

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO.

OR 18-458

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 Campground Road Extension and Hwy 42 N in Land Lots 33 & 34, of the 7th District more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to MUND (Mixed Use Neighborhood Development (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. To the owner's agreement to abide by the following:

- a. To the site plan received by the Department of Community Development on August 11, 2017. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

2. The two site plans, included with these conditions, are conceptual only and subsequent development plans must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

3. Development plans shall require the approval of HCDOT.

4. Owner/Developer shall coordinate with HCDOT for access and median openings.

5. All access locations shall be located to meet the minimum spacing requirements per the Henry County Code, shall meet the minimum intersection sight distance requirements, and where required shall have a deceleration land/acceleration taper.

6. If utilized, access from Old Ivy Path shall be improved per HCDOT development standards. The improvements may require either the extension of Old Ivy Path right-of-way through the site to connect with Campground Road Extension or a dedicated public turnaround located on site.

7. If Pod A is developed, access will be provided from Campground Road Extension. Should an emergency access be required it shall connect to White Petal Road.

8. Additional Conditions to clarify the intent of development requested by the Applicant:

The development shall meet the development standards as follows:

A. Single Family Detached Residential Development Facade Standards shall comply with Section 12.02.088 as amended on 1/30/18 with the following modification:

a. Square footage for Custom Homes (2,100 sf – single story, 2,500 sf – two stories)

B. Single Family Detached Residential Development Standards

a. Lots size area variable and shall be a minimum of 5,500 square feet to 21,780 sq. ft.

b. Lot widths shall be a minimum of fifty feet (50’).

c. Minimum front yard setback shall be twelve feet (12’).

d. Minimum side yard setback shall be five feet (5’).

e. Minimum rear yard setback shall be twenty feet (20’).

f. Private alleys are not required.

C. Single Family Attached Residential Development Standards shall meet the requirements of Section 12.02.0311 Townhouses - Multiple Family District - RM-2; except as follows:

a. Private alleys are not required.

b. The amenity package shall be submitted to Community Development for review and approval prior to the issuance of the first Certificate of Occupancy.

9. The development shall meet the commercial standards outlined in Section 12.02.044 C-3 Highway Commercial District.

**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.

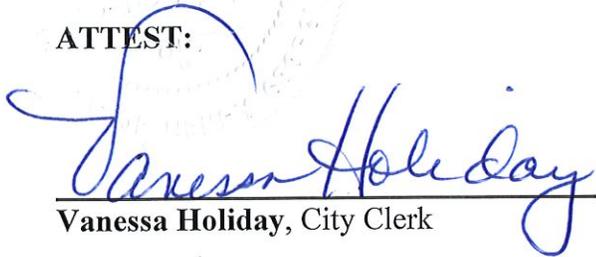
**Section 6.** The effective date of this Ordinance shall be the date of adoption unless otherwise specified

ORDAINED this 12th day of February, 2018.

CITY OF STOCKBRIDGE, GEORGIA

  
\_\_\_\_\_  
Anthony S. Ford, Mayor

ATTEST:

  
  
\_\_\_\_\_  
Vanessa Holiday, City Clerk

APPROVED AS TO FORM:

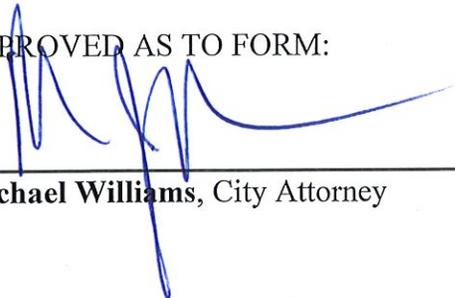
  
\_\_\_\_\_  
Michael Williams, City Attorney

EXHIBIT A

[Attach legal description]

Henry County Parcel ID Numbers: 071-01034001 and 071-01034019

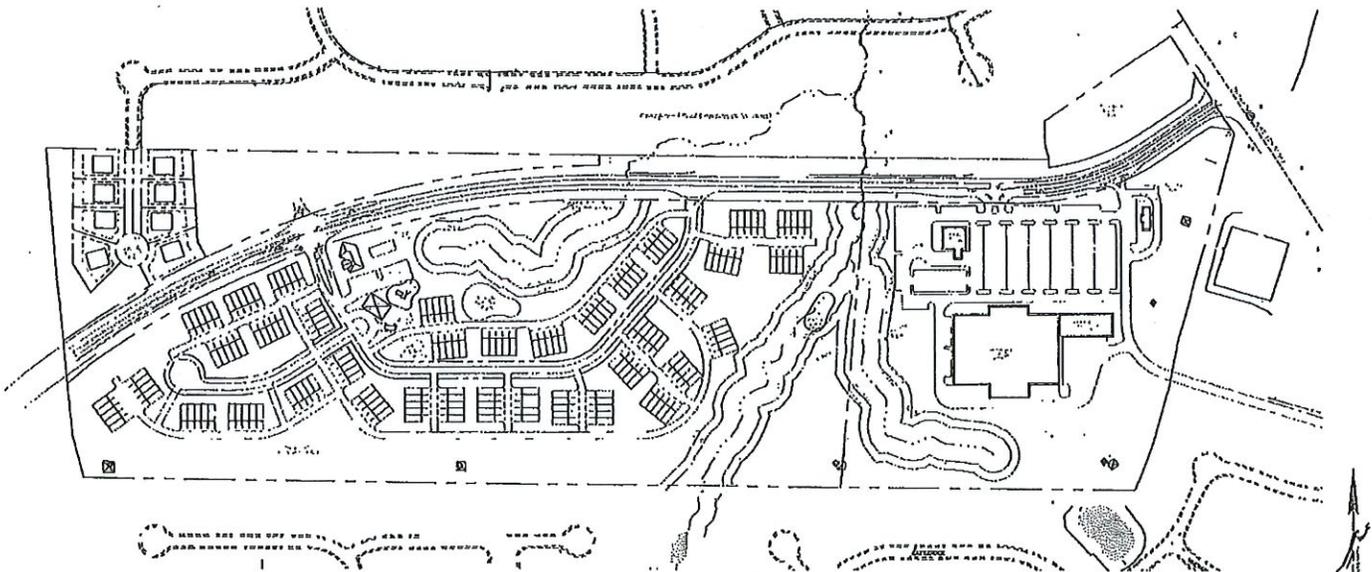


Concept 2 - Master Development Plan for

*Campground Ext. at Eagles Landing*

Land Lots 33 & 34 / D00047  
City of Stockbridge / Henry County, Georgia

Prepared for:  
TDON Development  
701 SE 12th Street / Suite 102  
Fort Lauderdale, FL 33316



**Land Use Map 2030**

Future Land Use: Medium-High Density Residential  
(3.6-6.0 Units/Acre)

**Zoning Classification**

Existing Zoning: M1 (Light/Medium Density)  
Proposed Zoning: M1A1D

**Land Use Summary**

Total Site Acres: 61.6437

**Single family - Detached**

M1A1D Developmental Standards  
Minimum lot area: 10,000 square feet  
Minimum lot width: 75 ft  
Minimum front yard setback: 20 ft  
Minimum side yard setback: 10 ft  
Minimum rear yard setback: 20 ft  
Max. height limited for new development: 75 ft, for all other situations

Note: zero lot line development is allowed by right as an optional development pattern for single family detached units in the M1A1D zoning district.

**Single family - Attached**

M1A1D Developmental Standards  
Total lot coverage: 114  
Density: 37 units/acre  
Max. density: 4 units/acre (total 100 units/acre)  
Min. Lot Width: 100 ft  
Max. Unit Width: 28 ft  
Front setback: 20 ft  
Min. Distance between buildings: 40 ft  
Max. Rear Yard Setback: 20 ft  
Max. Height: 45 or 4 stories  
Max. Total Floor Area: 1 bedroom (1,000 sq ft)  
2 bedrooms (1,500 sq ft)  
3 bedrooms (1,800 sq ft)  
Max. Units per Building: 3 units  
Private driveway to rear yard  
If driveway requires both sides of street (driveway turns up to 8 ft/9 ft with conditions)

**Commercial**

Minimum lot area: 10,000 sq ft  
Minimum lot width: 100 ft  
Minimum front yard setback: 10 ft  
Minimum side yard setback: 10 ft, except corner lots shall have a minimum street side yard of 20 feet  
Minimum rear yard setback: 20 ft  
Maximum height: 6 stories

GRAPHIC SCALE  
1" = 100 ft

DATE: 11/11/2011

**FALCON DESIGN**  
ENGINEERING ARCHITECTURE SURVEYING  
1000 W. 12th Street, Suite 102  
Fort Lauderdale, FL 33316  
Tel: 954.341.2311

**EXHIBIT "B"**

[Attach building façade picture]

**Woodstock-25D Manor-03**



WOODSTOCK MANOR  
WDSK\_MAN\_CARS\_ZFE\_162\_1

