



***REZONING FOR THE PROPOSED STOCKBRIDGE TOWNHOMES
OFF HUDSON BRIDGE ROAD***

Applicant: TPA Residential

Agent: Falcon Design Consultants, LLC

Location: Hudson Bridge Road

Parcel ID: 032-01026000 in Land Lot 21 of the 6th District

Lot Size/Acres: 20.367

Request: Rezone property from C-2 (General Commercial District) to MUND (Mixed-Use Neighborhood Development District)

**Proposed Use/
Purpose** Development of a mixed-use development project which would include 138 single-family attached fee-simple townhomes on 18.23+/- acres and commercial uses on 2.14 +/- acres of land.

Current Land Use: Vacant land. Most of it is wooded, with the eastern portion of the site containing wetlands with a 25-foot state buffer, a 50-foot stream buffer, and a 75-foot impervious setback that are associated with a nearby stream.

Future Land Use: Medium-Density Vertical Mixed-Use.

Road Access: The current site does not have access to any public street. Access exists to an internal street for the Shopping Center (Centre @ Stockbridge), which includes Walmart. The original "Master Plan" for the development initially allowed the subject site to have access to Hudson Bridge Road, however, a later subdivision of the Master Plan creating outparcels, removed access to Hudson Bridge Road.

Sign Posted: September 4, 2019

**Planning
Commission
Meeting:** September 26, 2019

Council Meeting: October 14, 2019

Zoning History: The subject parcel was originally a part of a Master Development Plan (Centre @ Stockbridge) for a total of 70.16 acres which was annexed by the City of Stockbridge in 2002. The subject site as a part of the Master Plan is described as "Tract 2". Tracts 1, 2, were annexed as C-2 (Commercial – Medium Density) and C-3 (Heavy Commercial).

A Development Regional Impact Analysis (DRI) was completed on the Master Plan November 21, 2003 which includes the subject site. Per the DRI “The site shall be mixed-use and contain a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space”.

Tracts 1 and 2 were further subdivided on February 4, 2004, creating a “new” Tract 2 as a part of the Walmart Development. The original Tract 2 would become a “stand alone” parcel for development.

Table 1.0 Current Zoning and Land Use of Adjacent Properties		
	Current Zoning	Current Land Use
North	RM	St. Ives Apartments
Northwest	R3	St. Margrit Subdivision
East	C2 & C3	Walmart and adjacent shopping center
South	C2	Commercial uses fronting onto Hudson Bridge Road, including J & J Liquor and Western Union.
Southeast		Retail uses (Taco Bell and Quik Trip) outside of the City, with access from a private street adjacent to the subject property
West	Unknown (outside of the City)	Oakwood Subdivision (outside of the City)

EXECUTIVE SUMMARY:

GRTA’s comments for Tracts 1 and 2, describes the development of the site for mix-use along with Tract 1. The Applicant seeks to rezone Track 2 from C2 to a mix-use development to be consistent with the city’s Land Use Map as adopted in 2019 and the original intent for the development as a part of the Master Plan.

The applicant proposes to develop approximately 138 Single-family, fee simple, townhomes on eighteen (18) acres of land. The gross density would be **6.8 dwelling units per acres**, and the net density (excluding right-of-way, detention, and commercial areas) would be 9.0 dwelling units per acre. An Amenity Area with a clubhouse, pool, and 34 parking spaces would be provided in the southern area of the site, while a Play Lawn Area would be provided in the northern area of the site. Two WQA/Detention areas would also be provided on the site.

Two Retail/Food buildings will be constructed at the south end of the property, adjacent to an existing private drive leading to Walmart and an adjacent shopping center. They will have a combined total of 10,200 square feet on approximately two acres of land, and a parking lot with 61 spaces will service them.

The developer plans to comply with the MUND development standards for single-family attached. They require townhome buildings to be at least 20 feet wide and have at least 20 feet between buildings. The maximum building height is two (2) stories, and the minimum floor area is 1,000 square feet for one-bedroom units, 1,300 square feet for two-bedroom units, and 1,400 square feet for three-bedroom units. A maximum of 6 units may be built in each building. The proposed units would be 20, 22, and 24 feet wide, and 55 feet deep. Thirty-four (34) on-street parking spaces would be provided.

Development Regulations Relevant to Request:

- City of Stockbridge Unified Development Code.
- All other City Code sections regarding site development standards and requirements.
- Development Regional Impact Analysis (where applies)

ANALYSIS OF REQUEST (Sec. 12.02.09.C.2):**Criterion #1: Consistency with the Comprehensive Plan.**

The Stockbridge Future Land Use Map of the City's adopted Comprehensive Plan (2019-2038) shows a future land use designation for the subject property of "Medium-Density Vertical Mixed-Use." This designation is intended for commercial areas that are located around major intersections, including Hudson Bridge Road at I-75. Compatible zoning districts include the MUND district. The focus of future development should be on making these areas more pedestrian-oriented by having mixed-use developments which feature "mostly commercial uses with some smaller office tenants, and medium density residential uses." Buildings with two or three stories are suggested, whereby the first floors would be occupied by commercial, retail, or office uses, and the second and third stories would have offices or lofts/apartments/condominiums.

The proposed mixed-use development project would seem to be compatible with this designation, since MUND districts and mixed-use developments are encouraged. While developments having "mostly commercial uses" are recommended, the proposed project would consist of mostly medium-density residential uses, which are also recommended use.

Furthermore, adjacent north of the site is located St. Ives Apartments and St. Margrit Subdivision which have a higher density than the proposed development. The Master Plan recommended a minimum of 200 residential units. The proposed development does not exceed the recommendation as suggested by GRAT, thus allowing future development to reach the minimum recommended.

Criterion #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 the City of Stockbridge Zoning Code.

As a mixed-use development, the proposed project would carry out the intent of the Zoning Code in allowing for the introduction of an MUND district in an area which is zoned commercial to the south and east, and residential to the north and west. The MUND district would therefore serve to act as a transition between the surrounding commercial and residential districts, and it would allow for a mixture of land uses. The Walmart Development with an excess of over 400,000 square feet, suggests a land use type with a lower density moving west towards residential developments.

Criterion #3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The requested MUND zoning district would allow for the development of a large, vacant tract of land in a populous area. Existing commercial uses to the south and east of the site would have access to a significant amount of potential new customers, thereby increasing their business revenues. Potential new residents of the proposed townhomes would have convenient access to adjacent commercial uses, and they could also benefit from the commercial uses that are proposed on the site. Conversely, the proposed commercial uses on the site also could benefit by patronage from residents of the townhomes.

Criterion #4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The property has access through an internal street which supports the Walmart development. The property is set back from Hudson Bridge Road by several blocks. The Development Agreement governing Tract 1 (Walmart development) does speak to access points for the subject site, “The City acknowledges that the use by the Owner of a driveway easement to an ingress-egress point at the intersection of Hudson Bridge Road and Hudson Bridge Drive does not disqualify such ingress-egress point from serving as an independent access point to Hudson Bridge Road for the approximately 20 acre parcel of land located directly to the west of the Property”.

The eastern portion of the site contains a large area with wetlands and stream buffers. For this reason, the development of townhomes on the site rather than single-family residential units, minimizes the impact on adjacent wetlands.

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

The proposed development is residential in nature and will not have a negative impact on the adjacent residential properties.

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

The applicant has submitted a letter from the Henry County Water and Sewage Authority, as part of the rezoning application, to indicate the availability of satisfactory available water and sewerage facilities to serve the site.

The applicant has also submitted a letter from Henry County Schools which projects the impact of the proposed project on the school system. Based on two students from the proposed 138 townhomes, 276 new students would need to be accommodated within 11 new classrooms (at a rate of 25 students per classroom).

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

The submitted site plan shows that the subject site would have access through an internal street that support the Walmart development. From the south, access off Hudson Bridge Road would be provided by an internal road, which leads to a QuikTrip store and Taco Bell restaurant; and beyond that, to Walmart and an adjacent shopping center. A traffic light is present at Hudson Bridge Road.

Due to the proximity of the existing commercial uses, including stores and restaurants, near the proposed townhomes, it is likely that many residents will want to walk to those businesses.

Criterion #8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

Approval of the requested rezoning would allow the subject property to be developed for a mixed-use development project, which could serve as a transition between the adjacent retail and single-family uses.

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

Due to the property's location and not having access to Hudson Bridge Road (land lock) it is reasonable to believe that further commercial development could not occur on the site with its existing C-2 zoning classification. The most appropriate use for the site based on similar land use classifications and current uses, supports residential development as a part of a mix-use.

Recommendations

Staff recommends **APPROVAL** of the rezoning application. Should the ZAB and Mayor/Council **APPROVE** the Application, it should be subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by Mayor and Council.

1. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on July 29, 2019. 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. A townhome association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.
3. Construction of a fence adjacent to the Oakwood Subdivision.
4. Compliance with Development Regional Impact Analysis (where applies).
5. Preserve wetlands and open space to include walking paths.
6. On the construction phase of the commercial development to ensure that the commercial property will be developed the following applies:
 - a. Developer will install the retail infrastructure, including pad grading, sewer connection point, storm water piping and detention, and access to water concurrently with residential development.
 - b. The retail infrastructure will be completed prior to issuance of the first residential building permit.
 - c. Developer will have the retail site actively listed with a retail broker until the retail is completed.
 - d. Developer will post a \$50,000 cash surety bond with the City of Stockbridge. If the retail construction has not commenced within 12 months following completion of the Residential portion of the project, the bond will be forfeited to the City. The bond will be posted at the time the residential building permits are issued.

City of Stockbridge Planning Staff
RECOMMENDATION:
APPROVAL W/CONDITIONS

City of Stockbridge Planning Commission
RECOMMENDATION:
APPROVAL W/CONDITIONS

CITY OF STOCKBRIDGE MAYOR/COUNCIL
ACTION:

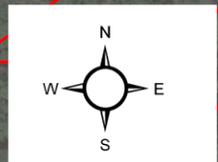
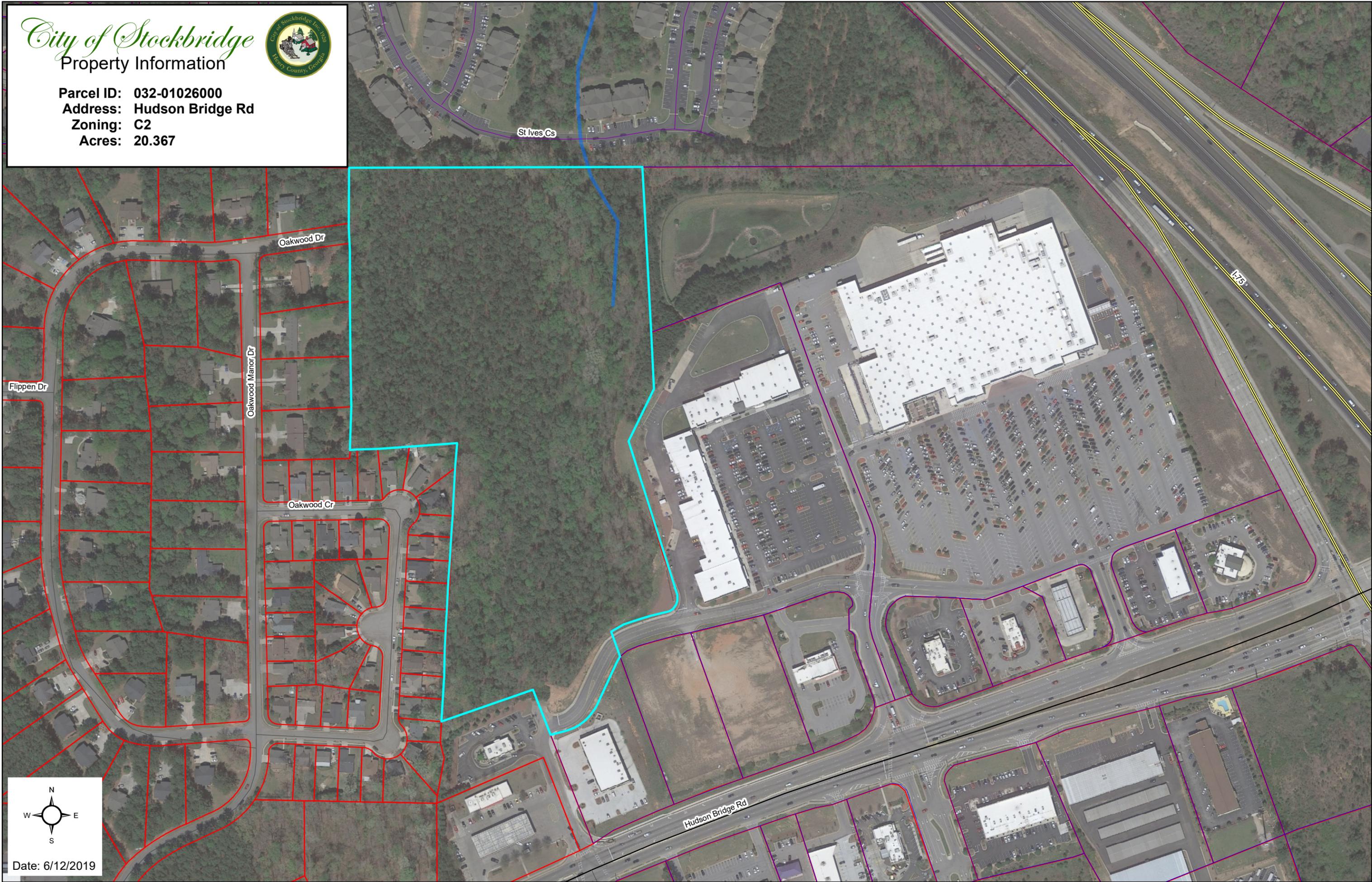
Attachments:

- Application
- Letter of Intent
- Survey/Site Plan
- Site Photos
- Exhibit Maps
- Rezoning Advertisement (signage)

City of Stockbridge
Property Information



Parcel ID: 032-01026000
Address: Hudson Bridge Rd
Zoning: C2
Acres: 20.367



Date: 6/12/2019



City of Stockbridge Planning and Zoning Division,

Community Development Department

Zoning Application Checklist



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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/ INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application (by appointment only).	
Application Form	1	1. Signed and notarized by owner. 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease"	✓
Applicant Disclosure Form	1	Required for all <u>property owners</u> , applicants, and agents filed with an application and must be notarized	✓
Letter of Ownership	1	Letter stating that the owner is aware of the zoning request and owns the property in question	✓
Letter of Intent	1	Must clearly state the proposed use and development intent	✓
Site Plans (24 x 36) And (11 x 17)	1 20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers and proposed lot layout. Subject to the discretion of the Planning & Zoning Director	✓
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed within the last five years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property	✓
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal. <i>Submitted HCWSA</i>	✓
Form from the Health Department	1	This letter must accompany the application at the time of submittal (Only needed if property is not on sewer)	n/a
Form from the Henry County School Board	1	This letter must be available and accompany application at the time of submittal (Only needed for residential rezoning applications)	✓



PRE-APPLICATION FORM

RECEIVED
AUG 07 2013
BY: *[Signature]*

DATE _____

APPLICANT: TPA Residential / Agent: Falco Design

TYPE OF APPLICATION: Mixed Use - Townhomes and Commercial

PROPERTY ADDRESS: Hudson Bridge 1/2 1-75

DIST: 6 LAND LOT(S): 21 PARCEL I.D.: 032-01026000

MAP NUMBER: _____ CURRENT ZONING: C2 PROPOSED ZONING: MUND

FUTURE LAND USE MAP DESIGNATION:

Medium Density Vertical Mixed Use

REQUEST/ITEMS DISCUSSED:

Reasoning from C2 to MUND for the purpose of developing townhomes and commercial.

± 18.23 acres single family attached townhomes
± 2.14 acres Commercial

ADJACENT PROPERTIES ZONING:

NORTH: RM SOUTH: C3 EAST: C3 WEST: County RS or RD?



**City of Stockbridge Planning and Zoning Division,
Community Development Department
Rezoning Request Application**



Name of Applicant: TPA Residential Phone: 770.480.1415 Date: 7/29/2019
 Address Applicant: 1776 Peachtree Street, NW Fax _____ Pager/Cell # _____
 City: Atlanta State: GA Zip: 30309 E-mail: tgaines@tpa-res.com
 Name of Agent: Falcon Design Consultants, LLC Phone: 770-389-8600 Date: 7/29/2019
 Address Agent: 235 Corporate Center Drive Suite # 200 Fax _____ Pager/Cell # _____
 City: Stockbridge State: GA Zip: 30281 E-mail: _____

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

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

Request from C2 to _____
(Current Zoning)
MUND
(Requested Zoning)

For the Purpose of Mixed Use Development of Townhome and Commercial Land Uses
(Type of Development)
 Address of Property: Tract 1 (No address at this point) Nearest intersection to the property: Hudson Bridge Road & I-75
(Street Address)

Size of Tract: 20.367 acre(s), Land Lot Number(s): 21, District(s): 6th
 Gross Density: 6.8 units per acre Net Density: 9.0 units per acre
 Property Tax Parcel Number: 032-01026000 (Required)

Witness' Signature: [Signature]

Signature of Applicant/s: [Signature]

Printed Name of Witness: Chris Lindgren

Printed Name of Applicant/s: Tyler Gaines (TPA Residential)

Notary: [Signature]



Signature of Agent: [Signature]
 Wanda D. Moore (Falcon Design Consultants, LLC)

NOTARY STAMP:
 (For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)
 Application checked by: _____ Date: _____ Map Number(s): _____
 Pre-application meeting: _____ Date: _____
 Recommendation of Planning Commission: _____
 City Council Decision: _____
 Community Development Director's Signature: _____ Date: _____



owner

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 rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No Y

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 28th day of July, 2019

STEPHEN RAINER (owner)
Applicant's Name - Printed

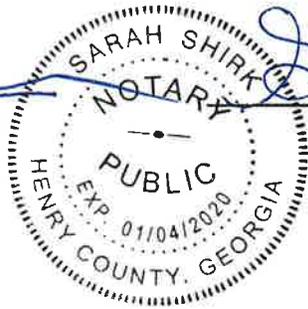
Stephen Rainer
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28th day of July, 2019.

witness [Signature] Sarah Shirk
Notary Public



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



applicant

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 rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No Y

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 28th day of July, 2019

Tyler Gaines (TPA Residential)
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 28th day of July, 2019



[Signature]
Notary Public

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



Agent

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 rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 31 day of July, 2019

Wanda D. Moore, PLA (Agent)
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 31 day of July, 2019.



[Signature]
Notary Public

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



Letter of Ownership

July 20, 2019

Ms. Camilla Moore
Assistant City Manager
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

Re: Rezoning - +/- 20.367 acres located on Hudson Bridge Road / LL 2, 6th District
Parcel ID No(s): 032-01026000

I, Stephen Rainer, am the owner of the property located north of Hudson Bridge Road west of the existing Wal-Mart (Parcel 032-01026000) consisting of +/- 20.367 acres. I am granting authorization to Falcon Design Consultants, LLC to act on my behalf for all aspects of rezoning of the above-referenced property in conjunction with this application.

If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

Stephen Rainer



Henry County Schools



To: Sarah Shirk, Falcon Design Consultants

Date: August 2, 2019

Re: Henry County Department of Planning and Zoning
School Board Information for Zoning Requests

Property Address and Nearest Intersection: Hudson Bridge & I-75

Projected Number of Dwelling Units: 138

Estimated Period of Construction: Approximately 2-3 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Pates' Creek Elementary	-0-	138 units <u>x 2 children per unit</u> = 276 students	276 students <u>÷ 25 per class</u> = 11 classrooms	If Modular \$25,000 per classroom
Dutchtown Middle School	-0-			If Permanent \$300,000 per classroom
Dutchtown High School	-0-			

Respectfully,

Carl Knowlton, Ed.D

Chief of Staff

Superintendent's Office

carl.knowlton@henry.k12.ga.us

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

Stockbridge Office
235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281
Ph: 770-389-8666 * Fax 770-389-8656

Cumming Office
500 Pirkle Ferry Rd., Suite C
Cumming, GA 30040
Ph: 678-807-7100

Letter of Intent

July 29, 2019



Ms. Camilla Moore
Assistant City Manager
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

Re: Rezoning - +/- 20.367 acres located on Hudson Bridge Road / LL 2, 6th District
Parcel ID No(s): 032-01026000
Proposed: MUND Zoning (Townhomes and Commercial)

Dear Ms. Moore,

Please accept this letter of intent for the +/-20.367 acre parcel of land on the north side of Hudson Bridge Road, west of Interstate 75.

We are requesting to rezone the property from C-2 (General Commercial) to MUND (Mixed-Use Neighborhood Development District) for the purpose of developing a residential townhome development consisting of single-family attached homes and commercial as shown on the concept plan date July 29, 2019.

Please do not hesitate to contact me should you have any questions or need anything further.

Sincerely,

Wanda D. Moore, PLA
VP Planning and Landscape Architecture

GENERAL NOTES

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, HAS A CLOSURE PRECISION OF ONE FOOT IN 104,500 FEET AND AN ANGLE PRECISION OF 1.0 SECONDS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF GEORGIA.
2. THIS SURVEY IS RELATIVE TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD83 (2011) CONTIGUOUS STATE PLANE 86 OF 86, DATED MAY 2010.
3. A LEICA WA GS15 GPS RECEIVER WAS USED TO OBTAIN NETWORK GPS MEASUREMENTS USING REAL TIME KINEMATIC (RTK) SURVEYING TECHNIQUES.
4. CORNERS NOTED HEREON AS IRON PIN SET (IPS) ARE 3/4" INCH REBARS WITH A PLASTIC CAP STAMPED "WOLVERTON LSF 709" AND PINS IS "PK" MAIL SET.
5. LAND SURVEYORS AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, WETLANDS, OR BUREAU OF LAND MANAGEMENT (BLM) WETLANDS. WETLANDS, WETLANDS, OR BUREAU OF LAND MANAGEMENT (BLM) WETLANDS ARE IDENTIFIED BY THE SURVEYOR'S FIELD NOTES AND ARE SUBJECT TO THE WETLANDS ACTS AND REGULATIONS OF THE STATE OF GEORGIA.
6. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN IN ANY SUCH ITEMS.
7. ALL UTILITIES SHOWN ON THIS SURVEY ARE BASED ON RECORD DRAWINGS AND FIELD LOCATIONS. OWNERS HAVE BEEN SET OR FOUND AS LABELED.
8. C-2 50' FRONT SETBACK
9. C-2 20' REAR SETBACK
10. C-2 100' MINIMUM LOT WIDTH
11. C-2 10,000 SQUARE FOOT MINIMUM LOT AREA
12. NONE OF THE PARCELS BELIEVED ON THIS PLAT ARE CORNER LOTS, THEREFORE NO SIDE YARD SETBACK LINES ARE REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF STOCKBRIDGE.
13. ACCESS FOR TRACT 1 IS PROVIDED BY THE CURRENT PRIVATE ACCESS(1) AND CROSS ACCESS(7) EASEMENTS SHOWN HEREON.

TRACT CHART

TRACT 1 - NO ADDRESS ASSIGNED	PARCEL # - 032-01026000
TRACT 2 - 1590 HUDSON BRIDGE RD	PARCEL # - 032-01026002

AREA CHART

TRACT	ACRES	SQ. FT.	ZONED
TRACT 1	20.367	887,136	C-2
TRACT 2	1.709	74,457	C-2
TOTAL	22.076	961,593	

EASEMENT CHART

1. PRIVATE ACCESS EASEMENT (08 7038, PG 185).
2. PRIVATE PERMANENT RETAINING WALL & GRADING EASEMENT (08 7038, PG 209)
3. PRIVATE BAPTIST COMMUNITY INGRESS/EGRESS EASEMENT (08 7038, PG 209)
4. PERMANENT SLOPE EASEMENT (08 7038, PG 185).
5. PRIVATE DRAINAGE EASEMENT (08 7038, PG 209)
6. PRIVATE PERMANENT RETAINING WALL AND GRADING EASEMENT AND LANDSCAPING EASEMENT AREA (08 7038, PG 209)
7. PRIVATE CROSS ACCESS EASEMENT (08 7038, PG 209)
8. PUBLIC 20' SANITARY SEWER EASEMENT (0.B. 9710, PG. 241)
9. PUBLIC WATERLINE EASEMENT (0.B. 9710, PG. 235)
10. PRIVATE PERMANENT SLOPE EASEMENT (08 7038, PG 209)

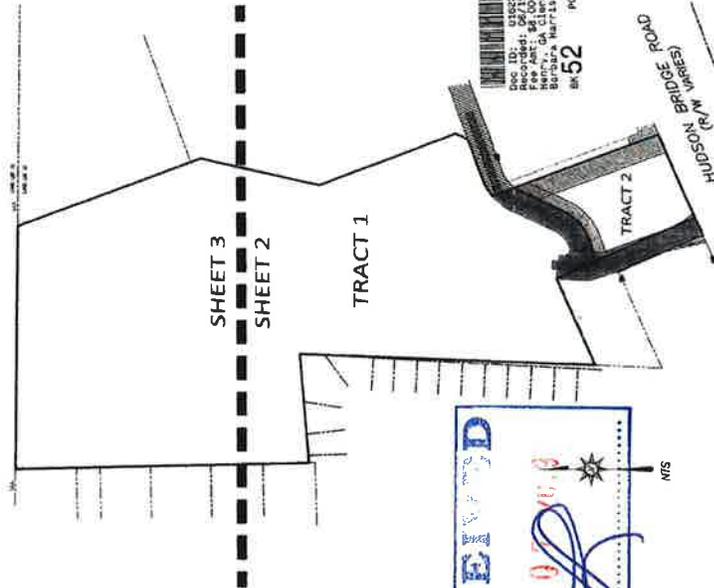
SURVEYORS CERTIFICATE

THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED UNDER THE SURVEYING ACTS AND REGULATIONS OF THE STATE OF GEORGIA AND MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

MICHAEL G. HUGHES
GA. RLS # 2886

DATE: 5/23/13

SHEET INDEX



OWNERS STATEMENT

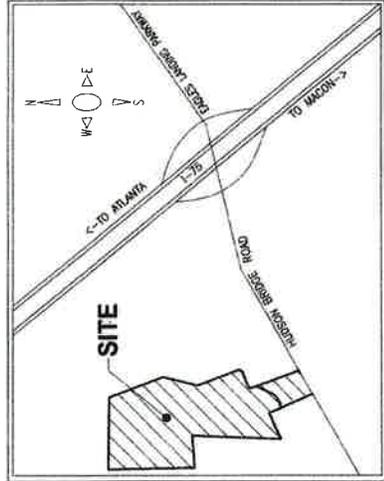
CITY OF STOCKBRIDGE
COUNTY OF HENRY

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever, all streets, sewer collectors, lit stations, drains, and other public facilities and appurtenances thereon shown, and transfers ownership of all public use areas in fee simple by deed, for the purposes therein expressed.

Broad Street Stockbridge II, LLC.
BY: SR Investments, Inc., its manager

BY: *Stephen Brinker*
NAME: *Stephen Brinker*
ITS: *President*
DATE: *June 19, 2013*

VICINITY MAP - N.T.S.



THE CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINTS SHOWN ON THIS PLAT AND AS REQUIRED BY THE CITY OF STOCKBRIDGE SUBDIVISION ORDINANCE.

1. MAINTENANCE OF DETENTION PONDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND SHALL BE MAINTAINED AS REQUESTED WHEN NEEDED OR AS REQUESTED BY THE CITY OF STOCKBRIDGE.

WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. LOT OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

LIVE STREAMS DO EXIST ON SITE.

DOC ID: 0542775001 Title: PLAT
Recorded: 05/23/2013 10:15:19 AM
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE
HENRY COUNTY CLERK OF SUPERIOR COURT
BERRY HARRISSEY, CLERK OF COURT
BK 52 Pg 176

OWNER/SUBOWNER

BROAD STREET STOCKBRIDGE II, LLC.
BY: SR INVESTMENTS, INC., ITS MANAGER
300 WEST COLEMAN BLVD., STE 106
MOUNT PLEASANT, SC 29464
JASON SWALLOWOOD
803-474-0930

THIS PLAT IS HEREBY APPROVED FOR RECORDING

BY: *Greg Sauer* DIRECTOR
& PLAN REVIEW HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE

DATE: *6/19/13*

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

BY: *Mark A. Brinker* DATE: *6-18-13*
MAYOR, CITY OF STOCKBRIDGE



THIS PLAT IS NOT VALID UNLESS IT SHOWS THE SIGNATURE OF THE REGISTERED SURVEYOR AND THE REGISTERED SEAL ACROSS THE REGISTRANTS SEAL.

HENRY COUNTY MAP 32
ALL BLOCK 1

Wolverton & Associates
Consulting Engineers & Land Surveyors
www.wolverton-associates.com
0745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097
Phone: (770) 447-8888 • Fax: (770) 447-9070

FINAL SUBDIVISION PLAT FOR:
BROAD STREET STOCKBRIDGE II
LAND LOT 21 OF THE 8TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

REVISIONS	BY
ADDRESS COUNTY COMMENTS - 04/24/2013	KBW
ADDRESS COUNTY COMMENTS - 05/15/2013	KBW

DRAWN BY	KBW
CHECKED BY	MGH
DATE:	02/26/2013
SCALE:	1"= 100'
JOB NO.	13-602
SHEET NUMBER	1

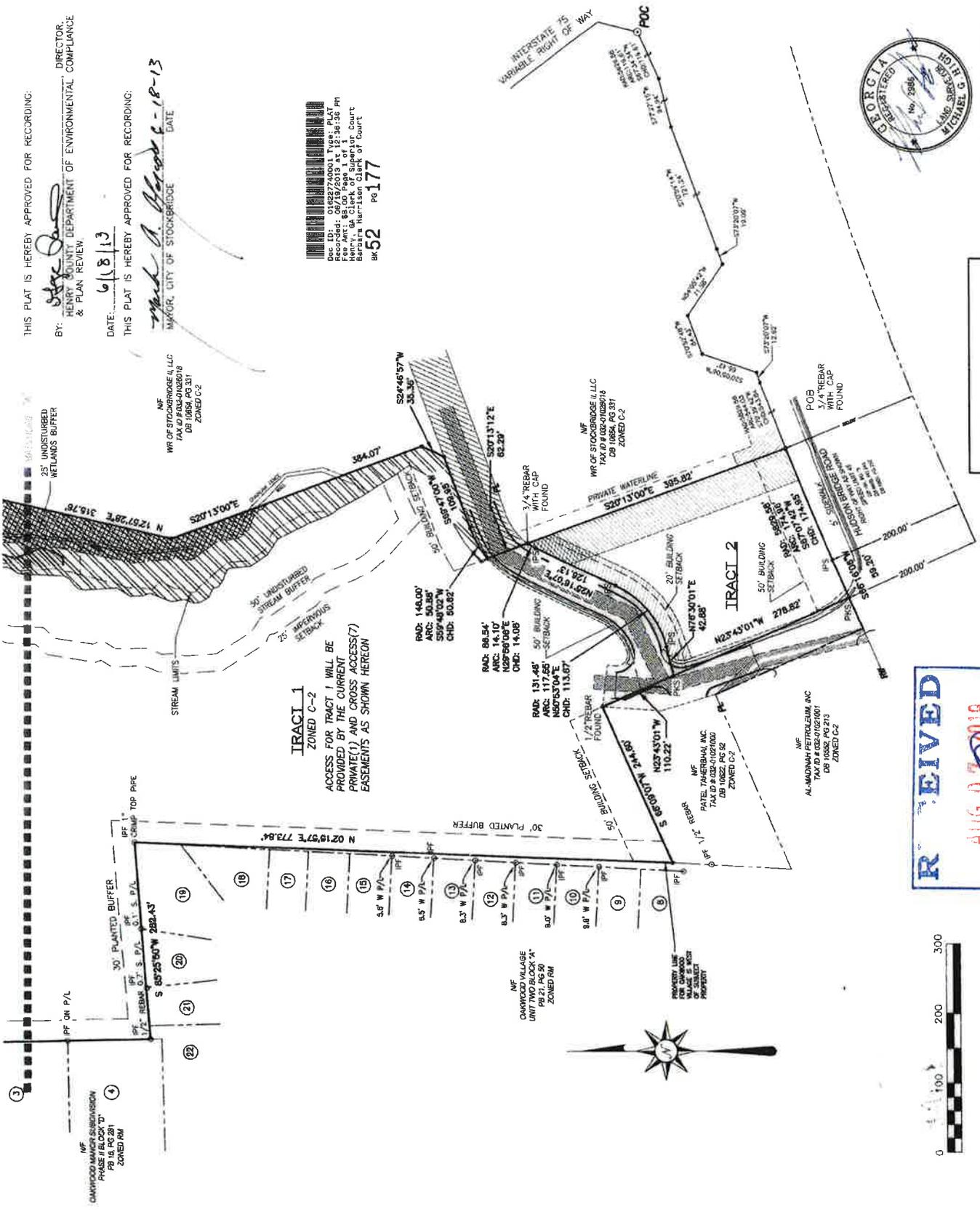
**FINAL SUBDIVISION PLAT FOR:
 BROAD STREET STOCKBRIDGE II
 LAND LOT 21 OF THE 6TH DISTRICT
 CITY OF STOCKBRIDGE
 HENRY COUNTY, GEORGIA**

REVISIONS	BY
ADDRESS COUNTY COMMENTS - 04/24/2013	KBW
ADDRESS COUNTY COMMENTS - 05/15/2013	KBW

DRAWN BY	KBW
CHECKED BY	MGH
DATE:	02/26/2013
SCALE:	1" = 100'
JOB No.	13-602
SHEET NUMBER	2

THIS PLAT IS HEREBY APPROVED FOR RECORDING:
 BY: *Steve Davis* DIRECTOR,
 HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE
 & PLAN REVIEW
 DATE: 6/18/13
 THIS PLAT IS HEREBY APPROVED FOR RECORDING:
Mark A. Hines DATE: 6-18-13
 MAYOR, CITY OF STOCKBRIDGE

Doc ID: 01622740001 Type: PLAT
 Recorded: 06/19/2013 at 11:36:38 PM
 Henry County Clerk of Superior Court
 Barbara Harrison, Clerk of Court
 BK: 52 Pg 177

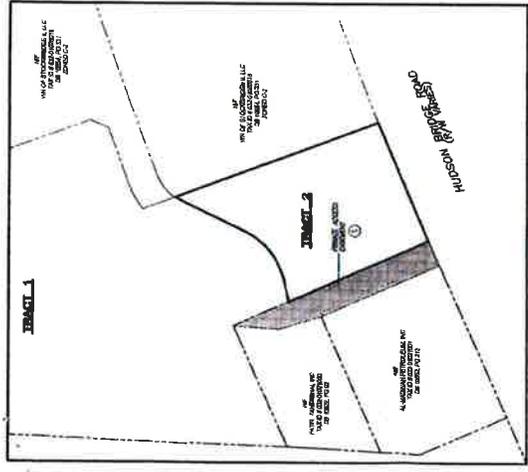


THIS PLAT IS NOT VALID UNLESS IT
 CONTAINS THE ORIGINAL SIGNATURE
 IN BLUE INK OF THE REGISTRANT
 ACROSS THE REGISTRANT'S SEAL

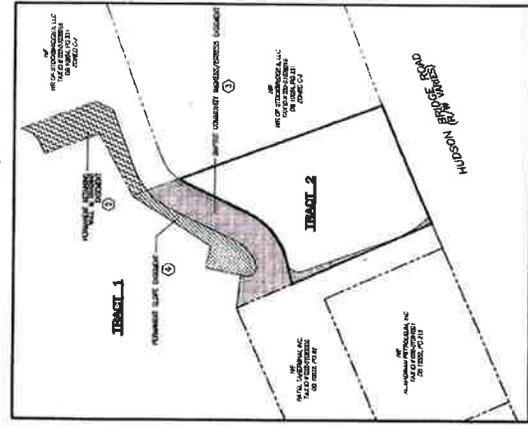
HENRY COUNTY MAP 32
 ALL BLOCK 1



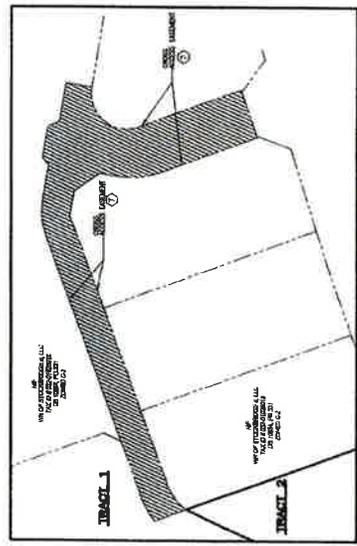
EASEMENT 1



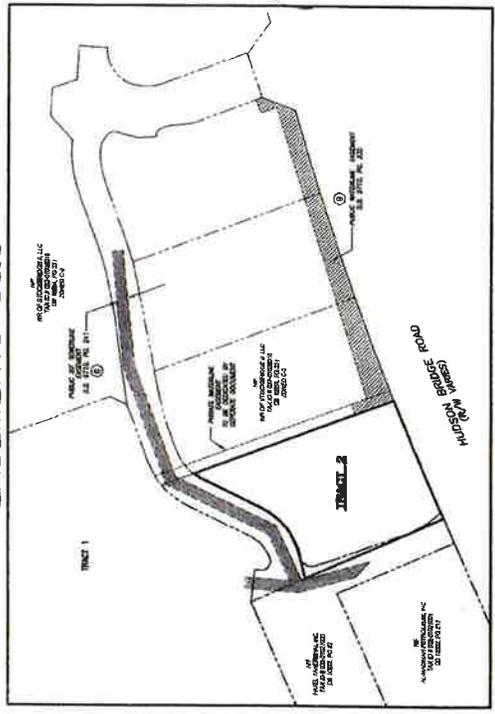
EASEMENTS 2,3 & 4



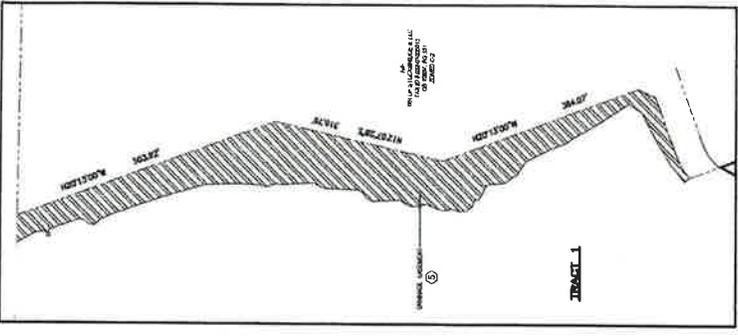
EASEMENT 7



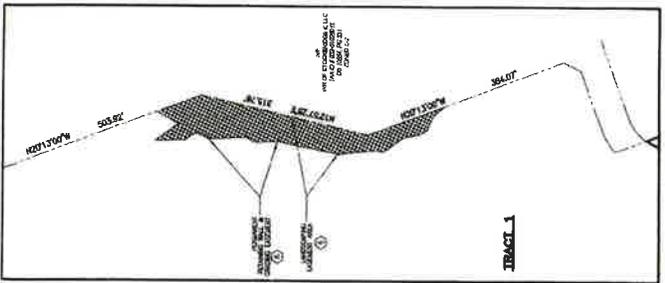
EASEMENTS 8&9



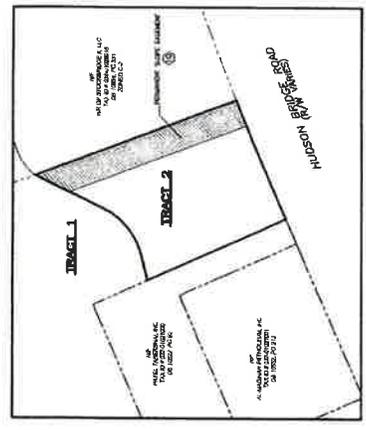
EASEMENT 5



EASEMENT 6



EASEMENT 10



HENRY COUNTY MAP 32
ALL BLOCK 1

Doc ID: C1867767
Recorded: 07/19/2013 at 12:37:51 PM
See Map 80-00 Page 1 of 1
Barbara Harrison, Clerk of Court
85-52 PG 179

THIS PLAT IS HEREBY APPROVED FOR RECORDING:
BY: *[Signature]* DIRECTOR,
HENRY COUNTY DEPARTMENT OF ENVIRONMENTAL COMPLIANCE
& PLAN REVIEW

DATE: 6/18/13
THIS PLAT IS HEREBY APPROVED FOR RECORDING:
[Signature] DATE: 6-18-13
MAYOR, CITY OF STOCKBRIDGE

RECEIVED
SEE SHEET 1 FOR EASEMENT CHART
BY: *[Signature]*



THIS PLAT IS NOT VALID UNLESS IT
CONTAINS THE ORIGINAL SIGNATURE
AND SEAL OF THE REGISTERED PROFESSIONAL
ENGINEER OR SURVEYOR IN CHARGE OF THE PLAT.

EASEMENT DETAILS

Wolverton & Associates
Consulting Engineers + Land Surveyors
6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097
Phone: (770) 447-8999 • Fax: (770) 447-9070
www.wolverton-essoc.com

FINAL SUBDIVISION PLAT FOR:
BROAD STREET STOCKBRIDGE II
LAND LOT 21 OF THE 6TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

REVISIONS	BY
ADDRESS COUNTY COMMENTS - 04/24/2013	KBW
ADDRESS COUNTY COMMENTS - 05/15/2013	KBW

DRAWN BY	KBW
CHECKED BY	MGH
DATE:	02/26/2013
SCALE:	1" = 100'
JOB NO.	13-602
SHEET NUMBER	

4

Prepared for:



Land Use Summary
 EXISTING ZONING: C-3 (General Commercial)
 PROPOSED ZONING: MUND (Mixed-Use Neighborhood Development District)
 TOTAL APRES: +1,203 SF APRES
 GROSS BLDG AREA: +1,203 SF
 TOTAL RESIDENTIAL UNITS: 47-138 (Townhomes)
 GROSS DENSITY: 47.88 BLDG APRES
 NET APRES: +1,153 APRES (Less 50' W. Retention, Commercial)
 NET DENSITY: +1.52 BLDG APRES

MUND Development Standards
 Proposed Townhome Development Standards
 Min. Lot Width: 20'
 Min. Lot Depth: 20'
 Min. Building Setback: 5'
 Min. Building Height: 20'
 Min. Floor Area: 1,000 SF (one lot) / 2,500 SF (multiple lots)
 Max. Building Height: 45' (w/ 4 stories)
 Max. Lot Coverage: 20%
 Max. Net Density: 3.0 BLDG/APRES

Townhome Standards
 1980' MAX. 138
 Min. Lot Width: 20' and 24' wide @ 65' deep
 On-street parking: 3+ spaces
 Townhome Mix Ratio:
 84% TOWNHOMES @ 20' X 55' (62%)
 33% MIXED @ 20' X 55' (24%)
 21% MIXED @ 20' X 55' (16%)
 AVAILABLE:
 Clustered and Pool Area
 Play Lawn Area
 Parking: 30 spaces

Commercial Development Standards
 Proposed Commercial Development Standards
 Min. Lot Width: 20' (MINIMUM)
 Max. Lot Width: 0' (MINIMUM)
 Min. Building Setback: 5' FROM CURB
 Min. Floor Area: 1,000 SF (one lot) / 2,500 SF (multiple lots)
 Max. Building Height: 45' (w/ 4 stories)
 Max. Lot Coverage: 20%
 Max. Net Density: 3.0 BLDG/APRES
 Parking: Rear parking preferred (on street req'd approval on master plan)

Pending Requirements
 Easements: 1,203 SF
 Right-of-Way: 1,203 SF
 Parking: 30 spaces
 Require parking: 30 spaces
 Provide parking: 30 spaces





TOWNHOME DEVELOPMENTS

VISION BOARD

Sugar Hill Overlook

Sugar Hill, GA



The Cottages at Greystone

Hiram, GA



Sugar Hill Overlook

Sugar Hill, GA



The Cottages at Greystone

Hiram, GA



The Park at Historic Roswell

Roswell, GA



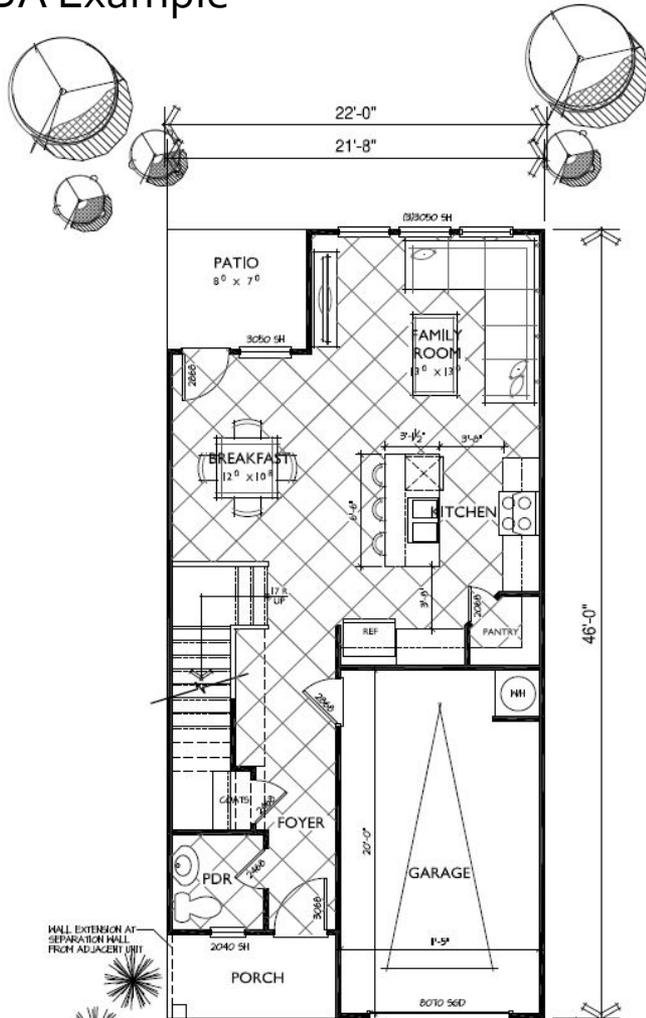
The Park at Historic Roswell

Roswell, GA



Floor Plans

2 BR / 2.5 BA Example



first floor
area calc:

ffl: 654 sq ft
sfl: 730 sq ft

fnd: slab

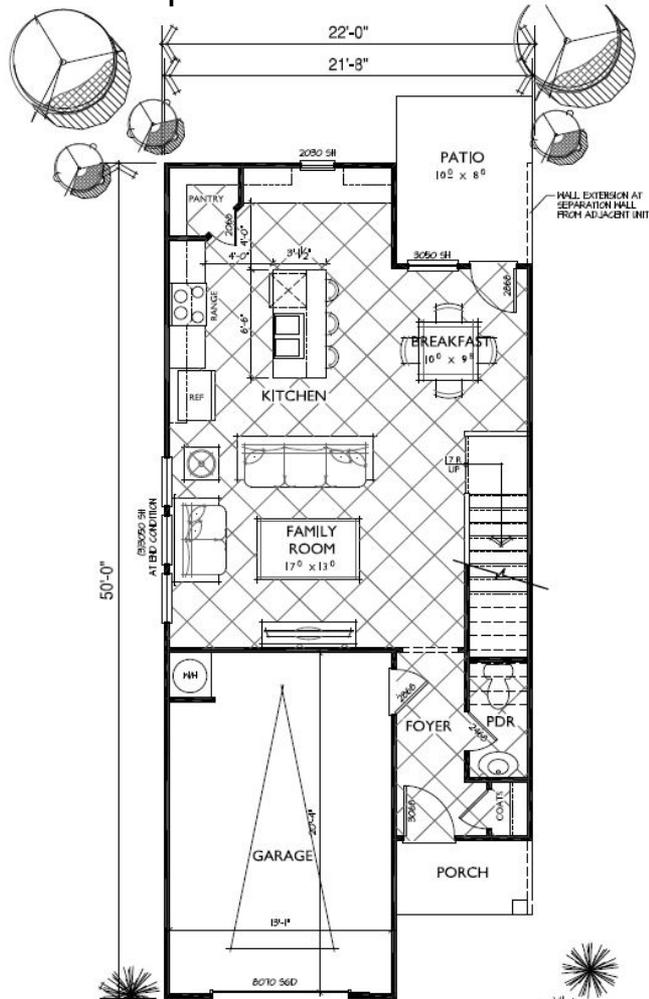
6'-8" doors first floor / 17 risers
wdws ffl: 3050 sh sfl: 3050 sh
14" TJI floor trusses



second floor

Floor Plans

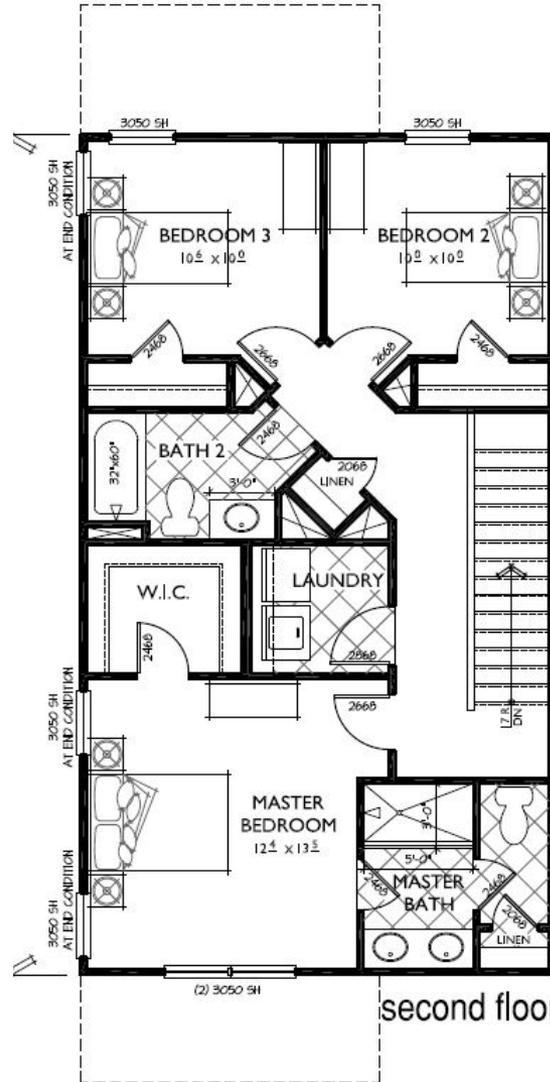
3 BR / 2.5 BA Example



first floor
area calc:

ffl: 678 sq ft
sfl: 798 sq ft
total: 1475 sq ft

fnd: slab
6'-8" doors first floor / 17 risers
wdws ffl: 3050 sh sfl: 3050 sh
14" TJI floor trusses



second floor