



**CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION**

**ADDRESS: 4602 & 4640 North Henry Boulevard; Stockbridge, GA 30281
Telephone: (770) 389-7900 FAX: (770) 389-7912**

OUR VISION AND MISSION

The Planning and Zoning Division envisions a very livable, well-functioning, orderly, attractive, economically vibrant, and progressive future for the City of Stockbridge. Its mission is to effectively manage change in the short- and long-term with regards to land use, transportation, historic preservation, and overall development, in order to create a sustainable, livable, and economically-successful future for the citizens of Stockbridge.

The Planning and Zoning Division focuses on the development and design of land use and the built environment, including air, water, land, streets, and parks; as well as the human needs of its citizens. It seeks to identify, formulate, and maintain a bright future for the City by:

- Guiding the orderly development of land, buildings, and streets;
- Planning for the housing and community facilities needs of its citizens;
- Accommodating future growth;
- Addressing existing concerns;
- Considering the well-being of all parties;
- Being receptive and responsive to citizens' needs;
- Serving as a resource for elected and in-house officials;
- Complying with State and local mandates;
- Coordinating with other agencies;
- Providing for an attractive, enjoyable, and thriving City for all.

The means by which the Planning and Zoning Division is effectively managing community change is the review and approval of all developments within the City of Stockbridge. In addition, the Planning and Zoning Division interprets and implements the goals and objectives of the Comprehensive Development Plan and interprets the regulations and requirements of the Zoning Code.

City of Stockbridge Zoning Code

The City of Stockbridge Zoning Code was adopted by the City of Stockbridge on July 6, 2016.

The City of Stockbridge Zoning Code is accessible via MuniCode at the following link:

https://library.municode.com/ga/stockbridge/codes/code_of_ordinances

COMPREHENSIVE PLAN

The Comprehensive Plan serves as a vision and guide for the growth and development of the City over a twenty-year period. The Georgia Planning Act requires all cities and counties in Georgia to prepare this Plan through a structured process which includes the detailed research and analysis of existing conditions, the identification of needs and opportunities, the identification of strategies, and the formulation of plans. An active citizen engagement program is also required. The City of Stockbridge completed its most recent Comprehensive Plan in 2018, which was reviewed by the Atlanta Regional Commission. It is the Adopted Comprehensive Plan 2038.

[LINK to the Adopted Comprehensive Plan 2038]

<https://www.cityofstockbridge-comdev.com/planning-documents>

Many people refer to the Comprehensive Plan as the Land Use Plan.

A large part of our responsibility to the public is to educate and inform the public about the nature and process of Comprehensive Planning as well as the State and local requirements for the Comprehensive Plan. The following comments and website links should help with our understanding of the nature of the Comprehensive Plan. Some of the following descriptions have been taken from Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

The Comprehensive Plan will serve as the official long-range policy for guiding future decisions concerning land use, zoning, and public facilities for the City of Stockbridge.

Comprehensive Plan Facts

What we commonly refer to as the Land Use Plan is not the Comprehensive Plan. The Land Use Plan is but one of many elements of the Comprehensive Plan.

Is the Land Use Plan the same as the Future Land Use Map?

No. The Future Land Use Map (FLUM) is a graphic expression of the Land Use Plan and is one of many mapped elements of it. It is not the Plan itself. The Land Use Plan includes a set of policy statements or goals about the way that we would like to grow in the future, which will guide the way that we make decisions about land uses. Each local government must address existing and future land uses that are located within the jurisdiction of the local government. The Land Use Plan must include the consideration of any designated or nominated Regionally Important Resource which is located wholly or partially within the local government jurisdiction. The local government must also address areas that are likely to be undergoing any jurisdictional boundary changes within the planning period, if any. Municipalities are strongly encouraged to plan land uses for areas that are, or may be reasonably expected to become, part of the municipal limits during the next ten (10) years.

The Comprehensive Plan also includes a Community Vision element.

The Vision for the Future of the Community is included in the Comprehensive Plan. The Community Vision is intended to portray a complete picture of what the community desires to become, based upon public input, the assessment of current and future needs, and the

coordination with other elements of the Plan. The Vision should generate pride and enthusiasm about the future of the community, and identify how the Community Vision addresses Community, Regional, and State Planning Goals and Objectives.

The Comprehensive Plan also includes Implementation Strategies.

To the extent that is practicable, the local government should seek to develop implementation strategies that address more than one goal or objective. For example, encouraging more compact urban development can address the more efficient use of existing infrastructure, while at the same time addressing the preservation of open space.

For more information, or if you have any questions, concerns, or comments, please contact the Planning and Zoning Division at (770) 389-7900.

SOLID WASTE MANAGEMENT PLAN [Public Works].

PLANNING AND ZONING SERVICES

We provide Current Planning, Mid-Range Planning, and Long-Range Planning services.

- A. **Current Planning services** focus on the review of various land development activities which have been proposed by developers and property owners, and the maintenance of associated regulatory codes.
- B. **Mid-Range Planning services** may address particular areas of the City which have special needs and may include studies that were completed with a funding award through a federal grant program.
- C. **Long-Range Planning services** examine existing conditions in the City of Stockbridge, prepare strategies for improvements, and aim for the successful growth and development of the City over many years into the future. Long-Range Planning relates to the long-range quality growth and development of the City. It includes the preparation and maintenance of the City's Comprehensive Plan; updating and implementing zoning and land-use planning-related policies, ordinances, and amendments to the Comprehensive Plan; updating the Short-Term Work Plan for the City of Stockbridge; developing the Capital Improvements Element and Impact Fee sections of the City's Financial Reports; and developing a Solid Waste Management Plan that meets the State of Georgia Department of Community Affairs' local planning requirements for Qualified Local Government Status. Other activities involve coordination's with the Atlanta Regional Commission, Georgia Department of Community Affairs, other agencies, other municipalities, Small Area Plans, and Studies; managing projects; monitoring changes in demographic and economic data; and other related information and activity within the City of Stockbridge.

Existing planning services are listed below. Additional services may be added at a later time to meet other needs of the City.

Current Planning Services:

- **Zoning, Subdivision, and Related Case Analyses** – May involve fieldwork for site visits, reviews of site plans and subdivision plats, and the preparation of written reports as recommendations to the Planning Commission and City Council.
- **Plan Reviews of Proposed Projects** -- Performed in conjunction with the Building Safety Division, and may consist of building permit reviews, sign permit reviews, and related application reviews.
- **Zoning Verification of a Property** – Involves research to document the current zoning classification and permitted uses for a property.
- **Zoning Compliance of a Property** – Involves research as well as an analysis to certify the acceptability of a proposed type of development.
- **Zoning Administration** – Serves as administrative liaison and professional advisor to the Planning Commission. Interprets the Unified Land Development Code by applying it to various issues, as needed. Analyzes proposed text amendments for adoption by the Planning Commission and City Council.
- **Pre-Application Meetings** -- Allow developers and property owners an opportunity to discuss project proposals with Staff to identify application submittal requirements and any issues prior to making formal application.
- **Development News** – This is a newsletter which provides articles about recent, proposed, and upcoming development activity in the City of Stockbridge. It is updated as newsworthy information becomes available.

Mid-Range Planning Services:

Livable Cities Initiative (LCI Studies) – This is a grant program which is administered by the Atlanta Regional Commission. It is funded with federal transportation dollars which help to pay for planning studies and the construction of transportation projects. The purpose of the program is to encourage cities in the Atlanta Region to “develop strategies that link residents to shopping, dining and other activities via sidewalks and bike trails” to improve the quality of life of all residents.

- a. **Historic Preservation** – Focuses on the preservation of historic structures in Downtown Stockbridge.
- b. **Overlay District Planning** – The Zoning Code identifies several districts that are These districts are superimposed on portions of one or more underlying zoning districts to allow the application of additional standards which address a special purpose. Presently, there are four approved overlay districts which provide additional zoning regulations for specific areas, in recognition of their special needs or opportunities. These districts are the following:
 1. **High-Rise Mixed-Use Overlay District (Section 12.02.102)** – The purposes and intent of the high-rise mixed-use overlay district are to: a) allow for an area of Stockbridge where vertical mixed-use development is encouraged; b) allow for planned high-rise development; and c) provide a project with residences and / or hotel rooms above offices and / or retail uses. Buildings may be over four (4) stories high if they contain at least two types of land uses and comply with certain other requirements.

2. **Old Downtown Overlay District (Section 12.02.103)** – The Old Downtown Overlay District mainly consists of the historic city of Stockbridge. The purposes and intent of the District are to: a) recognize and affirm the function of the existing traditional downtown as the central focus of commercial, artisan, and civic activities within the community; b) allow the existing downtown to flourish, intensify, and expand where it is appropriate in a manner that is consistent with its traditional character; and c) provide a local retail, service, artisan, and civic center for the community.

3. **Highway Corridor Overlay District (Section 12.02.104)** – This is also referred to as the “City Highway Corridor Overlay District.” The purposes of this districts are:
 - ~ To promote the general health, safety, and welfare of the community where resident’s ad visitors can live, work, eat, and play.
 - ~ To promote economic development by diversifying the employment base for a stronger city.
 - ~ To improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling.
 - ~ To encourage a balanced mix of retail, professional, residential, civic, entertainment and cultural uses.
 - ~ To improve the efficient operation of traffic around the city.
 - ~ To provide accessible, sufficient parking in an unobtrusive manner.
 - ~ To create an attractive gateway that is aesthetically appealing and environmentally responsible.
 - ~ To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities.
 - ~ To establish consistent and harmonious design standards for public improvements and private property development within the overlay district so as to unify the distinctive visual quality of city.

4. **Highway 138 Overlay District (Section 12.02.105)** – The Highway 138 Overlay District applies to areas that are within the City Limits and which have frontage on Highway 138, from Glenn Devon Road to North Henry Boulevard; and applies to new construction, additions, rehabilitations, and modifications to existing buildings and structures. The purposes and intent of the Highway 138 Overlay District are to:
 - ~ Provide elements that define the street and place for pedestrians.
 - ~ Create a safe, attractive environment.
 - ~ Encourage high-quality design and construction.

Long-Range Planning Services:

- a. **Comprehensive Planning** – This is a major planning effort to prepare a Comprehensive Plan, which serves as a vision and guide for the growth and development of the City over a twenty-year period. The Georgia Planning Act requires all cities and counties in Georgia to prepare this Plan through a structured process which includes the detailed research and analysis of existing conditions, the identification of needs and opportunities, the identification of strategies, and the formulation of plans. An active citizen engagement program is also required. The City of Stockbridge completed its most recent Comprehensive Plan in 2018, which was reviewed by the Atlanta Regional Commission. It is the Adopted Comprehensive Plan 2038.
- b. **Renaissance Strategic Vision & Planning (RSVP) Program** – This program allowed the City of Stockbridge to complete and adopt a plan in 2018 through the Georgia Downtown Renaissance Partnership, which is a collaborative effort of the Georgia Municipal Association, the Georgia Cities Foundation, and the University of Georgia’s Carl Vinson Institute of Government. The program involves local government officials, community leaders, local stakeholders, and citizens and seeks to improve the downtown areas of cities across Georgia.
- c. **Transportation Planning** – The City of Stockbridge utilized the services of a consulting firm, The Jaeger Company, to prepare a bicycle, pedestrian, and trail plan. Its goal was to provide a safe, connected, and efficient transportation system for the citizens of Stockbridge.
- d. **Downtown Redefined (Concept C)** – This is a conceptual land use plan that was developed in 2015 to focus on connectivity and open space elements within the downtown area.
- e. **Special Planning Studies** – May be undertaken to address specific City-wide issues, or to focus on the design or development of particular areas.

OUR STAFF

Camilla J. Moore
Asst. City Manager, Development Services
cmoore@cityofstockbridge-ga.gov
770-389-7900

Linda M. Logan
Senior Planner
llogan@cityofstockbridge-ga.gov
678-833-3344

Melinda Davies
GIS Specialist / Planner
mdavies@cityofstockbridge-ga.gov
678-833-3332

LINKS

<https://www.cityofstockbridge-comdev.com/planning>

Maps:

<https://www.cityofstockbridge-comdev.com/planning>

City Street Map

Future Land Use Map

Website Zoning Map

Official Zoning Map

Forms:

<https://www.cityofstockbridge-comdev.com/planning>

City Zoning Verification / Zoning Compliance Application

Rezoning Application

Variance Application

Sign Permit Application

Reference Guides:

<https://www.cityofstockbridge-comdev.com/planning>

Planning Commission Meeting Schedule

Unified Land Development Code (Zoning Code)

Development News (newsletter)

Adopted Plans:

<https://www.cityofstockbridge-comdev.com/planning>

Adopted Comprehensive Plan 2038 / Short-Term Work Plan & Capital Improvement Projects

Renaissance Strategic Vision & Planning (RSVP) Program Adopted Plan

Bike and Pedestrian Trail Plan

Downtown Redefined (Concept C)

LCI (Livable Centers Initiative)

Solid Waste Management Plan

Comprehensive Transportation Plan (CPT)

Short-Term Work Program and Capital Improvement Plan

<https://www.cityofstockbridge-comdev.com/planning>