. Both cases are in the minutes.

Please let me know if you need anything else!

Thanks!

Kylie Adams
Planning & Zoning Specialist
Henry County Planning & Zoning Department
140 Henry Parkway
McDonough, GA 30253
Phone: 770-288-7532
kadams@co.henry.ga.us

SUMMARY MINUTES
HENRY COUNTY ZONING ADVISORY BOARD

The Henry County Zoning Advisory Board held a Public Meeting with a Work Session at 6:00 p.m. and a Public Hearing at 7:30 p.m. on Thursday, **January 14, 2016** in the Henry County Administration Building, 140 Henry Parkway, McDonough, Georgia, 30253. Notice of this meeting was posted in the entrance foyer of the County Administration Building and posted in the Henry Daily Herald Newspaper.

Those present were:

Alton Head, District I
Sandra Nesbit, District II
Jim Risher, District III
Delander Nelson, District V
Warren Bailey, City of Hampton
Quaneisha Robinson-Green, City of Stockbridge
Larry Babb, County At Large

Also attending were Daunte' Gibbs, Planning and Zoning Director; Stacey Jordan-Rudeseal, Planner II; Josephine Medina, Planner I; Adrienne Senter, Planner I; Kylie Adams, Planning and Zoning Specialist; David Simmons, Henry County Department of Transportation.

(Note: This copy of meeting minutes are summary minutes only) The official minutes of the meeting are located on audio files that are available with the County Clerk in the Board of Commissioner's Office. The audio files will be retained for a period of no less than twelve (12) months from the date of this meeting.)

A public Work Session was held at 6:00 p.m. The Zoning Advisory Board discussed the agenda with no official action taken.

Vice Chairman Nelson welcomed everyone to the Henry County Zoning Advisory Board Meeting.

There are a few housekeeping items he wished to express. The meeting is being televised on Charter Channel 180 and AT&T U-verse Channel 99. It will be rebroadcast each Thursday at 7:00 p.m. A video is available on demand at the county website. He advised that everybody turn off their cell phones and their laptops. Anyone wishing to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes will be allowed for anyone in favor of a case and ten (10) minutes for anyone in opposition of a case. For example, if ten (10) people wish to speak, they must share the ten (10) minute slot. He further advised that when speaking to address the board members directly, not the audience.

INVOCATION AND PLEDGE

Warren Bailey led the invocation and the Pledge of Allegiance.

CALL TO ORDER

Vice Chairman Nelson called the meeting to order at 7:30 pm.

ACCEPTANCE OF THE AGENDA

Mr. Head made a motion to approve the agenda. Mr. Risher seconded the motion. Motion carried. (7-0)

APPROVAL OF MINUTES

Ms. Nesbit made a motion to approve the minutes for January 14, 2016 and January 21, 2016 as submitted. Mr. Babb seconded the motion. The motion to approve was unanimous. (7-0)

PLANNING STAFF COMMENTS

Mr. Gibbs announced the case, CU-15-16 for Verizon Wireless-Troutman Sanders had been formally withdrawn. Mr. Gibbs also stated that the City of Stockbridge Zoning Advisory Board appointee is here tonight, Ms. Quaneisha Robinson-Green.

REZONING

RZ-15-22-S

Narayan Patel of Stockbridge, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for the property located at 1024 Highway 138, in Land Lot 55 of the 12th District. The property consists of 2.91+/- acres, and the request is for a hotel and restaurant development. **City of Stockbridge**

Mr. Gibbs called the case. Mr. Jordan-Rudeseal presented the case.

Mr. Jordan-Rudeseal stated the property is located on Highway 138 W., just to the side of the Kohl's Department store and also beside the flower shop on Highway 138 W., across from the intersection of Mill Road. The Future Land Use Map (FLUM), which is the City of Stockbridge policy guide for land use decisions, indicates the property in the red color, which stands for commercial and so it supports the applicants request for a commercial zoning district. The site plan, shows that the request is for a hotel and a restaurant and the City of Stockbridge code requires that a hotel be placed in a C-3 zoning district.

Staff recommends **approval** with two (2) conditions.

1. The City may require any or all requirements of the Highway 138 Overlay Districts ordinance adopted by the Clayton County Board of Commissioners otherwise applicable to a similar development proposed on the subject property in the City of Stockbridge. These requirements may be required by the City in addition to or in place of the requirements of the City of Stockbridge Code of Ordinances at the City's sole discretion.

2. Subject to Clayton County Water Authority approval, a multi-use path a minimum of ten feet (10') in width shall be provided all along the sanitary sewer easement along Reeves Creek within the boundaries of the subject property.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Steve Moore, 1350 Keys Ferry Court, McDonough, GA. **Mr. Moore** stated that the subject property is 2.9 acres at Highway 138 and is in the City of Stockbridge. The C-3 request is to support the hotel development, there will also be a restaurant on site, which is allowed under the current zoning. The plan easily fits on the property and have placed all of the improvements outside of any kind of buffers. We are providing code compliant parking for both of those uses and we have received approval from GDOT for our driveway cut. The client has developed hotels in and around this area, knows the area, and feels that there is a demand in this area. We can come to an agreement with the conditions.

Vice Chairman Nelson called for questions from the Board for the applicant. **Vice Chairman Nelson** asked if they knew the size of the hotel. Is that in the plans now? **Mr. Moore** stated it hasn't been finalized but he does have a picture of what the hotel is intended to be. It will be a national chain type hotel but could be as many as four (4) stories, but exact number of rooms will be determined as the process moves forward.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case. There were none.

Vice Chairman Nelson asked if the Board had any questions for the applicant. There were none.

Ms. Robinson-Green made a motion to approve the application with the two (2) conditions recommended by staff. **Mr. Bailey** seconded the motion. Motion to approve was unanimous. (6-0)

RZ-16-01

Meng Trust Trustee Quin Meng of McDonough, GA requests a rezoning from R-3 (Single-Family Residence) to RA (Residential-Agricultural) for the property located on the west side of Springdale Drive and south of Millers Mill Road, in Land Lot 30 of the 11th District. The property consists of 40.70+/- acres, and the request is for a rezoning. **District 4**

Mr. Gibbs called the case. **Ms. Senter** presented the case.

Ms. Senter stated the property is located along the west side of Springdale Drive and south of Millers Mill Road and the applicant is requesting to change the zoning from R-3 (Single-Family Residence) to its original zoning of RA (Residential-Agricultural). The property was rezoned as part of a larger 96.8 tract from RA to R-2, on sewer with a Conditional Use with a Conservation

Subdivision and was granted that rezoning on January 16, 2007. When the ULDC was adopted in 2009, all of the R-2 zoned properties on sewer were classified as the R-3 zoning designation. The applicant is requesting that the property be reverted back to its original classification, per section 12.00.03 which defines the expiration of approval for rezoning as follows: after an approval has been granted for an amendment to the official zoning map, to create or extend any zoning district, the applicant, agent, or property owner has eighteen (18) months in which to make substantial progress in developing the property. Substantial progress means the point of time when the first inspection is carried out. If no substantial progress is made, the Zoning Advisory Board may review the situation, give the recommendation to the Board of Commissioners, and they may, at a public hearing, revert the property back to its original zoning classification. The requested zoning classification is not in compliance with the Land Use plan and density, however, reversion of the property would still allow the land to be developed as a residential development, and maintain the character of the surrounding area as rural.

Staff recommends **approval**.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Wanda Moore, Falcon Design Consultants, 235 Corporate Center Drive, Stockbridge, GA.

Vice Chairman Nelson asked if the Board had any questions for the applicant. **Vice Chairman Nelson** asked, why the applicant is requesting to downgrade the property. **Ms. Moore** stated that the property has been rezoned for a while and reversion of a property back to the original zoning requires a public hearing and since there has been no substantial interest to develop the property as an R-3 subdivision, the property owner is requesting it to be reverted back.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case. There were none.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Mr. Risher made a motion to approve the request for reversion of rezoning from R-3 to RA. **Mr. Head** seconded the motion.

Motion to approve was unanimous. (6-0)

RZ-16-02

Brave Friends, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for the property located at 28 Crumbley Road, in Land Lot 7 of the 7th District. The property consists of 35.16+/- acres, and the request is for a single-family residential development. **District 4**

Mr. Gibbs called the case. **Ms. Josephine Medina** presented the case.

Ms. Medina stated the applicant is requesting a rezoning from RA (Residential-Agricultural) to R-3 (Single-Family Residence) for a residential subdivision. Under the R-3 zoning district, the minimum lot size is 18,000 square feet. The property consists of 35.31+/- acres. The property is located on Crumbley Road, to the east of Hwy. 155. The site plan shows the proposed number of lots, which is 53. With the 35 acres, that would make a net density of 1.7 units per acre. The whole property is not being asked to be rezoned, as shown by the boundary lines, there are about 4.11 acres that are to remain what they are currently zoned. The northern portion is said to remain RA, but the applicant may request to have the other portions rezoned to commercial at a later time. The surrounding zonings, to the east, we have East Lake Estates, which is R-3, to the north and west are mainly commercial properties. To the south is residential as well as the East Lake Elementary school. The property is located within the Union Grove School Node Activity Zone. The Blue indicates the locations of the schools. In our Comprehensive Plan as well as the ULDC, the main goal for this Activity Center is 3 dwelling units per acre for the entire activity center as well as 1,500 dwelling units, and 50% of the entire Activity Center is to be residential. Currently, we have 136 houses and 0.36 dwelling units per acre, which means the current node is deficient 1,400 houses as well as the acreage required for density. Just east of the property, there is an R-3 subdivision which has an entrance on East Lake Road.

Staff recommends **approval** with ten (10) conditions.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

Albas Patel, 124 Glen Eagle Way, McDonough, GA. **Mr. Patel** stated that these are upscale, low density houses. Out of the 35 acres, there will be 53 lots, but there will be fewer for the amenities, the clubhouse, tennis courts, pool, and detention pond, and the density will be even less dense. There was a very similar project completed last year. The 2.5 acres in the front, we are thinking of more like medical offices rather than really commercial and retail. We do not have a concrete plan of how we will use that property currently. It won't be the same as East Lake Estates, the homes will be larger, the price will be more expensive and the upgrades and amenities will be available. Size wise, the houses will not be less than 3,500 square feet above the surface, excluding the basement. So at least 3,400 square feet for the houses. Density wise, it says 1.7 units per acre but will be less after the amenities are put in. We only have one entrance so it could be a gated community.

Vice Chairman Nelson called for questions from the Board for the applicant. **Mr. Risher** asked if this was the only zoning he had considered for this property. Have you considered R-1 or R-2? **Mr. Patel** stated that the R-1 zoning would be much smaller and are proposing R-3 to

provide enough amenities to the residents. We are sticking with R-3 right now, but it's more like an R-2 subdivision. **Mr. Head** stated that the report says 1,800 heated space, but you said 4,000. **Mr. Patel** the houses, above the surface will be 3,500 square feet. 1,800 square foot houses are really small and I'm not looking for that. **Ms. Medina** stated that the 1,800 square feet is just per the ordinance, and that the minimum house size had not been confirmed that's why it wasn't in the report. **Mr. Patel** then stated that the subdivision would be R-3 with a minimum of 3,500 square foot house. East Lake is around 3,000 square feet for each house. **Mr. Head** so he could build an 1,800 square foot house? **Ms. Medina** said correct, if that is not something that is conditioned, 1,800 is the minimum for R-3. **Mr. Patel** stated he had no intentions of building a smaller house and we can make a condition saying no less than 3,000 or 3,500 square feet. **Mr. Risher** asked if the applicant would agree to this condition. **Mr. Patel** said yes. **Vice Chairman Nelson** asked if the applicant was going to come back and rezone the additional property, or what is the plan? **Mr. Patel** said they didn't have a concrete plan, so they will come back to do the rezoning but will be more of neighborhood services-type business. **Vice Chairman Nelson** asked if the Board approves, would you be ok with the condition of a minimum of 3,000 square feet or great. **Mr. Patel** said yes, 3,000 square feet or greater.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case, there were none.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case.

Bill Toney, 1652 Hwy. 155 N. **Mr. Toney** stated Crumbley Road is one of the most dangerous highways in the world. He asked for the Board to recommend denial because sometimes it take five minutes to get out onto that road and it is dangerous coming down Hwy. 155.

Bill Hightower, 1775 Crumbley Road. **Mr. Hightower** stated this is a clearly RA and R-1 zoning Land Use Plan, and there has been a lot of discussion about the school node and school zone, but he takes issue with staff when saying this is consistent zoning. There is no R-3 zoning. But that is an R-2 subdivision. I ask that you deny this because it is not like surrounding zoning and sets a precedent about Crumbley Road I don't want to see.

Sandra Phillips, 179 Crumbley Road, across from the houses that abut this property. The traffic is horribly dangerous. **Ms. Phillips** stated that there is a deficit in the schools of 1,264 housing units that we are suffering from in this school node. I don't think that is a requirement. This number, if you use the School Board calculations, of 1,264 more units in this 933 acre node that will add 3,160 more students, which would require 37 million dollars and three (3) new schools. The use of the statistics, I do not agree with to justify greater density, when it cannot be accommodated by the schools. All but the elementary school have trailers. Someone who is making a profit, has to pay for water, sewer, road improvements, safety, they should have to pay for the impact on the school system. The only safe way to get from this community to the schools is across the woods and floodplain. Who will pay for the safe walk path/bridge to get to the schools when it leaves this property and gets to the school property? On page 7, the staff report says the impact on the adjacent properties will be minimal because the properties are already surrounded by this, we aren't surrounded by high-density and commercial because of our own efforts as a community. An R-1 subdivision is in a similar situation but fronts on two (2)

roads. We should consider this as a model, Crown Springs, due to the preexisting traffic conditions and the issues regarding the threat to our safety and peace and quiet. This property is below the threshold for requiring a traffic study but a serious traffic study should be required for what's going on there. Getting out on Hwy 155 is sometimes not possible. On the commercial property that faces this, when it was being rezoned, we were able to appeal to the Board because of the geometry of the road coming off at an angle to Hwy. 155 to place a linear foot limitation distance that the curb cut could be down Crumbley Road. This is displayed by the driveway into the bank, it's at the limit. The other condition placed as a result of our concerns was that a vegetative buffer would be placed along Crumbley Road as it approached the other existing homes. That buffer has never materialized. I would like to refer to the table about Crown Springs subdivision and recommend a change of rezoning request to R-1, with the same requirements as Crown Springs, so larger lots will be produced along Crumbley Road. I'd also ask that you eliminate this outparcel that will probably be a Strip Center.

Vice Chairman Nelson asked if the Board had any questions for the applicant. There were none.

Mr. Risher made a motion to deny the request for R-3 zoning. **Mr. Head** seconded the motion. Motion to deny was unanimous. (6-0)

RZ-16-03

RZ-16-03

Estate of Guey L. Chen and The Martial Trust/Trustee Yee Chen of McDonough, GA requests a rezoning from a County designation of RA (Residential-Agricultural) to a City of Stockbridge designation of PTD (Planned Town Development) for the property located at 2153 Jodeco Road, in Land Lots 77, 78, and 83 of the 6th District. The property consists of 158.65+/- acres, and the request is for a commercial and residential development. **District 2**

Mr. Gibbs called the case. **Mr. Jordan-Rudeseal** presented the case.

Mr. Jordan-Rudeseal stated the property is located bounded to the north by Jodeco Road and to the east by Mount Olive Road, which runs parallel with I-75, also Mount Olive Road to the south and southwest, and Chambers Road to the west. Some landmarks are a church, to the west, a shopping center and self-storage center to the north. The zoning of the subject property is RA (Residential-Agricultural), to the south the property is zoned C-2, to the north the property is C-2 as well. The City of Stockbridge is indicated in green and is to the northeast. The applicant's proposal is a Mixed-Use development and are proposing a four (4) lane highway through the middle of the subject property which will connect Jodeco Road to Mount Olive Road to the south, in the area near the church and cemetery. It is a Mixed-Use development because they are proposing commercial out parcels to the north, big box retail uses in various parts of the plan, in the center, a downtown type of area is being proposed, with a square, mixed-use building which will have commercial and retail on the bottom floor with residences above, there are commercial spaces with hotel rooms above, there is an amphitheater that would seat approximately 2,500 people. There is a substantial amount of wetlands on this property and just to the west, will be a combination of apartments and town house development with amenities. The subject property is located within a suburban employment center, which is required to be master planned and this plan was accomplished by means of a Livable Centers Initiative study, completed several years

ago. The Future Land Use Map is the outcome of this Livable Centers Initiative study. All of the areas indicated by purple, including the subject property, stand for mixed-use developments and along Mt. Olive Road, there is a little bit of high-density. Referring to the staff report, under criteria point 3, consistency with the Land Use Plan, there is a discussion about the employment and suburban employment centers that says these areas should become vibrant mixed-use environments that provide a variety of cultural and recreational opportunities. The high concentrations of employment and housing in these centers, coupled with their location, by I-75, make future transit service very feasible. The Future Land Use map supports the applicants request for Planned Town Development (PTD) which is the City of Stockbridge's Mixed-Use type zoning district. The applicant has requested annexation into the City of Stockbridge, so your recommendation tonight will be a recommendation to the Stockbridge City Council. This development met the threshold for a traffic analysis and it was completed and evaluated by the Georgia Regional Transportation Authority (GRTA). GRTA submitted a recommendation for approval with certain conditions and staff is recommending that those recommendations be included in a Development Agreement as part of any approval that the City of Stockbridge may make. Within the Development Agreement, staff is recommending negotiation points between what we have referred to as the western parallel connector, the four (4) lane road that has been proposed, also other recommendations that refer to the Livable Centers Initiative Study (LCI), architectural review, and so forth, and negotiations regarding the subject property's location within the limited development area of the Walnut Creek Watershed area, which drains to the City of McDonough drinking reservoir.

Staff recommends **approval** with one (1) condition and the various aspects that have been mentioned.

Vice Chairman Nelson called for questions from the Board for staff. **Mr. Head** asked if the four lane road will dead end to where the cemetery is. **Mr. Jordan-Rudeseal** stated that the road will be seamless between Jodeco Road and will tie into existing Mount Olive Road, south past the church and cemetery and at Jonesboro Road, beside Henry Town Center. **Vice Chairman Nelson** asked if this zoning would stay with the property even if it is not annexed into the City of Stockbridge. **Mr. Jordan-Rudeseal** stated no sir. The applicant has requested a zoning district specific to the City of Stockbridge. The county does not have a Planned Town Development district. **Vice Chairman Nelson** asked if the applicant would then be required to have a rezoning from the county. **Mr. Gibbs** stated that if the property is not annexed into the City of Stockbridge, the applicant, with staff's direction, will need to follow the Georgia Zoning Procedures law, which will require an application to the county to request the County designation for Mixed-Use (MU). There will also need to be a formal withdrawal from the City of Stockbridge to move on to the County's designation of Mixed-Use. **Vice Chairman Nelson** asked what kind of time frame that would be. **Mr. Gibbs** stated it would depend on when they submit their application for rezoning and their deadline, if we are not given direction from the Board of Commissioners to expedite, it would be at the next available Zoning Advisory Board meeting and the next Board of Commissioners meeting.

Vice Chairman Nelson called the applicant forward.

Adam Price, Falcon Design Consultants, 235 Corporate Center Drive. The five story buildings are very similar to what has been built north of Atlanta, it's very popular and a very high end development and will bring a breath of fresh air of commercial development for Henry County. We have added a 2,500 seat amphitheater, which will be a nice amenity for everybody. Our planners are calling that the entertainment district, we have residential on top of commercial, high end fashion planned, out parcels, restaurants, an organic grocery store, possibly a well-known coffee shop, and a high end outdoor retailer. This project appears to be like it's going to happen. The residents I've spoken to seem to be excited about it, I'm a resident and business owner as well in the county so I'm excited about it.

Vice Chairman Nelson called for questions from the Board for the applicant. There were none.

Vice Chairman Nelson asked if anyone would like to speak in favor of the case.

J.T. Williams, 105 Wexford Court. **Mr. Williams** stated he is the developer for Eagles Landing and is very familiar with the presentation, it will go very well in that area. He has been Chairman for 14 years on GRTA's committee for transportation projects and planning. We approved the widening of that bridge based on the County's thought that this would be a major development on this particular quadrant. The southwest quadrant of that interchange. The bridge has been widened, and I encourage you to improve this. I think it will be a great development for the City of Stockbridge and the County. You hate to see an area skipped over, this will really help that entire area.

Elton Alexander, 920 Maple Leaf Drive. Stated he lived about 1.5 miles away from this area. We have millions of dollars leaving the county because so many residents refuse to accept the offerings that we have put forth. This is a world class development, these services are not available in this community. It is time that we built plenty of roads, bridges, because we give all of our tax money to Cobb County. This development has services that we are not currently provided. Think about when you took a significant other out for a special occasion or needed a gift, did you have to take your business outside of Henry County? This project is a quality development, not a strip center, but a master plan development. With our lack of infrastructure, that started with a lack of planning. This is our opportunity to plan for the future. There was 13 million dollars spent on a bridge to make this project come through. This Board has a chance to move Henry County forward and to spend our money here and draw in other people.

Diane Jennings, 1132 Venetian Lane, **Ms. Jennings** is excited about this development because of the time she will save from having to drive to Buckhead every other week. The services on this side of town they don't have because there is no development. In my son's class, they talk about the developments of the metro Atlanta area, and the place the students shouldn't move back to is to the south side of town because it's too slow and there is nothing for them to do. He wants to move to somewhere where things are going on. We need to look for things that are progressive for this city and county, we need things for our teenagers and young adults to do.

Paul Leslie, 1721 Highway 81 W., Pastor at McDonough Christian Church. **Mr. Leslie** stated that he is excited for the growth of the county and the potential, but the seamless road borders our church. In the staff report, it states that road A has 120 feet of right-of-way, but it's about

fifteen (15) feet from the covered drop off we have on the east side of our property. The staff report also states there will be 34, 317 new daily trips and the road is a great concern. It also states that traffic signals may not be put in until warranted. Let's take into consideration the citizens of Henry County.

Vice Chairman Nelson asked if anyone would like to speak in opposition of the case.

James Parker, 498 Mount Olive Road, **Mr. Parker** showed his property on the site plan. He stated that condos and driveways surround his property and there needs to be a buffer zone because it will affect his privacy. He is concerned with being able to sell it as a residential property.

Ed Toney, 894 Upper Woolsey Road. **Mr. Toney** stated he isn't really opposed to the project, but the citizens in district two (2) are concerned about being able to communicate with the Board of Commissioners. The project needs to be progressive before putting in retail development. The residents feel that district two is not being represented and if the City of Stockbridge takes it over, they really won't be heard at all. 1. The infrastructure, we don't believe the City of Stockbridge has the infrastructure; 2. This development will be using the City of McDonough's water. So there are a lot of issues that need to be worked out before this should go. If they've got a Development Agreement with all the retail and infrastructure completed before any permits are issued. District two (2) is concerned because they will be affected. Jonesboro Road is impossible and these things need to be taken into account and it shouldn't go to the City of Stockbridge.

Lou Martin, 132 Crossing Drive. **Mr. Martin** stated the county needs a project like this but is concerned about the infrastructure, especially the Mount Olive connection, McDonough Christian Church will be heavily affected and no one has approached the Church about how the road will be structured. There will be a drive through baptismal with how the road is cut through. He lives, works, and goes to Church in this area and there need to be conditions before this development is approved.

Darryl Payton, 171 Livingston Court. **Mr. Payton** stated he is an officer and member at Mount Olive Church. He expressed his concerns with the increased traffic. There is an outreach center that will be affected, and would like to see some crosswalks and a light conditioned if this is approved. Another concern is that the commercial should be built out before the residential. He isn't opposed, just wants the Board to think about the community and Church members.

Charles Procacci, 120 Pond Drive. **Mr. Procacci** stated he is 300 yards away from Mount Olive and cannot get out of his subdivision. The infrastructure needs to be upgraded prior to this development being implemented. 600 private residences will be in this area and where will they go to schools? Ola has trailers and what about section 8 housing? That's a concern for the citizens. Has anything been said about what type of buildings will be involved here? But the section 8 housing needs to be addressed and what is the timeline.

Vice Chairman Nelson asked if the Board had any questions for the applicant. **Mr. Head** asked would you be willing to meet with the Church to come to some type of conclusion. **Mr. Price** stated he had no problem meeting with the Church. The funding has been established for the roadway going from Hudson Bridge to Jonesboro Road. The road will be built. It just happened in the last two to three weeks. Henry County got the funding. **Mr. Gibbs** said yes, you are correct and you're standing next to one of the project managers, Stacey Jordan-Rudeseal. **Mr. Jordan-Rudeseal** stated the Henry County Assistant County Manager gave a presentation with Georgia Department of Transportation (GDOT) members in the audience, they reached out to Henry County, made an offer to cover the cost of construction and the cost of the entire project of the western parallel connector, between Jonesboro Rd., and Hudson Bridge Rd. This is a partnership, and GDOT will require Henry County to pay for all of the preliminary phases between scoping, right-of-way acquisition, utility relocation, and preliminary engineering. The funding isn't in place. Henry County, from my understanding, has not identified yet, the funding for these preliminary phases, but it's a very generous offer to cover the construction costs for what will amount to be approximately a 45 million dollar project. **Mr. Head** the road is my concern. You will almost get hit, because the cars are coming so fast, by the old Mount Olive Church and I'm just concerned. I think this needs to be worked out. **Mr. Risher** I know there are funds, several million dollars for the parallel road, at this point there has not been any engineering, the impact of Mount Olive Road on residents as well as the two (2) churches would be very affected. One thing I would like to see as part of a Development Agreement would be the possibility of shifting Mount Olive Road west of its present location, towards the westerly property line of the church, McDonough Christian. This would release some impact on the east side of the church. And if that's not possible, then some compensation for the parking that would be removed. I'd like to see that in a Development Agreement and working with GDOT. I'd like to see that as part of any motion that is made tonight too. **Mr. Gibbs** asked if Mr. Risher wanted to make that part of a Development Agreement. **Mr. Risher** yes. **Mr. Gibbs** ok, if it pleases the Board, it can be a talking point of the Development Agreement, because the Development Agreement, whether it be the City of Stockbridge City Council and the County attorney coming to an agreement. It can be a talking point, but even if the motion tonight is to make it a part of the Development Agreement, that could change. **Mr. Risher** yes, certainly make it a part of the discussion and negotiations for this road. **Mr. Price** stated, there would probably not, in all seriousness be any Section 8 housing, on a 20 million dollar piece of property.

Ms. Nesbit made a motion to approve the application with the conditions recommended by staff. **Ms. Robinson-Green** seconded the motion. Motion to approve carried. (4-2)

RZ-16-04

Fred D. Rickman, Jr. of Columbus, GA requests a rezoning from RA (Residential-Agricultural) to C-3 (Highway Commercial) for the property located at 1294 Highway 155 South, in Land Lot 222 of the 7th District. The property consists of 8.03+/- acres, and the request is for a storage facility.

District 2

Mr. Gibbs called the case. **Ms. Senter** presented the case.

Ms. Senter stated the property is located 1294 Highway 155 South and the request is to rezone the property from RA (Residential-Agricultural) to C-3 (Highway Commercial) for a storage

facility consisting of two buildings on the five (5) acre tract depicted. The remaining three (3) acres will be divided into two (2) separate outparcels for future commercial development. Tract two currently has a single-family residence and a storage shed. Tract three has a swimming pool and storage shed, all of these things will be removed. The proposed change in zoning should not have a negative impact on the area. The surrounding properties are M-1 (Light Industrial), C-2 (General commercial), and C-3 (Highway commercial). The proposed zoning is consistent with the Future Land Use Map, which designates the property as commercial land use. A letter from the Henry County Water and Sewage Authority, dated January 16, 2016 states that water and sewer services are available to the site. In terms of vehicular access, and access to Farris Drive, the applicant will need to have the road way cord to verify that the road is adequate for the proposed commercial access. If the pavement is deficient for commercial, the applicant will have to improve the pavement section of Farris Drive to State Route 155. Also the applicant will need to dedicate right-of-way along Farris Drive, along the site's frontage, if it is determined that the existing right-of-way is sub-standard. With State Route 155 being a future widening candidate, in the County's Comprehensive Transportation Plan, Henry County DOT requests that the applicant preserve an additional ten (10) feet of right-of-way along the site's frontage. The proposed development is consistent with the regulations from the Unified Land Development Code (ULDC) for commercial development.

Staff recommends **approval** with three (3) conditions.

Vice Chairman Nelson called for questions from the Board for staff. There were none.

Vice Chairman Nelson called the applicant forward.

ADJOURNMENT

Meeting was adjourned at 9:13 pm.

Delander Nelson, Vice Chairman

Daunte' Gibbs, Secretary

Kylie Adams, Transcriber

PUBLIC HEARING NOTICE
Stockbridge City Council
Date: Monday, April 11,
2016
Location: Stockbridge City
Hall 2440 North Henry Bou-
levard, Stockbridge, GA
30281
Public Hearing: 6:00 P.M.

REZONING

RZ-16-22-3
Narayan Pal (of Stockbridge,
GA) requests a rezoning from
C-1 (Neighborhood Commercial) to C-3 (Highway Com-
mercial) for the property lo-
cated at 1024 Highway 138
in Lands of the 12th
District of the property con-
sists of 2.91+ acres and
the request is for a hotel and
restaurant development.

RZ-16-03

Estela of Gray E. Olen and
The Martial Trust/Trustee
Vee Olen of McDonough,
GA requests a rezoning from
A (County Designation of RA
(Residential Agricultural) to
a City of Stockbridge des-
ignation of PTD (Planned
Town Development) for the
property located at 2153
Doveco Road in Land Lots
7770 and 83 of the City Dis-
trict. The property consists
of 150.66+ acres and the
request is for a commercial
and residential development.
020-107579-3/23