



REZONING FOR THE PROPOSED STOCKBRIDGE TOWNHOMES OFF HUDSON BRIDGE ROAD

RZ-2019-04 SINGLE-FAMILY TOWNHOMES FACT SHEET

The following information provides the factual information upon which both Staff and the Planning Commission based their Recommendations of APPROVAL:

A. Homeownership vs. Rental

1. The proposed development is for the development of single-family homes which are attached and not apartments.
2. The proposed development is a “fee simple” development in which each home will be sold separately, plated, and financed with a mortgage. None of the homes are rental units.
3. Because each home is fee simple, each home will receive a property tax bill and will be required to pay the required taxes to the county and other taxing authorities.
4. Each home (resident) will be required to pay taxes to the school board to assist in the support of school development.

B. Zoning History

1. The subject parcel was originally a part of a Master Development Plan (Centre @ Stockbridge with a Wal-Mart Supercenter as a mix-use development) 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) as a mix-use development. 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 with 22 acres for development. GRGA’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.

C. Land Use/Comprehensive Plan Compliance

1. The current proposed rezoning is consistent with the current “Land Uses” in the area based on the multi-family apartments, single-family homes, and commercial development which currently exist surrounding the site.
2. The original Land Use/Comprehensive Plan and Zoning of the Master Plan of 70+ acres when annexed into the City were C2-C3 with no conditions. Based on the DRI for the Master Plan, the DRI allows the **development of a mixed-use that contains a minimum of 200 residential units and a maximum of 343,500 square feet of commercial/office/retail space.**
3. The Applicant seeks a Land Use Classification of Mixed-Use Neighborhood Development (MUND). The City’s Comprehensive Plan allows medium density residential uses of 6 to 8 units

per acre, with the higher based on density credits as a result of preservation of wetlands, open space, etc. **The Applicant propose to develop the site at 6.8 units per acre.**

4. Density Adjustments – A large percentage of the site has wetlands and pursuant to Sec. 2.08.16, under Density Adjustments, credits for the wetlands on this site are .02 du/nua, allowing a total of 8 units per acre. The applicant indicates that typography challenges and the amount of wetlands on the site to be preserved, that the maximum number of units that can be achieved is 6.8 units per acre or less.
5. The residential density as established by the DRI for the Master Plan Development required a minimum of 200 residential units. The proposed development seeks to development single-family townhomes. The density of 6.8 units per acre and number of possible units does not meet the minimum nor exceeds the maximum number of residential units recommended in the DRI.
6. The Comprehensive Plan does not establish or mandate the percentage (amount) of the various element types for any of its mix-use developments, i.e. office, retail, residential, hotel, etc. Such factors are based upon a “development concept” plan submitted by the Applicant which considers a host of development factors. As a part of Conditional Zoning, the development is approved based on the site plan as submitted. Therefore, Applicants are not mandated to provide a specific percentage of any of the elements in a mix-use provided that more than one use exists within the development.
7. The 20.367 acres which comprises this application are the remaining undeveloped acres of the original Master Plan Development which meets the residential development requirements of the DRI. Therefore, the subject site is consistent with the intent of the development as designed and consistent with residential development in a mix-use development with medium density residential.

Both Staff and Planning Commission Recommendations are based upon legal factors for any rezoning application under the Land Use Development and Zoning Procedures Laws of Georgia.