

# Stockbridge

Where Community Connects

## STOCKBRIDGE PLANNING COMMISSION

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Ryan Anderson

Community Development Director

Vacant

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Senior Planner

Valerie Ross, Attorney

## Planning Commission Meeting Agenda June 26, 2025 6:30 PM



**STOCKBRIDGE CITY HALL**

**4640 NORTH HENRY BLVD.**

**STOCKBRIDGE, GA 30281**

**Website: [www.stockbridgega.org](http://www.stockbridgega.org)**

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**AGENDA  
PLANNING COMMISSION MEETING  
CITY OF STOCKBRIDGE**

**THURSDAY, JUNE 26, 2025 6:30 PM**

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- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Adoption of the Agenda**
- VI. Approval of Minutes 05/22/2025  
PC Summary Minutes from May 22, 2025**
- VII. Public Hearing**

**Item # 1 - ANNEXATION CASE #AX-2025-01. (Property is to be located in Council District 5.)**

*(NOTE: This case already went to the CZIM meeting on May 14, 2025.)*

Consideration of a request for the annexation, using the 100 percent annexation method, of the property at 1448 and 1468 Flippen Road from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.

Presented by: Linda Logan

**Item # 2 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-01. (Property is to be located in Council District 5.)**

*(NOTE: This case already went to the CZIM meeting on May 14, 2025.)*

Consideration of a request for a Comprehensive Plan Amendment for property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of “Medium-Density Suburban”, and the applicant requests that it be assigned the City of Stockbridge’s future land use designation of “Medium-Density Residential.” Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/-

acres.

Presented by: Linda Logan

**Item # 3 - REZONING CASE #RZ-2025-01. (Property is located in Council District 5.) (NOTE: This case already went to the CZIM meeting on May 14, 2025.)**

**Consideration of a request for the Rezoning of the property at 1448 and 1468 Flippen Road, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning district is 'RA' (Residential-Agricultural), and the applicant requests that the property be assigned the City of Stockbridge's zoning district of 'PUD' ("Planned Unit Development"). Purpose: To allow for the construction of a mixed residential development with townhomes and single-family detached homes. Property Owners of 1448 Flippen Road: William K. Reichert and Brenda A. Reichert. Property Owner of 1468 Flippen Road: Willard D. Gilreath. Applicant: Land Buyers of America, LLC. Agent: Michael Kaner. The property is located in Land Lots 11 and 12 of District 6, and it contains 21.771 +/- acres.**

Presented by:

**Item # 4 - ZONING MODIFICATION CASE #ZM-2025-01. (Property is located in Council District 5.)**

**Consideration of a request for a major zoning modification for Parcel #070-01022001 at the southwest corner of Highway 42 North and Tunis Road to provide for modifications to the zoning conditions comprising the Development Agreement for Rezoning Case #RZ-03-45-S. Purpose: To allow the development of a single-family detached residential subdivision. Property Owner: Henry Highway 42, LLC. Applicant: Shaker Reddy. The property is located in Land Lots 31 and 32 of District 7, and it contains 27.72 +/- acres.**

Presented by: Gordon Linton

- VIII. Project Updates**
- IX. Staff Comments**
- X. Board Comments**
- XI. Adjourn**