

Stockbridge

Where Community Connects

STOCKBRIDGE PLANNING COMMISSION

BOARD MEMBERS

Jayden Williams, Chair

Trameka Walker, Vice-Chair

Stanley Dumas

David Planchon

Anthony Mitten

Harold Thibodeaux

ADMINISTRATION

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

Phone: 770-389-7900

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**AGENDA
PLANNING COMMISSION MEETING
CITY OF STOCKBRIDGE**

THURSDAY, JUNE 26, 2025 6:30 PM

- 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**

City of Stockbridge

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES PLANNING COMMISSION THURSDAY, MAY 22, 2025 AT 6:30 p.m.

BOARD MEMBERS:

Jayden Williams, Chairman
Trameka Walker, Vice Chairman
Stanley Dumas
Harold Thibodeaux
David Planchon
Anthony Mitten

ADMINISTRATION:

Ryan Anderson, Community Dev. Director
Valerie Ross, City Zoning Attorney
Linda Logan, Senior Planner / PC Secretary
Gordon Linton, Senior Planner
Jordyn Bucholtz, GIS Analyst / Planner

I. CALL TO ORDER – Made by Chairman Williams at 6:30 p.m.

II. INVOCATION – Given by Chairman Williams.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL (By Linda Logan):

Present:

Absent:

~ Jayden Williams	_____ X _____	_____
~ Trameka Walker	_____ X _____	_____
~ Stanley Dumas	_____	_____ X _____
~ Harold Thibodeaux	_____ X _____	_____
~ David Planchon	_____ X _____	_____
~ Anthony Mitten	_____ X _____	_____

V. ADOPTION OF THE AGENDA

David Planchon made a motion to approve the agenda, including the deferral of the three cases for 1448 & 1468 Flippen Road (AX-2025-01, CP-2025-01, and RZ-2025-01). Harold Thibodeaux seconded the motion. A vote was taken, and the agenda was unanimously approved.

VI. APPROVAL OF MINUTES – April 17, 2025 Summary Minutes.

Trameka Walker made a motion to approve the April 17, 2025 Summary Minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the Minutes were unanimously approved.

VII. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-10. (Property is located in Council District 3.)

Consideration of a request for a Comprehensive Plan Amendment for Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive, to change the property's future land use designation from "High-Density Residential" to "Low-Density Mixed-Use." Purpose: To allow for the development of a convenience store with fuel sales, a retail center, and a hotel. Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq., from the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.

Staff Presentation--Linda Logan gave a joint staff presentation for CP-2024-10 and SP-2024-01. She stated that the purpose of CP-2024-10 was to change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use. The purpose of SP-2024-01 was to allow a convenience store with fuel sales (i.e., a gas station) as "select uses" since those uses require a special use permit for properties that are located within the PMU. The property is a corner lot. It is zoned 'C-2', which is the correct zoning classification for the proposed uses; and it also lies within the Parkway Mixed-Use (PMU) Overlay District. The developer would also build an adjacent hotel as Phase 2. There would be a retail building containing the convenience store plus three other tenants. An equal number of electric vehicle (EV) charging stations as gas pumps would be provided. Ms. Logan said that Rock Quarry Road is going to be widened to four lanes soon, and a traffic light would be installed at its intersection with Rock Quarry Road. The DOT will not allow any driveway access off Rock Quarry Road, so all accesses would occur off Hospital Drive. The hotel would have three stories, and a driveway would circle the building around the rear. Gas stations must have a separation distance of at least 800 feet, and the four closest gas stations to the subject property are much farther away than that. The proposed retail building would meet the requirements of having at least 5,000 square feet and, and at least two retail tenants. Ms. Logan stated that although the applicant obtained a letter from the Henry County Water Authority, that was done last year, before the proposed hotel was added. Therefore, a

new Water Authority letter would be needed to state that there would be sufficient water and sewer services to serve the hotel. The site plan shows a proposed pylon (pole) sign, but that would not be allowed, so a monument sign would need to be installed instead.

Applicant's Presentation--A joint presentation was made by attorney Harold Buckley (from 2849 Paces Ferry Road in Atlanta) for the applicant. He explained that the subject property is located across the street from Piedmont Henry Hospital, and that the vicinity has many medical office buildings and retail uses. The proposed gas station would have 6,000 square feet, which would be much larger than the typical gas station, which has only 2,000 square feet. Mr. Buckley said that his development team worked closely with the DOT staff in designing the proposed site plan. The retail building would be brick. Each one of the electric charging (EV) stations would represent an \$80,000 investment, and they would have a canopy over them.

Joint Board Questions:

Chairman Jayden Williams—Mr. Williams asked Mr. Buckley about whether he could obtain an updated Water Authority letter. Mr. Buckley said that he would obtain a new letter.

Anthony Mitten—Mr. Mitten questioned whether the DOT might, in the future, allow an access off Rock Quarry Road. Mr. Buckley said that the City Engineer attended their meetings with the DOT officials. Ms. Logan stated that the City Engineer informed her that it was his understanding that the DOT would not allow any access off Rock Quarry Road. Mr. Mitten also asked about the timeline for the construction schedule for the proposed development, and when the road widening would begin. Harold Buckley said that the developer wants to start construction immediately since the applicant had already started the permitting process about a year ago, and had spent some \$260,000 up to this point. Mr. Mitten asked about the hotel tenant. Mr. Buckley said that that was unknown at this time, but that it would be marketed immediately.

Chairman Williams—Mr. Williams asked Ryan Anderson whether a condition could be added to require the hotel to be a minimum of three-star. Mr. Anderson confirmed that that would be possible.

Joint Public Hearing for CP-2024-10 and SP-2024-01:

1. **Sarita Thomas of 295 Avian Forest Drive**—Ms. Thomas stated that she was in favor of the proposed development and was excited about it, and that she wanted to see a quality hotel. These types of developments are needed to bring people into Stockbridge.
2. **Jocelyne Williams or 190 Banks Drive**—Ms. Williams said that she was concerned about having just one access street into the proposed development. She took pictures of the property. She was concerned about the fact that no traffic light is at Hospital

Drive now, especially with fire and emergency vehicles coming to the property. She was concerned about access and safety.

- 3. Willie Carter of 123 Wilson Avenue**—Mr. Carter said that he was opposed to any new development within the City of Stockbridge until the City’s infrastructure needs are met.

Responses by the Applicant’s Attorney—Harold Buckley said that if these cases were denied and the property was developed for residential uses instead, there would still be a lot of traffic. The proposed development would include two separate accesses—one for the retail uses and the other for the hotel. In addition, the DOT plans to signalize the Rock Quarry Road / Hospital Drive Intersection with a new traffic light. The proposed retail uses would have 10 to 14 employees.

Board Comments:

Harold Thibodeaux—Mr. Thibodeaux said that he lives in that area, and that he’s seen it grow. He wants to see the DOT’s drawings. Mr. Buckley said that the hotel would need to be of a certain quality in order to attract hospital visitors.

Trameka Walker—Ms. Walker asked Mr. Buckley how the developer would “give back” to the community. He said that he would want there to be a “shared vision” for the development between the developer and the community.

Chairman Williams—Mr. Williams asked about the buffer on the west side of the property. Mr. Buckley said that it would be 20 feet wide.

Board Action for CP-2024-10—Anthony Mitten made a motion to recommend the approval of CP-2024-01, and David Planchon seconded the motion. A vote was taken, and the motion passed unanimously.

VIII. SPECIAL USE PERMIT APPLICATION #SP-2024-01. (Property is located in Council District 3.)

Consideration of a request for a Special Use Permit on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Purpose: To allow the construction and operation of a convenience store with fuel sales (along with a retail center and a hotel). Property Owner / Applicant: GMI, 2 Inc. (Bhasti Mehta). Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.

Linda Logan gave a joint staff presentation for CP-2024-10 and SP-2024-01, followed by a joint presentation by Harold Buckley for the applicant. A joint public hearing was held, followed by separate case votes.

[See the joint public hearing and Board comments listed for CP-2024-10 above.]

Board Action for SP-2024-01—Trameka Walker made a motion to recommend the approval of SP-2024-01 with the Staff's conditions, plus an added condition to require the proposed hotel to be of at least a three-star quality. Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed unanimously.

IX. ANNEXATION CASE #AX-2024-03. (Property is to be located in Council District 5.)

Consideration of a request for the annexation, using the 100 percent annexation method, of the property at **2251 Highway 42 North** from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.

Staff Presentation--Gordon Linton gave a joint Staff presentation for AX-2024-03, CP-2024-11, and RZ-2024-12. Mr. Linton explained that the applicant proposes opening a life skills training center for adults with developmental disabilities within the existing building. The facility would only operate during the day, with participants being brought to the site by a van. The applicant would continue to provide the same services that were provided at their location at 245 Country Club Drive in Stockbridge, where they operated for eight years prior to the expiration of their lease. Mr. Linton said that the Staff recommended the approval of all three cases.

Applicant's Presentation—None. The applicant was not present for the meeting.

Joint Public Hearing—Willie Carter of 123 Wilson Avenue stated that he was opposed to any annexations until infrastructure improvements could be made.

Board Action for AX-2024-03—Anthony Mitten motioned to recommend the approval of AX-2024-03, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed unanimously.

X. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-11. (Property is to be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment for the property at **2251 Highway 42 North**, after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of "High-Density Suburban", and the applicant requests that it be assigned the City of Stockbridge's future land use designation of "Low-Density Mixed-Use." Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.

Gordon Linton gave a joint Staff presentation for AX-2024-03, CP-2024-11, and RZ-2024-12. The applicant was not present for the meeting.

Joint Public Hearing—Willie Carter of 123 Wilson Avenue stated that he was opposed to any annexations until infrastructure improvements could be made.

Board Action for CP-2024-11—Trameka Walker motioned to recommend the approval of CP-2024-11, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed unanimously.

XI. REZONING CASE #RZ-2024-12. (Property is to be located in Council District 5.) Consideration of a request for the Rezoning of the property at **2251 Highway 42 North**, after the property is annexed into the Stockbridge City Limits. The property's current Henry County zoning districts are 'M-1' (Light Manufacturing) District and "Henry County Highway Corridor Overlay District." The applicant requests that the property be assigned the City of Stockbridge's zoning districts of 'O-I' (Office-Institutional) District and 'PMU' ("Parkway Mixed-Use Overlay") District. Purpose: To allow the existing building to be used as a private school. Property Owner: Brightstar Homes and Services Inc., a Georgia Corporation. Applicant / Agent: Alexa Hilbert. The property is located in Land Lot 31 of District 7, and it contains 3.4341 +/- acres.

Gordon Linton gave a joint Staff presentation for AX-2024-03, CP-2024-11, and RZ-2024-12. The applicant was not present for the meeting.

Joint Public Hearing—Willie Carter of 123 Wilson Avenue stated that he was opposed to any annexations until infrastructure improvements could be made.

Board Action for RZ-2024-12—David Planchon motioned to recommend the approval of RZ-2024-12, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed unanimously.

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

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.

There was no Staff presentation and no applicant presentation for AX-2025-01, CP-2025-01, and RZ-2025-01. The applicant was not present. Chairman Williams stated that the applicant had submitted a deferral request letter, and Zoning Attorney Ross stated that the Board members nevertheless must vote to defer the cases. The Board members did so, and they voted on each case separately.

Board Action for AX-2025-01—Anthony Mitten motioned to defer the consideration of AX-2025-01 for 30 days, and Harold Thibodeaux seconded the motion. A vote was taken, and there was a unanimous approval of the deferral.

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

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.

There was no Staff presentation and no applicant presentation for AX-2025-01, CP-2025-01, and RZ-2025-01. The applicant was not present. Chairman Williams stated that the applicant had submitted a deferral request letter, and Zoning Attorney Ross stated that the Board members nevertheless must vote to defer the cases. The Board members did so, and they voted on each case separately.

Board Action for CP-2025-01—Anthony Mitten motioned to defer the consideration of CP-2025-01 for 30 days, and Harold Thibodeaux seconded the motion. A vote was taken, and there was a unanimous approval of the deferral.

XIV. REZONING CASE #RZ-2025-01. (Property is located in Council District 5.)

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.

There was no Staff presentation and no applicant presentation for AX-2025-01, CP-2025-01, and RZ-2025-01. The applicant was not present. Chairman Williams stated that the applicant had submitted a deferral request letter, and Zoning Attorney Ross stated that the Board members nevertheless must vote to defer the cases. The Board members did so, and they voted on each case separately.

Board Action for RZ-2025-01—Anthony Mitten motioned to defer the consideration of RZ-2025-01 for 30 days, and Harold Thibodeaux seconded the motion. A vote was taken, and there was a unanimous approval of the deferral.

XV. SPECIAL USE PERMIT APPLICATION #SP-2025-01. (Property is located in Council District 2.)

Consideration of a request for a special use permit for a tract of land on the west side of the property at **5600 North Henry Boulevard**. Purpose: To allow the development and operation of a quick-serve restaurant with drive-through windows. Property Owner: Wal-Mart Real Estate Business Trust. Applicant: Ryan Gagnon, Permit Coordinator. Proposed Business: Motley 7 Brew, a coffee store. The tract is located in Land Lot 71 of District 12, and it contains 0.566 +/- acres.

Staff Presentation—Given by Gordon Linton. He explained that the proposed Motley 7 Brew coffee shop would be located within the existing Walmart parking lot (as an outparcel). The property is zoned ‘C-2’ (General Commercial). It also lies within the Parkway Mixed-Use (PMU) Overlay District, which requires a special use permit for a drive-through restaurant as a “select use.” The coffee shop would have 510 square feet with two drive-through lanes and eleven parking spaces. The Staff recommended approval.

Applicant’s Presentation—Given by Ashley Replogue, Director of Real Estate for Motley 7 Brew. She said that her office is in Atlanta, but that the corporate office for Motley 7 Brew is located in Texas (600 East Colinas Boulevard; Irving, Texas). She explained that Motley 7 Brew is a drive-through only coffee store, and that there are thirteen locations within the state of Georgia, with one of them currently being under construction in Austell. There would be no menu boards, but staff members would greet customers in the drive-through lanes and take their orders.

Board Questions:

Trameka Walker—Ms. Walker asked the applicant, Ms. Replogue, why the applicant chose this location since another coffee shop is already located nearby. Ms. Replogue stated that the company has found a lot of success in locations where there is a captive audience, such as at shopping centers or Walmarts, and that this is a high-traffic location

near Walmart. Ms. Walker then asked Ms. Replogue what sets this company apart. Ms. Replogue replied that Motley 7 Brew has many franchises nationwide, and that it has been very successful.

Harold Thibodeaux—Mr. Thibodeaux asked whether the proposed site was in the parking lot of Walmart, near North Henry Boulevard; and Ms. Replogue confirmed that.

David Planchon—Mr. Planchon asked about the proposed coffee store's hours of operation. Ms. Replogue stated that they would be from 6:00 AM until 11:00 PM.

Public Hearing:

1. **Willie Carter of 123 Wilson Avenue**—Mr. Carter mentioned the presence of the nearby Dunkin Donuts, less than a quarter of a mile away, which also serves coffee. He said that these types of projects are presented with no substance, and that taxpayers are expected to take on that burden, which is kind of disrespectful.
2. **Ayeisha Gambells of 522 Sprayberry Drive**--Chairman Williams read into the record a citizen's written comment, which was sent to the Staff today by e-mail. The citizen's comment was as follows: "I reside at 522 Sprayberry Drive. I would like to express my concern about SP-2025-01 on the agenda. I have been a resident here for going on four years now, and I frequent the small business Drip-Thru parking lot coffee shop diagonal from this development. It's basically at the same intersection. I am opposed to the Motley 7 Brew development as it may force a small business and a Stockbridge staple out of business. Thank you for your consideration."

Board Action—David Planchon motioned to recommend the approval of SP-2025-01, and Harold Thibodeaux seconded the motion. A vote was taken, and it passed by a vote of 3-1, with Trameka Walker being opposed.

XVI. PROJECT UPDATES

Ryan Anderson stated that there would be a future training session for the Board members as Part II. He said that there was a request for an executive session, but those items will be discussed at the upcoming training session. Chairman Williams mentioned that Valerie Ross had given him a correct copy of the Planning Commission Bylaws.

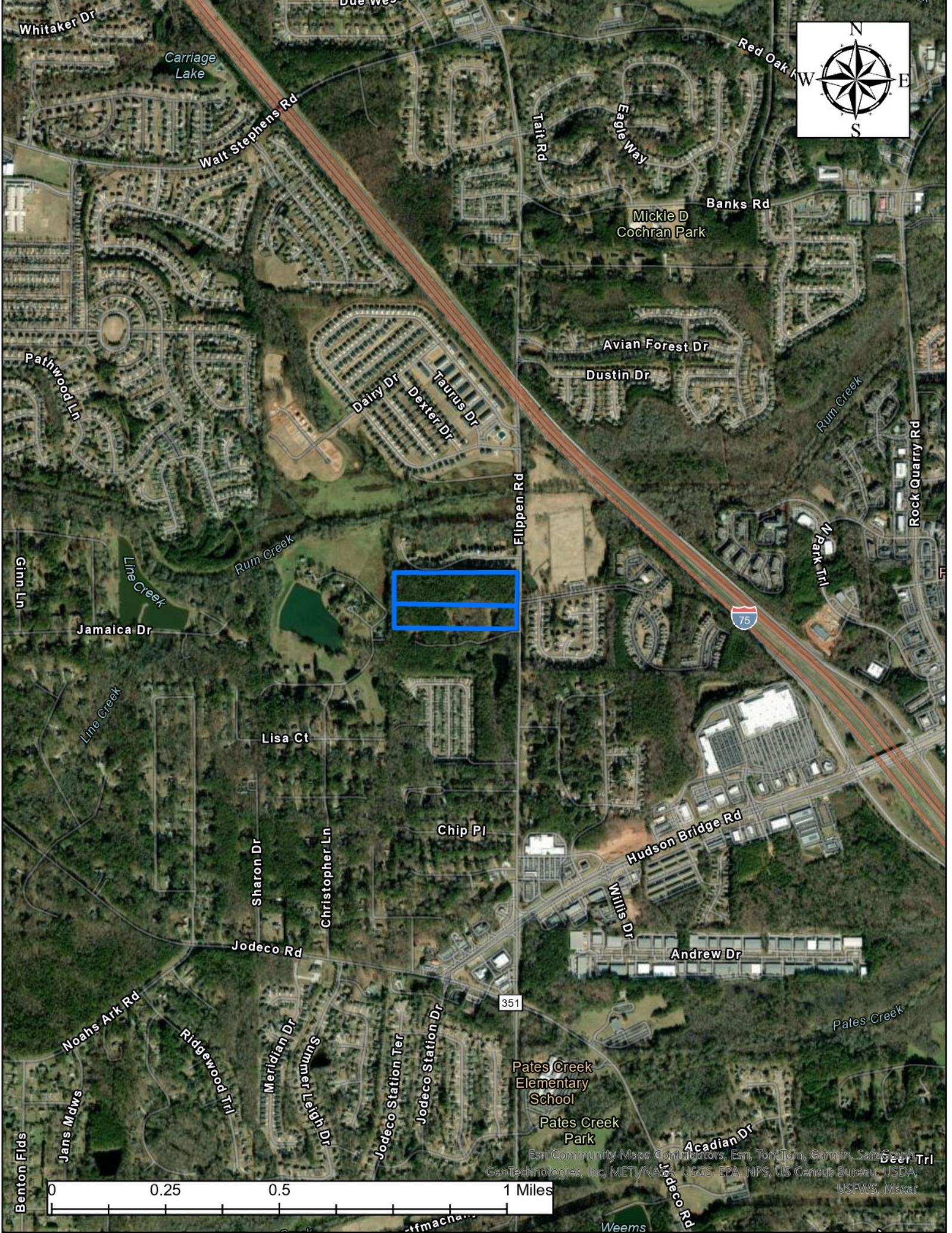
XVII. STAFF COMMENTS

Ryan Anderson said that there were none, but that he thanked everyone for coming out tonight. Chairman Williams said that it was good to see the Community Development Intern present at the meeting, and he welcomed him.

XVIII. BOARD COMMENTS [None.]

XIX. ADJOURNMENT

Trameka Walker and Anthony Mitten both motioned to adjourn the meeting, and Thibodeaux seconded the motion. A vote was taken, and the Board members unanimously voted to adjourn the meeting. Chairman Williams stated that the meeting was adjourned at 7:59 p.m.



Whitaker Dr

Carriage Lake

Walt Stephens Rd

Tait Rd

Eagle Way

Red Oak

Banks Rd

Mickie D Cochran Park

Avian Forest Dr

Dustin Dr

Pathwood Ln

Dairy Dr

Taurus Dr
Dexter Dr

Rum Creek

Rock Quarry Rd

Flippen Rd

W Park Trl

Ginn Ln

Line Creek

Rum Creek

75

Jamaica Dr

Lisa Ct

Chip Pl

Hudson Bridge Rd

Sharon Dr

Christopher Ln

Willis Dr

Andrew Dr

Jodeco Rd

351

Pates Creek

Noahs Ark Rd

Ridgewood Trl

Meridian Dr

Summer Leigh Dr

Jodeco Station Ter

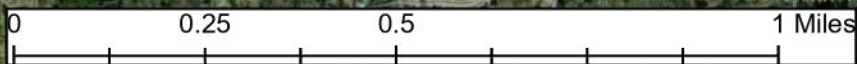
Jodeco Station Dr

Pates Creek Elementary School

Pates Creek Park

Acadian Dr

Esri Community Map Contributors, Esri, TomTom, Garmin, Safe Software, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar



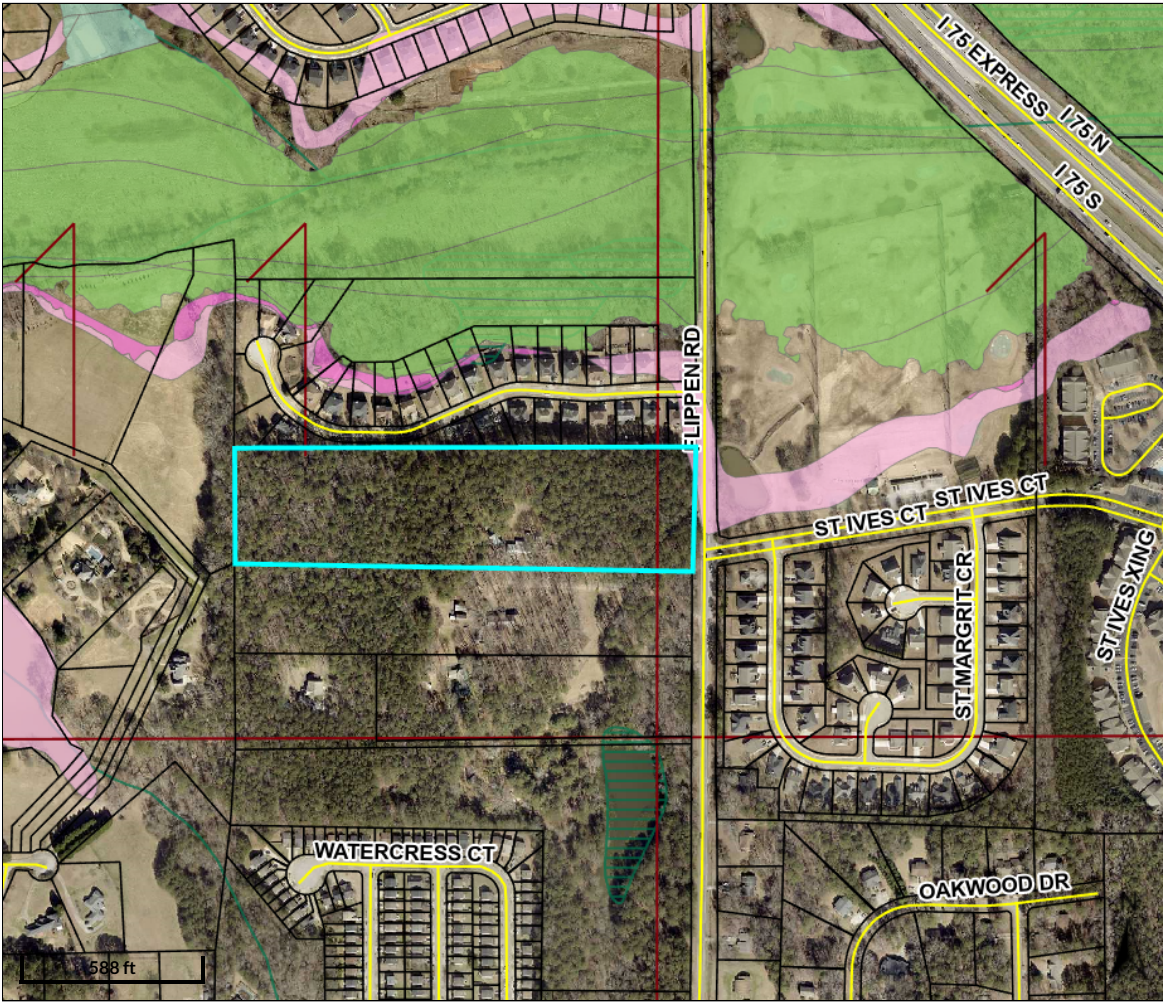
Benton Flds

Jans Mdws

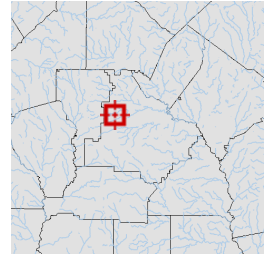
ifmach...

Weems

Jodeco Rd



Overview



Legend

- Parcels
- Roads
- Land Lots
- Flood Map**
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

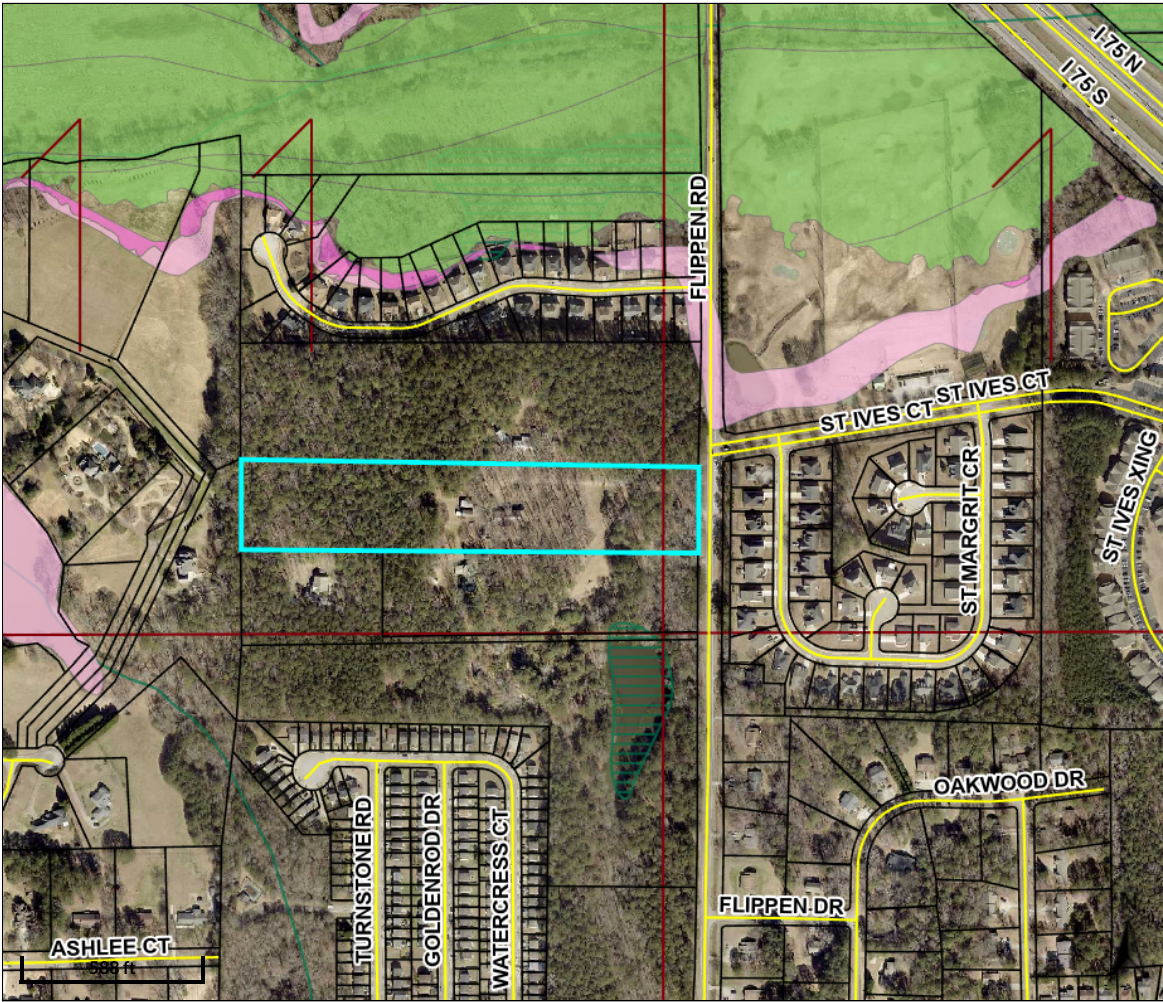
Parcel ID	032-02006000	Class	Consrv Use	Owner Address	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	Land Value:	\$182,500								
Property Address	1448 FLIPPEN RD	Acreage	14.21			Building Value:	\$292,100	Last 2 Sales							
District	Henry County					Misc Value:	\$840	Date	10/1/1983	Price	\$22,900	Reason	LM	Qual	Q
						Total Value:	\$427,800		n/a	\$		n/a	n/a		

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

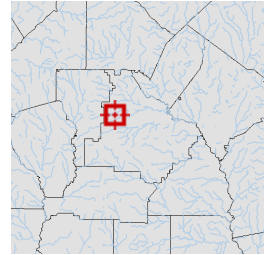
Date created: 2/18/2025

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Developed by  **SCHNEIDER**
GEO SPATIAL



Overview



Legend

- Parcels
- Roads
- Land Lots
- Flood Map**
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land Value:	\$95,500								
Property Address	1468 FLIPPEN RD	Acreeage	7.63	Address	1468 FLIPPEN RD	Building Value:	\$347,300	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$12,200	Date	1/8/2014	Price	\$0	Reason	VF	Qual	U
					30281	Total Value:	\$364,500	Date	6/1/1984	Price	\$13,400	Reason	U	Qual	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

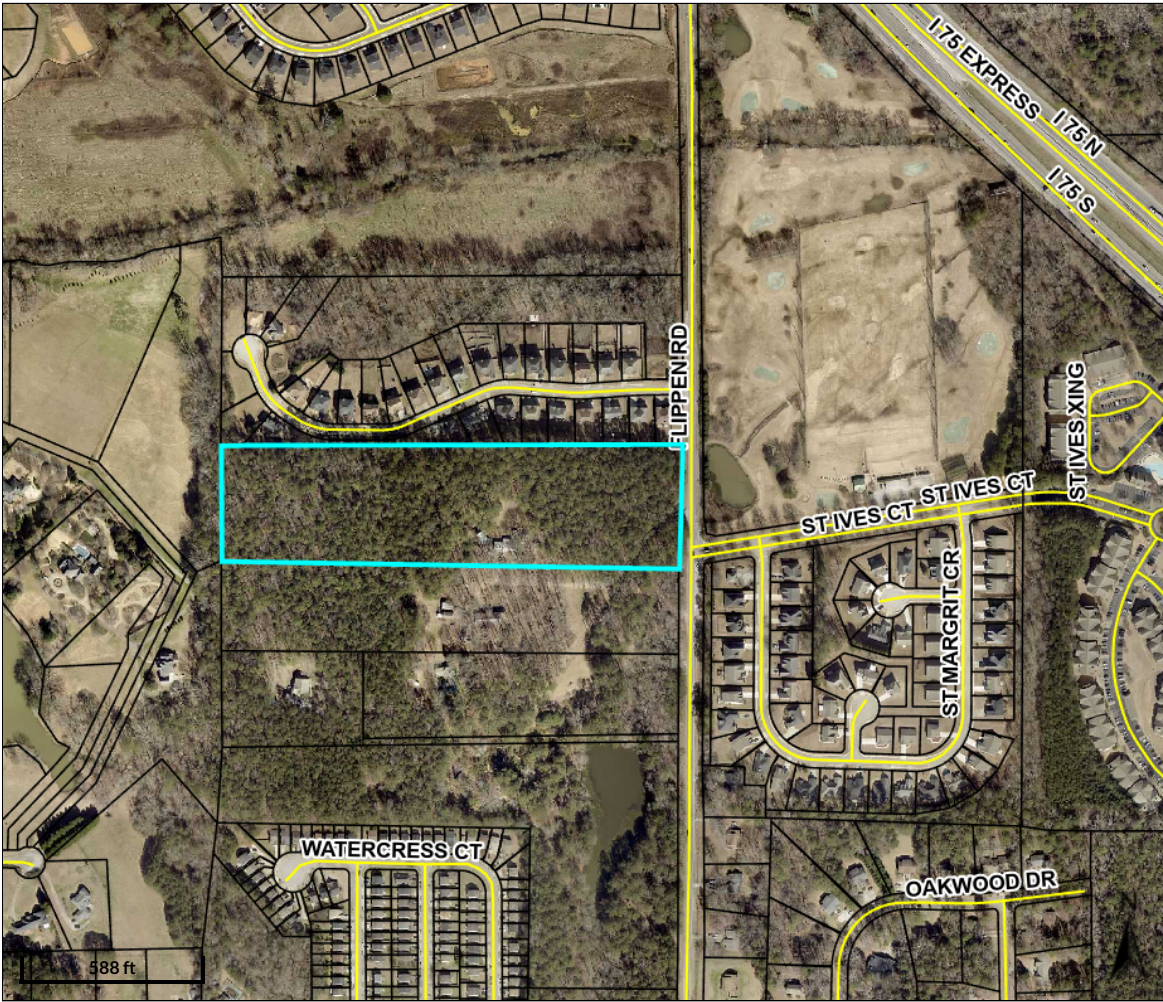
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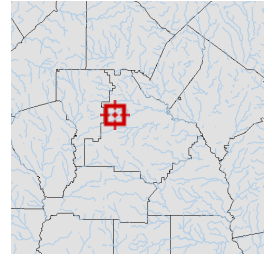
Developed by  **SCHNEIDER**
GEO SPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-02006000	Class	Consrv Use	Owner Address	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	Land Value:	\$176,100								
Property Address	1448 FLIPPEN RD	Acreage	14.21			Building Value:	\$254,000	Last 2 Sales							
District	Henry County					Misc Value:	\$840	Date	10/1/1983	Price	\$22,900	Reason	LM	Qual	Q
						Total Value:	\$427,800		n/a	\$		n/a	n/a		

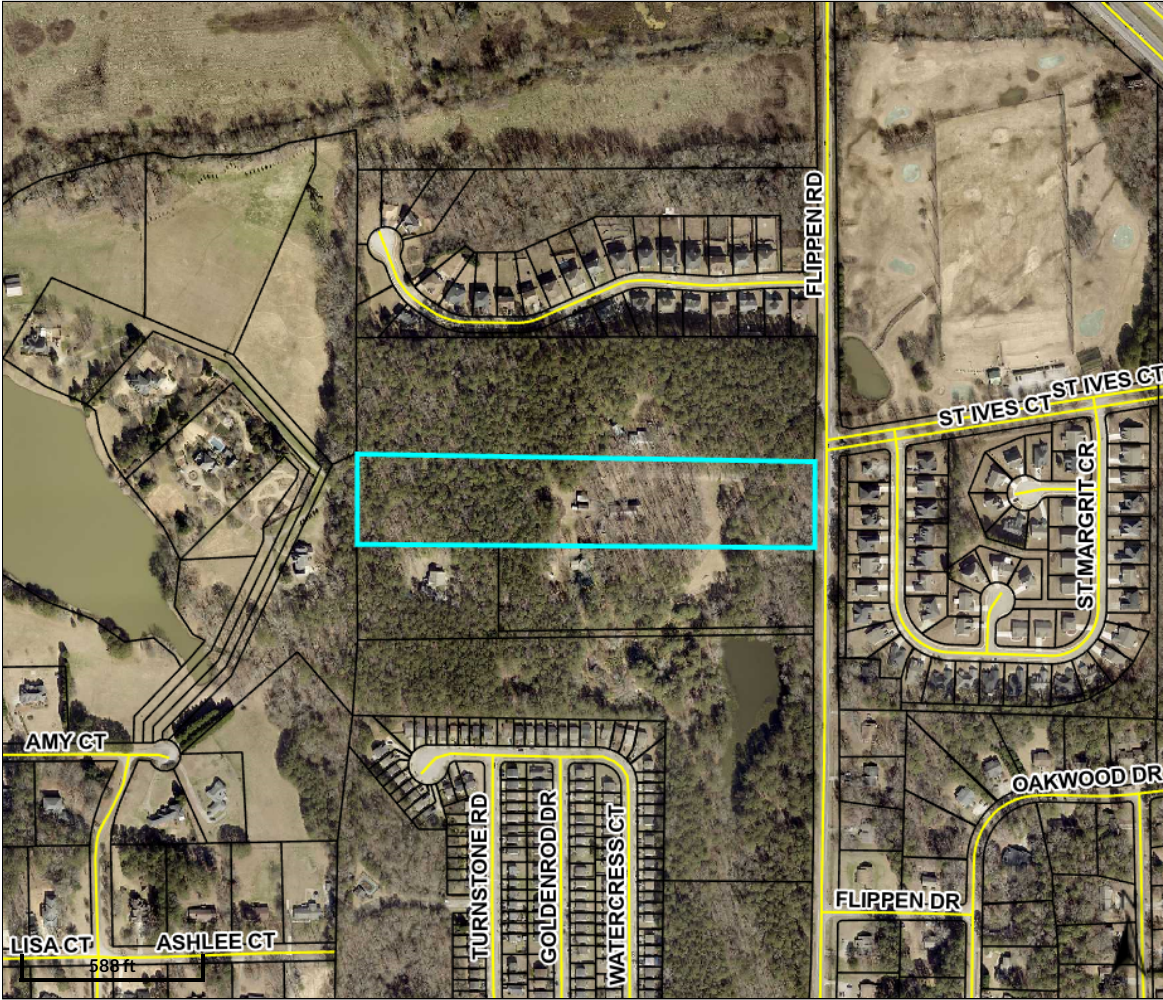
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 2/14/2025
Last Data Uploaded: 2/14/2025 1:14:23 AM

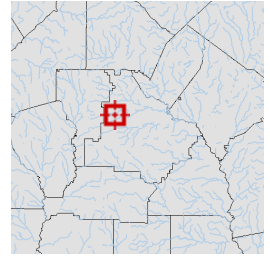
Developed by SCHNEIDER GEOSPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land Value:	\$92,200								
Property Address	1468 FLIPPEN RD	Acreage	7.63	Address	D 1468 FLIPPEN RD	Building Value:	\$304,400	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$12,200	Date	1/8/2014	Price	\$0	Reason	VF	Qual	U
					30281	Total Value:	\$364,500		6/1/1984		\$13,400		U		U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 2/14/2025
 Last Data Uploaded: 2/14/2025 1:14:23 AM

Developed by SCHNEIDER
 GEOSPATIAL



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

- 60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- 100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 1448 FLIPPEN ROAD, STOCKBRIDGE, GA 30281 &

Is this property contiguous to the city limits? Yes No

1468 FLIPPEN ROAD, STOCKBRIDGE, GA 30281

LAND USE AND ZONING

County: HENRY

County Zoning Classification: RA (RESIDENTIAL-AGRICULTURAL)

Present Land Use: RESIDENTIAL

Requested Zoning Classification: PU1 (PLANNED) UNIT DEVELOPMENT

PROPERTY OWNER 1468 FLIPPEN ROAD, WILLIAM GILREATH
1448 FLIPPEN ROAD, WILLIAM & BRENDA A. REICHERT
Name: APPLICANT: LAND BUYERS OF AMERICA LLC / AGENT: MICHAEL KANER

Mailing Address: 2500 CLEAN WATER COURT, BUFORD, GA 30519

Telephone: (404) 422-6806

Email: MONEYFORYOURDIST@GMAIL.COM

Signature: [Signature]

Date: 12-24-24



* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: LANN BUYERS OF AMERICA GA LLC AGENT: MICHAEL KANER

Mailing Address: 2500 CLEAN WATER COURT BUFORD, GA 30281

Telephone: (404) 422-6806

Email: MONEYFORYOURMIRT@gmail.com

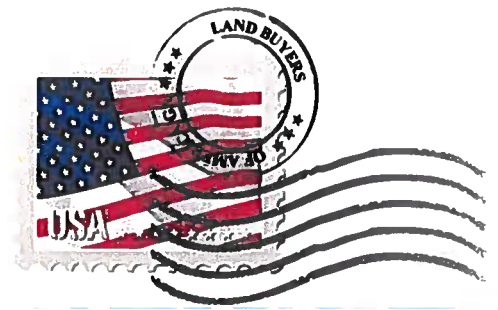
Signature: *[Handwritten Signature]*

Date: 12-24-24

PLEASE DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Signature: _____

Date: _____



LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC



Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at

1448 Flippen Road, Stockbridge, Ga 30281 (address), with Parcel Number 032-02006000, which is the subject of this application.

Name of Property Owner: James Preebert Conservator
Property Owner's Address: 1448 Flippen Road, Stockbridge, Ga 30281
Telephone: 404-323-4366 E-mail: jharveyr@hahas.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry (County), Georgia (State).

Signature: [Signature] Date: 12-6-2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Lang Buyers of America GA - Michael Kaner ^{AGENT}

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. moneyforward.ia@gmail.com
2500 Clean Water Court Buford, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

[Signature]

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12-6-2024
Date

[Signature]

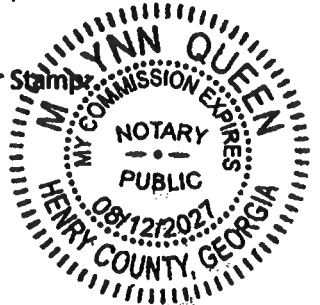
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12. 6. 24
Date

Notary Public's Seal or Stamp



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator

TYPE OR PRINT OWNER'S NAME
1448 Flippen Rd

ADDRESS
Stockbridge, GA

CITY & STATE ZIP CODE

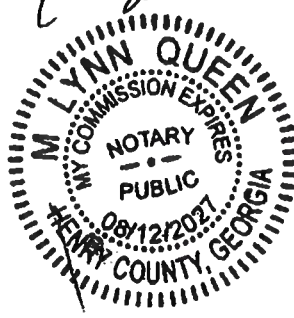
[Signature]
OWNER OF PROPERTY (SIGNATURE)

PHONE NUMBER
404-323-4361

EMAIL ADDRESS
jharvey@aetna.com
gmail

Sworn to and subscribed before me this
22 day of Dec 2024

[Signature]
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner - AGENT

LAND BUYERS OF AMERICA CALL

APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT

TYPE/PRINT NAME OF APPLICANT
2500 CLEAN WATER COURT

ADDRESS
Buford, GA 30519

CITY & STATE ZIP CODE
404-422-6806

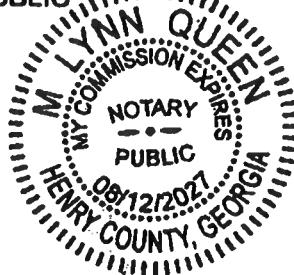
PHONE NUMBER
EMAIL ADDRESS
makeyourpoint@gmail.com

Sworn to and subscribed before me this

22 day of Dec 2024

[Signature]

NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 ✓ or 3

Michael Kaner — AGENT
c/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Michael Kaner
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ATTORNEY AGENT

2500 CLEN WATER COURT
ADDRESS

Buford, GA 30519
CITY & STATE ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____,

JAMES REICHERT, Conservator
Applicant's Name - Printed

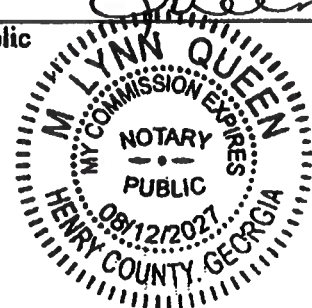
[Signature]
Signature of Applicant/Property Owner/Agent

n/a
Applicant's Attorney, if applicable - Printed

n/a
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024.

M. Lynn Queen
Notary Public



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

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge (address), with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry (County), Georgia (State).

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property. LAND BUYERS OF AMERICA GA LLC

Name(s) of Applicant(s): ~~LA~~ ~~MICHAEL KANER~~ AGENT: MICHAEL KANER

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdiat@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Brenda Reichert

M. Lynn Queen

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

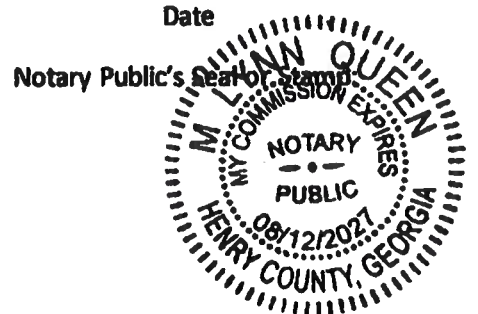
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12/8/24
Date

12.8.24
Date



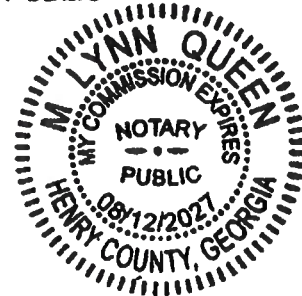
NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME
1448 Flippen Road
ADDRESS
Stockbridge, GA 30281
CITY & STATE ZIP CODE
Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)
404-323-4360
PHONE NUMBER
brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this
8th day of December 2024

M Lynn Queen
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

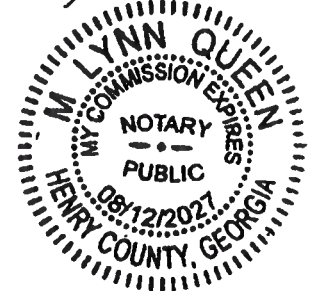
- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT
Michael Kaner
ADDRESS
2500 CLEAN WATER COURT
CITY & STATE ZIP CODE
Buford, GA 30519
PHONE NUMBER
MONEY FOR YOUR EFFORTS
EMAIL ADDRESS
moneyforyourdist@gmail.com

Sworn to and subscribed before me this

22 day of Dec 2024

M Lynn Queen
NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 or 3

M. Kaner

MICHAEL KANER - AGENT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA G.A. LLC - APPLICANT

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ATTORNEY AGENT

2500 CLEAN WATER COURT

ADDRESS

BUFORD, GA 30519

CITY & STATE ZIP CODE

404-422-6806

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8th day of DECEMBER, 2024

BRENJA Reichert
 Applicant's Name - Printed
 OWNER'S

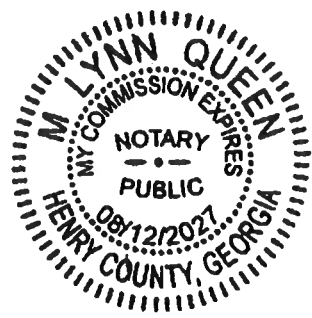
x Brandi Reichert
 Signature of Applicant/Property Owner/Agent

N/A
 Applicant's Attorney, if applicable - Printed

N/A
 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of December, 2024

M Lynn Queen
 Notary Public



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

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



1448

STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of Octob 1983, between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of County, State

and

TRUSTEE OF D. C. BURDETTE (Trust Company Bank and Alma H. Burdette as Co-Executors, LALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of County, State of Georgia, (hereinafter called the "Lender").

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 \$17,830.00 Dollars evidenced by

principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the ... thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

GEORGIA INTANGIBLE TAX PAID

This deed is also subject to all easements of record.

54.00
10-12-83
Dorothy Pipkin

THIS DEED SHALL be void under the provisions of the existing law of the State of Georgia to be void and interest thereon shall be discontinued as described herein and the deed shall be void and interest thereon shall be discontinued as described herein and the deed shall be void and interest thereon shall be discontinued as described herein

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September, in the year one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-----(\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County Georgia, as per plat prepared by W R Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN OFFICE OF CLERK OF SUPERIOR COURT

SEP 11 11 5 AM 1985

RECORDED BY _____

1985
10-14-85

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the **PROPERTY OWNER**, or one of the property owners, of the property at 1468 Shippen Rd, Stockland, GA 30281 (address), with Parcel Number 032 0200 5001 which is the subject of this application.

Name of Property Owner: William J. Gilreath
Property Owner's Address: 204 Sanders Rd, Milledgeville, GA 30257
Telephone: 678-588-0113 E-mail: imgjones13@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry (County), Georgia (State).

Signature: x Michelle Jones, executor Date: 12/6/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as **APPLICANT(S)** in the pursuit of this application for the subject property.

Name(s) of Applicant(s): AGENT MICHAEL KANER c/o LAND BUYERS OF AMERICA GA LLC

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 MONEYFORPURCHASE@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Michelle Jones, executor

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/6/24
Date

[Signature]

Signature of Notary Public

Kimberly Gates

Printed Name of Notary Public

12/6/2024
Date

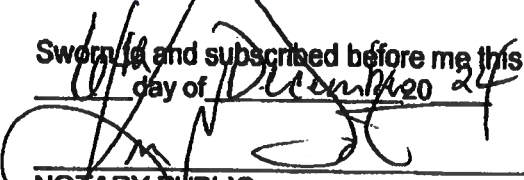
Notary Public's Seal or Stamp:



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
 TYPE OR PRINT OWNER'S NAME
204 Sanders Road.
 ADDRESS
Milner GA 30257
 CITY & STATE ZIP CODE
Michelle Jones, executor
 OWNER OF PROPERTY (SIGNATURE)
678-588-0113
 PHONE NUMBER
lmjones13@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this
 day of December 2024

 NOTARY PUBLIC



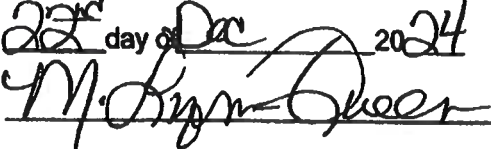
Kimberly Gates
 NOTARY PUBLIC
 Fulton County, Georgia
 My Commission Expires
 August 31, 2025

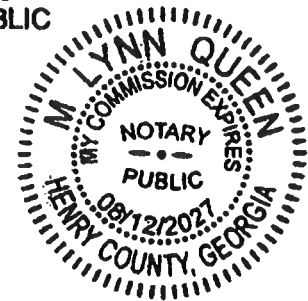
SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner
 APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
 TYPE/PRINT NAME OF APPLICANT
2500 CLEAN WATER COURT
 ADDRESS
Buford 30519
 CITY & STATE ZIP CODE
404-422-6806
 PHONE NUMBER
moneyforourdial@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this

22nd day of Dec 2024

 NOTARY PUBLIC



Indicate which of the above is applicable: 1 _____ 2 or 3 _____

MICHAEL KANER - AGENT

C/O LAND BUYERS OF AMERICA GA LLC - APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Michael Kaner
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ATTORNEY AGENT

2500 CLEGG WATER COURT
ADDRESS

BUFFORD, GA 30519
CITY & STATE / ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____,

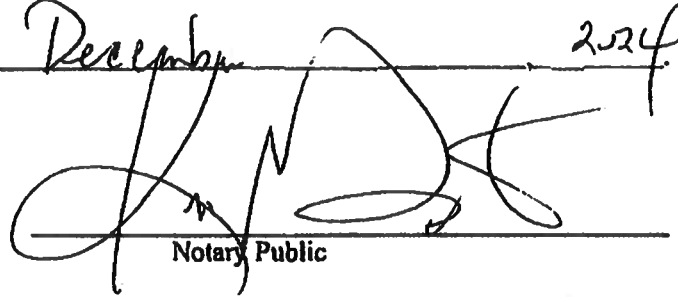
Michelle Jones
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024.



Notary Public



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

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

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 a conditional use permit, 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 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 City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 22 day of Dec , 2024

LAND BUYERS OF AMERICA GA
Applicant's Name - Printed

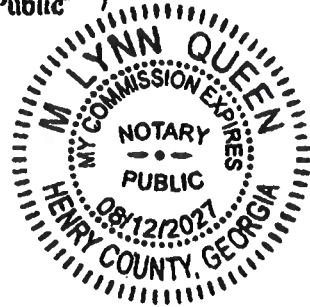
[Signature]
Signature of Applicant/Property Owner/Agent
 MICHAEL KANER

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 22 day of Dec , 24

[Signature]
Notary Public



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

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

Form 16-3

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the day of , in the year one thousand nine hundred eighty four , between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry , and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH, AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point; thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 36 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA REAL ESTATE TRANSFER TAX PAID \$ 13.40 DATE 6-13-84

FILED IN OFFICE CLERK OF SUPERIOR COURT JUN 13 3 16 PM '84

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: Eight-Seventy Corporation By: Dale B. Schneider (Seal) Notary Public: Willard D. Gilreath (Seal)

Form 510-3

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT, as Joint Tenants with right of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

REAL ESTATE TRANSFER TAX PAID \$ 22.70 DATE 10-13-83 Dale B. Schneider Clerk of Superior Court

FILED IN OFFICE CLERK OF SUPERIOR COURT OCT 13 11 13 AM '83

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE. AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: EIGHT-SEVENTY CORPORATION BY: Dale B. Schneider (Seal) Charles E. Nicholas (Seal) Dale B. Schneider (Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

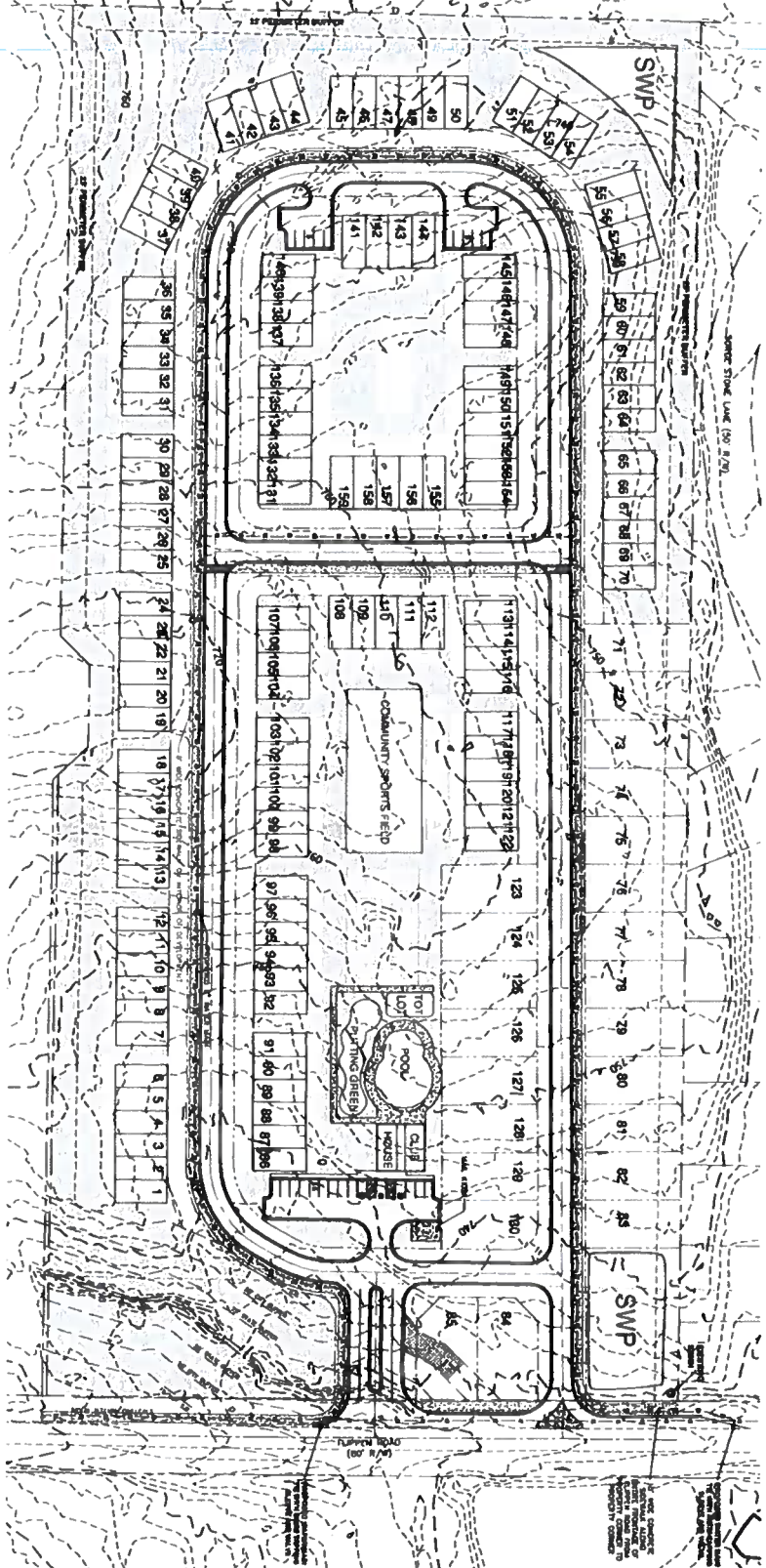
The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- CRITICAL ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- DECK BUFFER
- C.A. OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. GENERAL CONTRACTOR: AMERICA GA, LLC
2. GENERAL CONTRACTOR: AMERICA GA, LLC
3. GENERAL CONTRACTOR: AMERICA GA, LLC
4. GENERAL CONTRACTOR: AMERICA GA, LLC
5. GENERAL CONTRACTOR: AMERICA GA, LLC
6. GENERAL CONTRACTOR: AMERICA GA, LLC
7. GENERAL CONTRACTOR: AMERICA GA, LLC
8. GENERAL CONTRACTOR: AMERICA GA, LLC
9. GENERAL CONTRACTOR: AMERICA GA, LLC
10. GENERAL CONTRACTOR: AMERICA GA, LLC
11. GENERAL CONTRACTOR: AMERICA GA, LLC
12. GENERAL CONTRACTOR: AMERICA GA, LLC
13. GENERAL CONTRACTOR: AMERICA GA, LLC
14. GENERAL CONTRACTOR: AMERICA GA, LLC

IMPERVIOUS SETBACK VARIANCE REQUIRED FOR LOT 85.



PROJECT No. 201808
 DRAWING NO. 14-07
 SHEET NO. 21
 CHECKED BY: JH
 DATE: 08/22/2018

LAND BUYERS OF AMERICA GA, LLC
 24 CONTACT
 ARCHIVE NUMBER
 00-42-0000

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
 LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

NO.	REVISION	DATE

PROPOSED BY:

 Elio Engineering
 300 Westborough Center, GA 30172
 404-477-1111
 404-477-1112



Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

FROM: Jordyn Bucholtz, GIS Analyst, Planning and Zoning Divisions

CC: Ryan Anderson, Community Development Director

DATE: June 26, 2025 (Planning Commission); July 14, 2025 (Mayor/Council)

SUBJECT: Staff Report for Annexation Case #AX-2025-01:
1448 and 1468 Flippen Road (To be located in Council District 5)

I. PURPOSE

The applicant, Land Buyers of America LLC, has submitted an Annexation application (AX-2025-01) to request that the properties at 1448 and 1468 Flippen Road, which are located in unincorporated Henry County, be annexed into the Stockbridge City Limits. William K. Reichert and Brenda A. Reichert are the owners of the property at 1448 Flippen Road, while Willard D. Gilreath owns the property at 1468 Flippen Road. Together, the two parcels contain 21.771+/- acres.

The applicant has also submitted two other applications for the subject property. For Comprehensive Plan Amendment application #CP-2025-01, the application requests to assign the City of Stockbridge's future land use designation of Medium-Density Residential to the property. For Rezoning Case #RZ-2025-01, the applicant requests to rezone the property from Henry County's 'RA' (Residential Agricultural) to the City of Stockbridge's 'PUD' (Planned Unit Development) district.

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) Willard D. Gilreath (1468 Flippen Road)
Current County Zoning:	Henry County's Residential Agricultural (RA)
Surrounding Zoning:	<ul style="list-style-type: none"> • <u>North</u>—Suburban Residential. (City of Stockbridge) • <u>West</u>—Rural Agricultural. (Henry County) • <u>Southwest</u>—Single-family residence. (Henry County) • <u>South</u>—Rural Agricultural and Multifamily Residential. (Henry County) • <u>Southeast</u>—Residential Duplex. (Henry County) • <u>East</u>—Suburban Residential and Planned Unit Development. (City of Stockbridge)
County Land Use Designation:	Medium-Density Suburban
Current Use:	One single-family home on each parcel.
Surrounding Land Uses:	<ul style="list-style-type: none"> • <u>North</u>—Preserve at Rum Creek Subdivision. • <u>East</u>—Rum Creek Golf Course. • <u>Southeast</u>—St. Margrit Subdivision. • <u>South</u>—Flippen Woods Townhomes. • <u>Southwest</u>—Windhaven Plantation Subdivision. • <u>West</u>—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel #032-02006000 is in the 500-Year Flood Zone.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (Henry County)
Property to the East	St. Margrit Village Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	151	6.94
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78

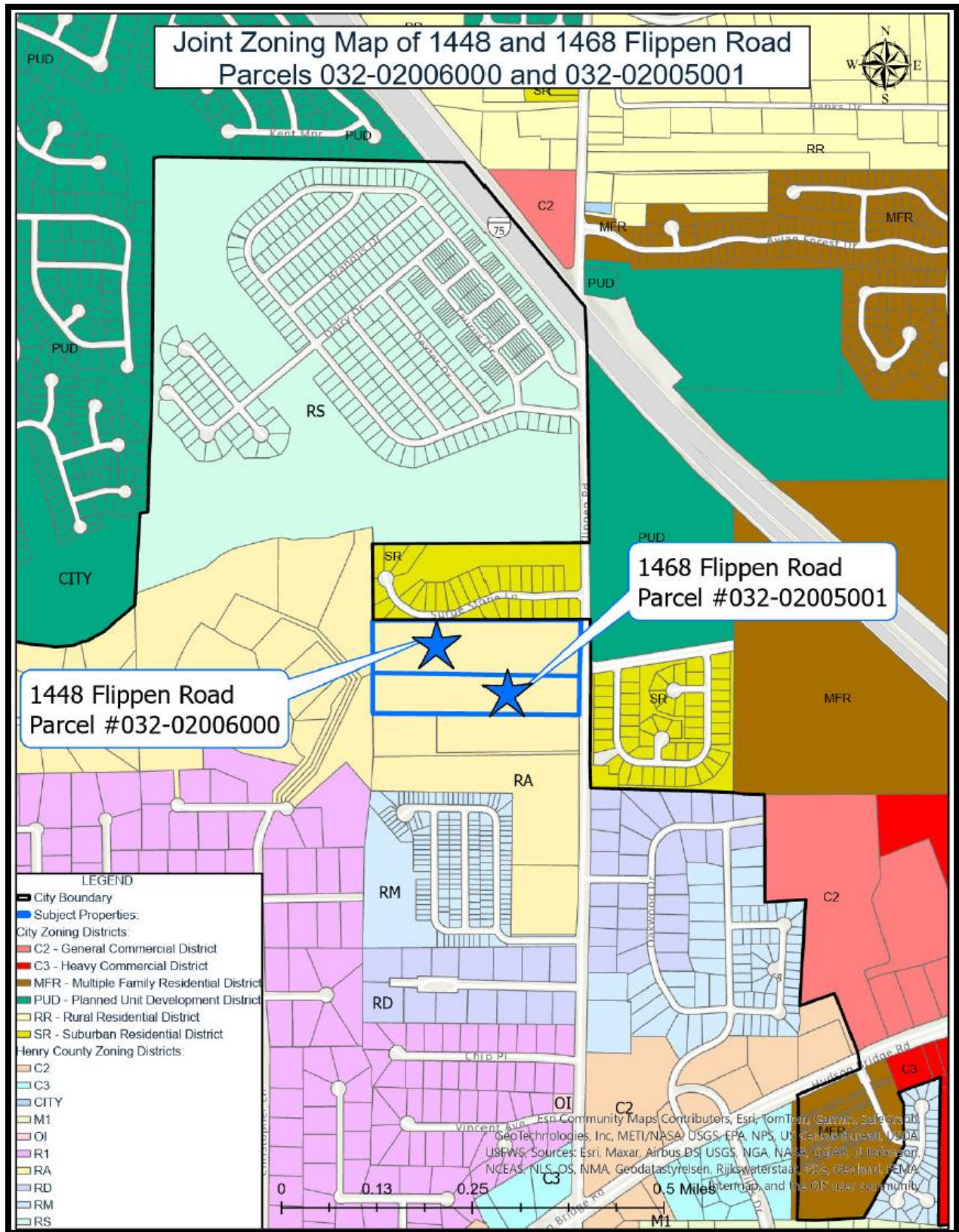
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

III. MAPS AND ILLUSTRATIONS

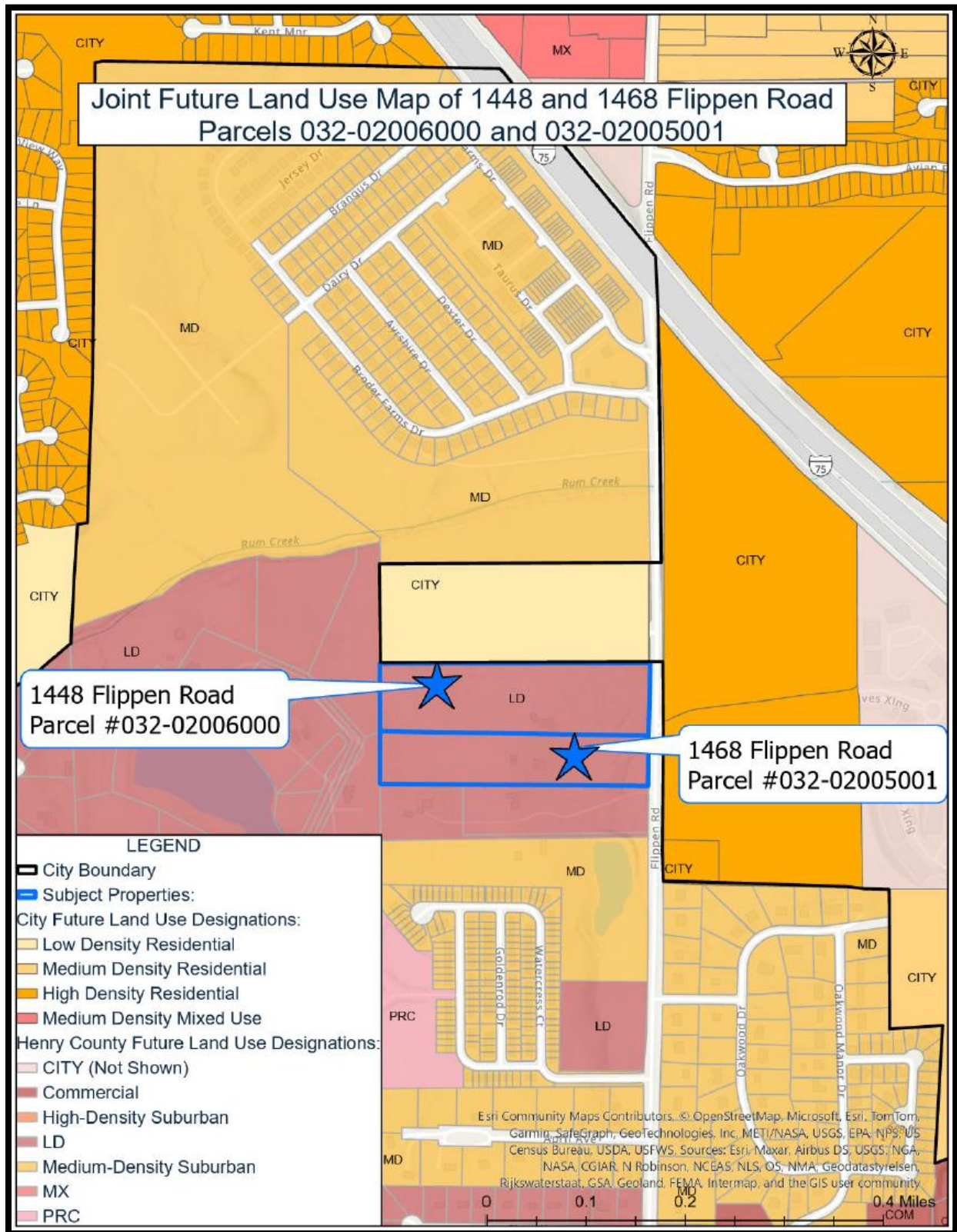
AERIAL PHOTO OF SUBJECT PROPERTY Pink Areas – Flood Zones

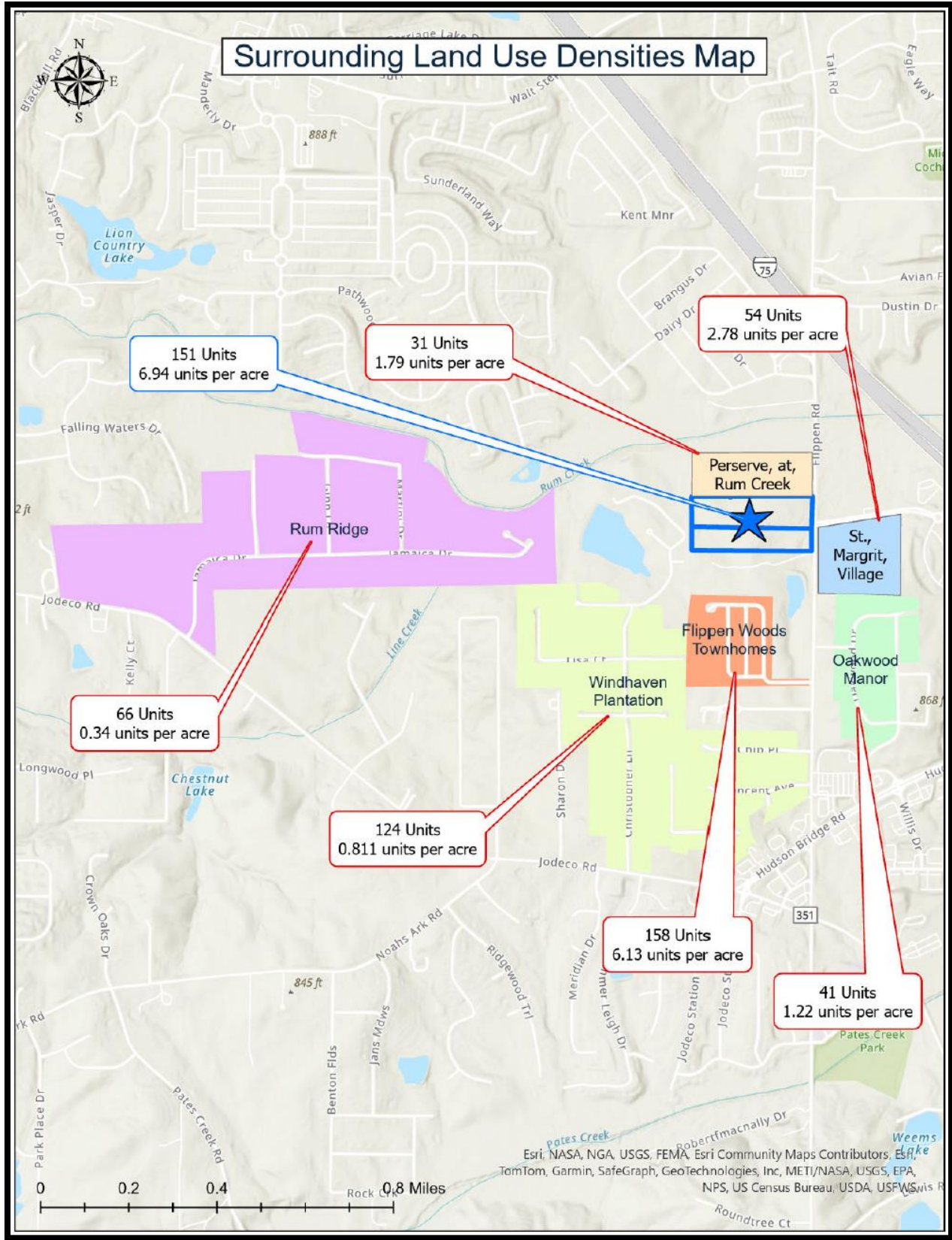


2025 CITY OF STOCKBRIDGE ZONING MAP

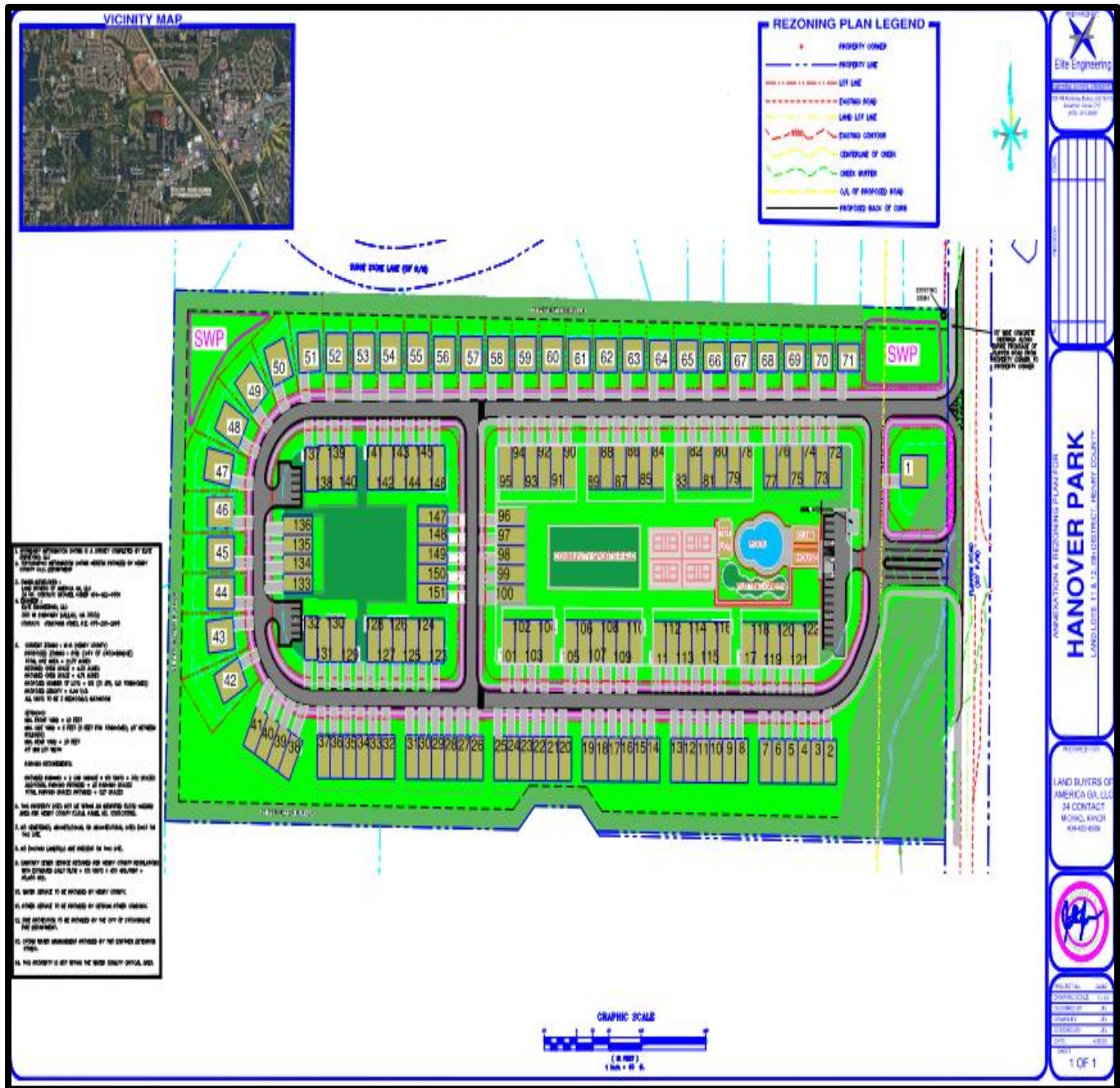


2025 CITY OF STOCKBRIDGE FUTURE LAND USE MAP

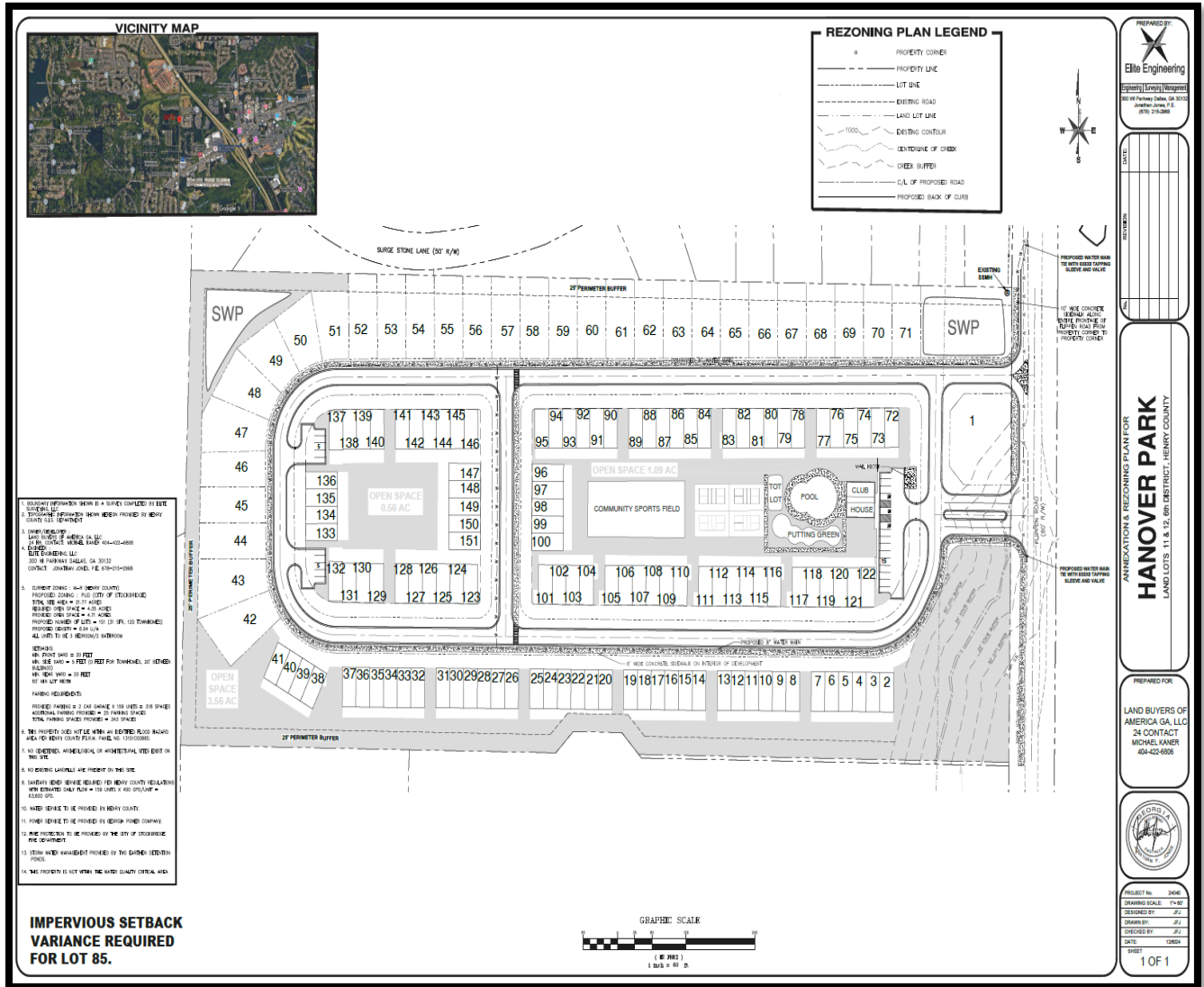




COLORED SITE PLAN FOR 1448 & 1468 FLIPPEN ROAD



BLACK AND WHITE SITE PLAN FOR 1448 & 1468 FLIPPEN ROAD



AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



IV. ANALYSIS OF REQUEST

Description

The applicant, Land Buyers of America LLC, requests the annexation of two properties, in unincorporated Henry County. The applicant proposes developing the property for a mixed residential development consisting of 120 townhomes and 31 single-family homes.

Staff Analysis

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code Section (**Sec. 9.8**).

The City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

- 1. Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.**

Yes, the subject property is contiguous with the following parcels that are located within the Stockbridge City Limits: #032-01001001 (107 Saint Ives Court); #032I01030000 (and additional parcels on the southern side of Preserve at Rum Creek Subdivision).

- 2. Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.**

The 100% method would be used for the proposed annexation.

- 3. Is any part of the subject property being proposed for annexation is within the boundary of another municipal corporation or county?**

Yes, the subject property is located within the boundary of Henry County.

- 4. Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?**

Yes, the subject property is receiving municipal services from the Henry County Water Authority, the Henry County Fire and EMS, and the Georgia Power Company.

5. Is the subject property for the proposed annexation being developed for urban purposes- defined as a minimum of two people per acre?

Yes, the applicant proposes building a mixed residential development with 120 town-home units and 31 single-family detached homes with two accesses from Flippen Road. The proposed parking would include 302 spaces with 25 additional spaces, for a total of 327 spaces. The development would include a swimming pool with a clubhouse, a community sports field, a putting green, a tot lot, and tennis/pickleball courts.

6. Is the proposed annexation consistent with the Comprehensive Plan?

No, the subject property has a Henry County Future Land Use designation of MDS (Medium Density Suburban). The applicant has submitted a Comprehensive Plan Amendment (CP-2025-01) to assign the City of Stockbridge's future land use designation of Medium-Density Residential.

7. Does the proposed annexed property share a common zoning classification with the adjoining City property as described in Section 9.8 of the Unified Development Code?

No, the applicant has submitted a rezoning application (RZ-2025-01) to assign the City of Stockbridge's zoning district of 'PUD' (Planned Unit Development).

8. Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The addition of the proposed mixed residential development would provide additional housing options for residents of the City. The surrounding area is already residential, but it is comprised mostly of single-family detached homes. The availability of townhomes would provide residents and potential residents with alternative housing options.

9. 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 subject property appears to be physically capable of being developed. Any issues regarding buffering, topography, drainage, access, size, and shape of the property will be discussed during the plan review process.

10. The impact upon adjacent property owners should the request be granted.

The area within the vicinity of the subject property is mainly residential with some commercial zoning districts nearby. Thus, adjacent property owners should see an increase of vehicular traffic on Flippen Road if the development is approved.

11. The potential impact of the annexation on City infrastructure including water and sewage system.

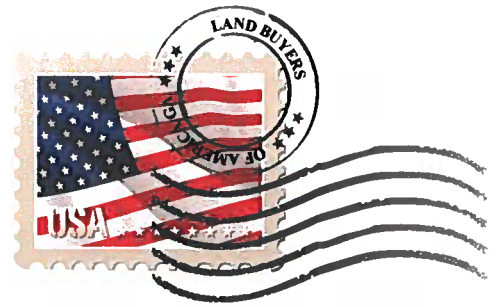
A letter from the Henry County Water Authority, dated January 24, 2025, states that water service can be made available to the subject property. The letter also states that sewage treatment and sewer line capacity are available for the property.

12. The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

A traffic study was not submitted, and as result, staff are unable to determine the overall impact the proposed mixed-use development would have on the existing roads (Flippen Road is classified as a minor arterial road according to the Georgia State Functional Classification Map).

V. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested annexation of 1448 and 1468 Flippen Road via AX-2025-01 would be necessary and desirable for the City of Stockbridge, in conjunction with the requested Comprehensive Plan Amendment (CP-2025-01) to assign the future land use designation of Medium-Density Residential and the requested rezoning of RZ-2025-01 to assign the zoning district of 'PUD' (Planned Unit Development). Therefore, the Planning and Zoning staff recommends the **APPROVAL of Annexation Case #AX-2025-01**.



LAND BUYERS OF AMERICA GA

May, 15, 2025

Deferral Request (30 Day)

Please consider this email a request for a Deferral Request (30 Day) for the following three cases:

1. Annexation Case #AX-2025-01.
2. Comprehensive Case Amendment Case #CP -2025-01.
3. Rezoning Case #RZ-2025-01.

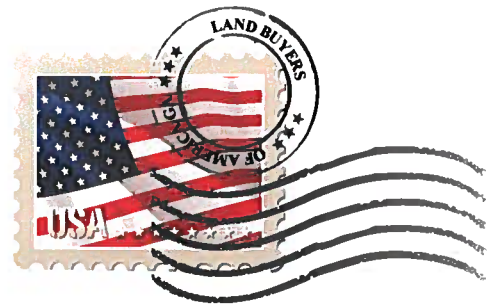
We are requesting this Deferral Request (30) Day to allow us more time to work out the details of the proposed homes.

Thank you and I will follow up with a hard copy of this Deferral Request (30 Day) today.

Michael Kaner

Authorized Individual

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**



LAND BUYERS OF AMERICA GA

Revised Letter of Intent

May 8, 2025

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77 acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.



Michael Kaner Agent

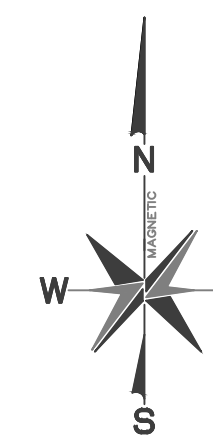
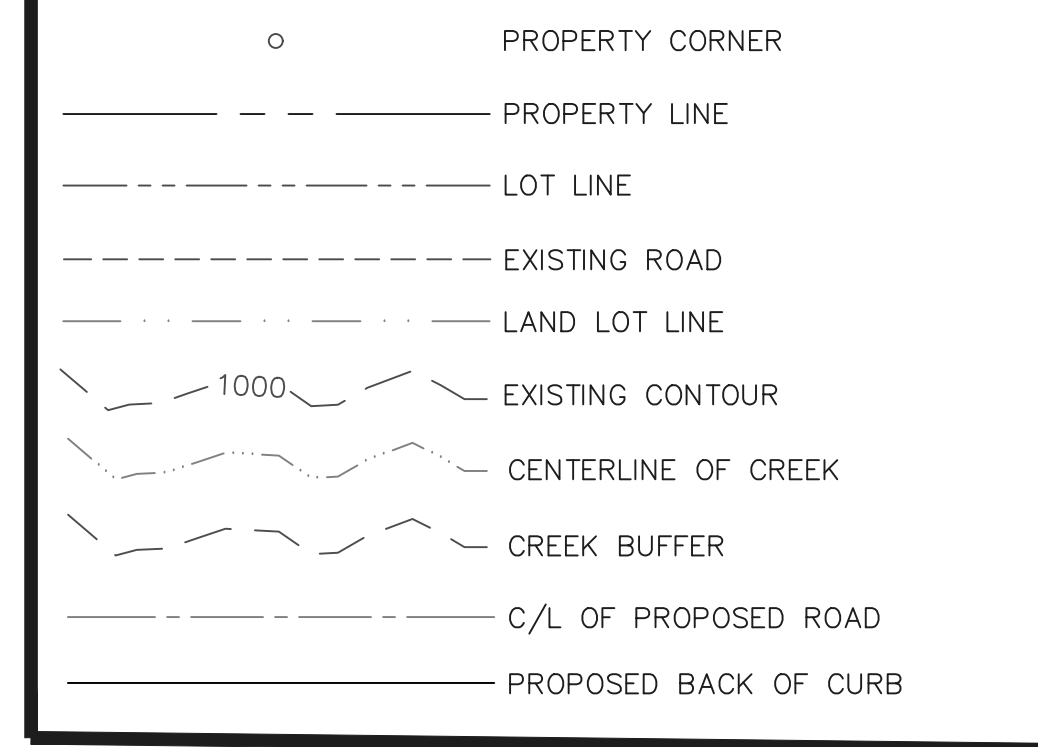
Land Buyers of America GA, LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

VICINITY MAP

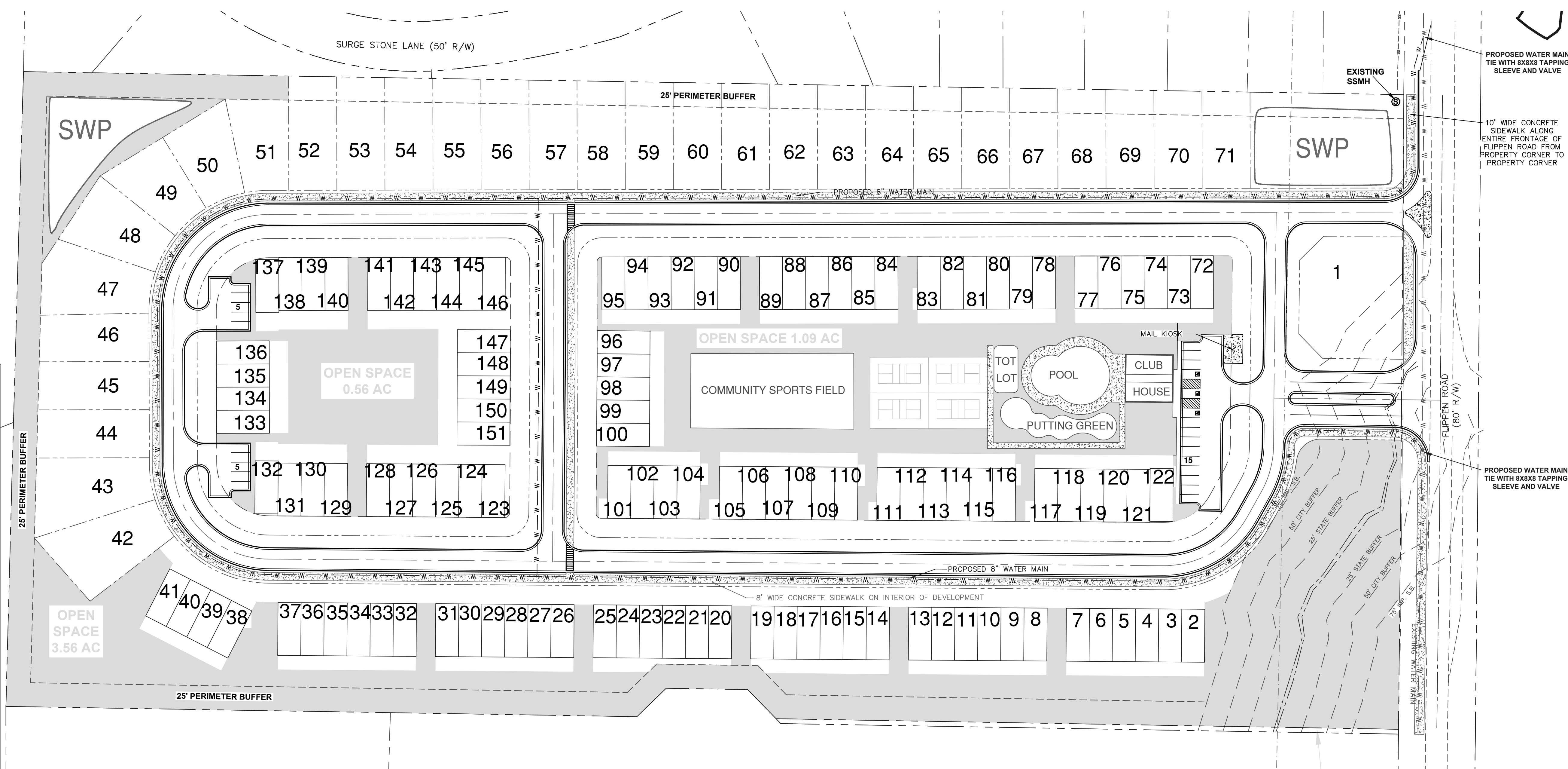


REZONING PLAN LEGEND



PREPARED BY:
Elite Engineering
 Engineering | Surveying | Management
 300 W Parkway Dallas, GA 30132
 Jonathan Jones, P.E.
 (678) 215-2968

DATE:	
REVISION:	
No.:	



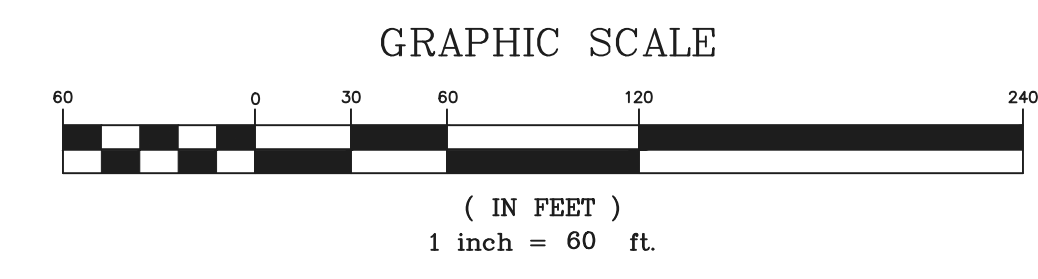
- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER : ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : RA (HENRY COUNTY RESIDENTIAL-AGRICULTURE)
PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM
- SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH
- PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 327 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 1315100880 BUT IS WITHIN 500' OF THE PROPERTY BOUNDARY.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY HENRY COUNTY FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
 LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
 24 CONTACT
 MICHAEL KANER
 404-422-6806



PROJECT No. 24040
 DRAWING SCALE: 1"= 60'
 DESIGNED BY: JFJ
 DRAWN BY: JFJ
 CHECKED BY: JFJ
 DATE: 4/30/25
 SHEET

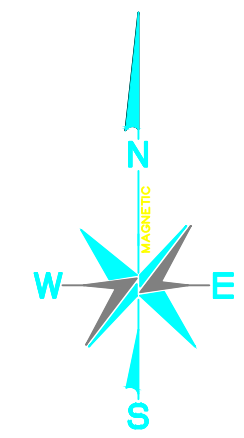


VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



PREPARED BY:
Elite Engineering
 Engineering | Surveying | Management
 300 W Parkway Dallas, GA 30132
 Jonathan Jones, P.E.
 (678) 215-2968

DATE:	
REVISION:	
No.:	

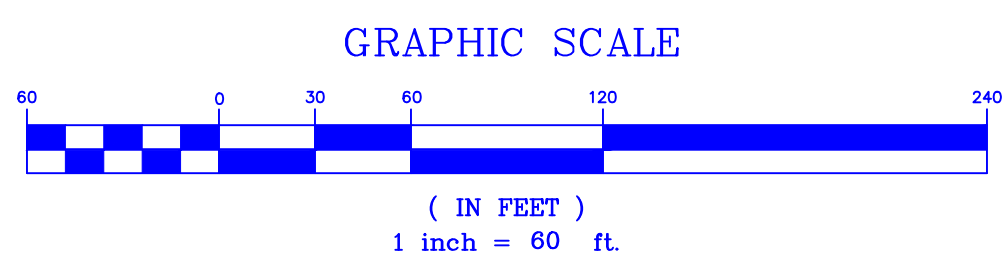
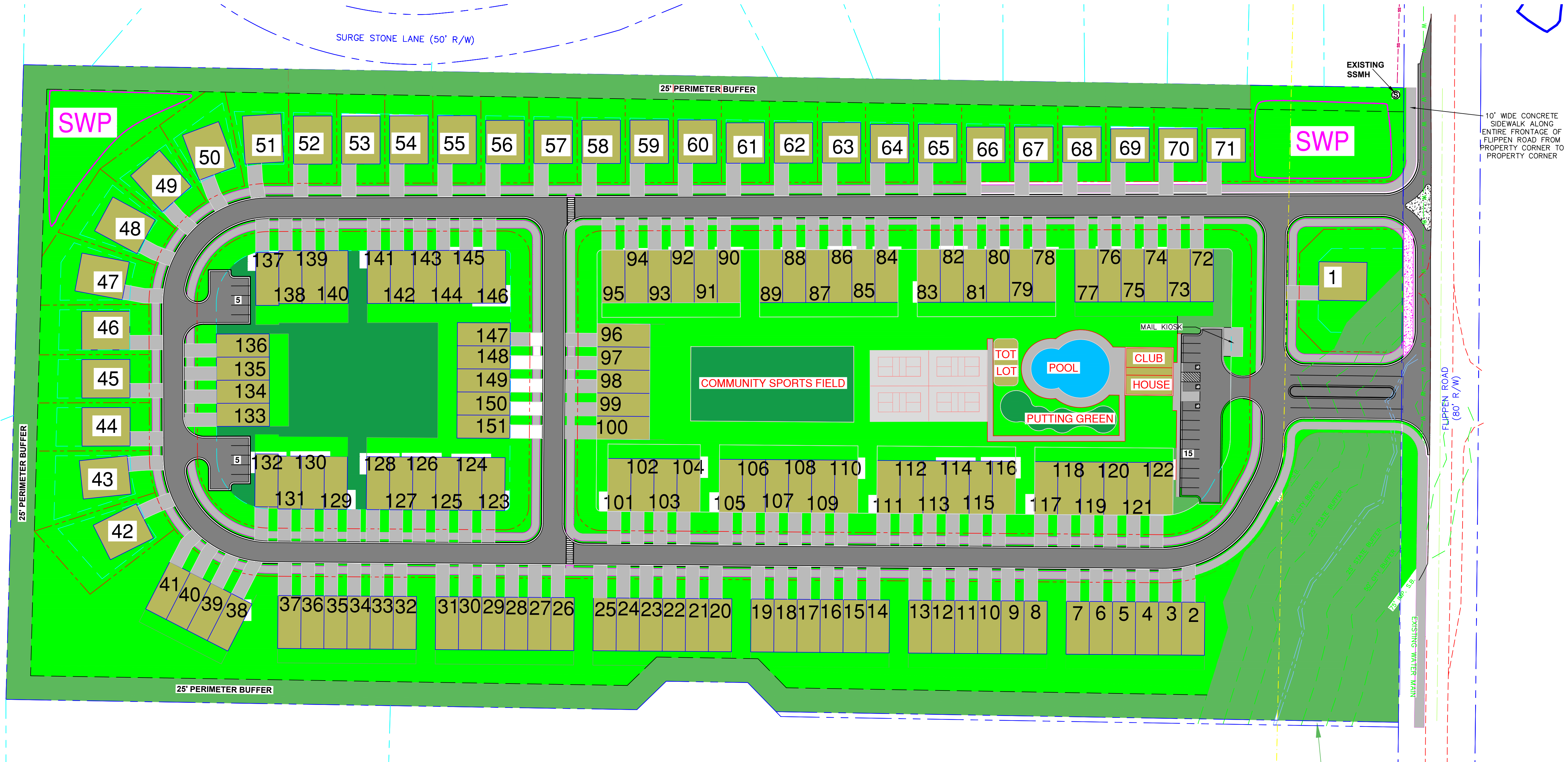
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PREPARED FOR:
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 24 CONTACT
 MICHAEL KANER
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PROJECT No. 24040
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 DESIGNED BY: JFJ
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 SHEET
1 OF 1

1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
 24 HR. CONTACT: MICHAEL KANER 404-422-6806
4. ENGINEER : ELITE ENGINEERING, LLC
 300 W PARKWAY DALLAS, GA 30132
 CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. CURRENT ZONING : M-R (HENRY COUNTY)
 PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
 TOTAL SITE AREA = 21.77 ACRES
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 ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 327 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA





Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

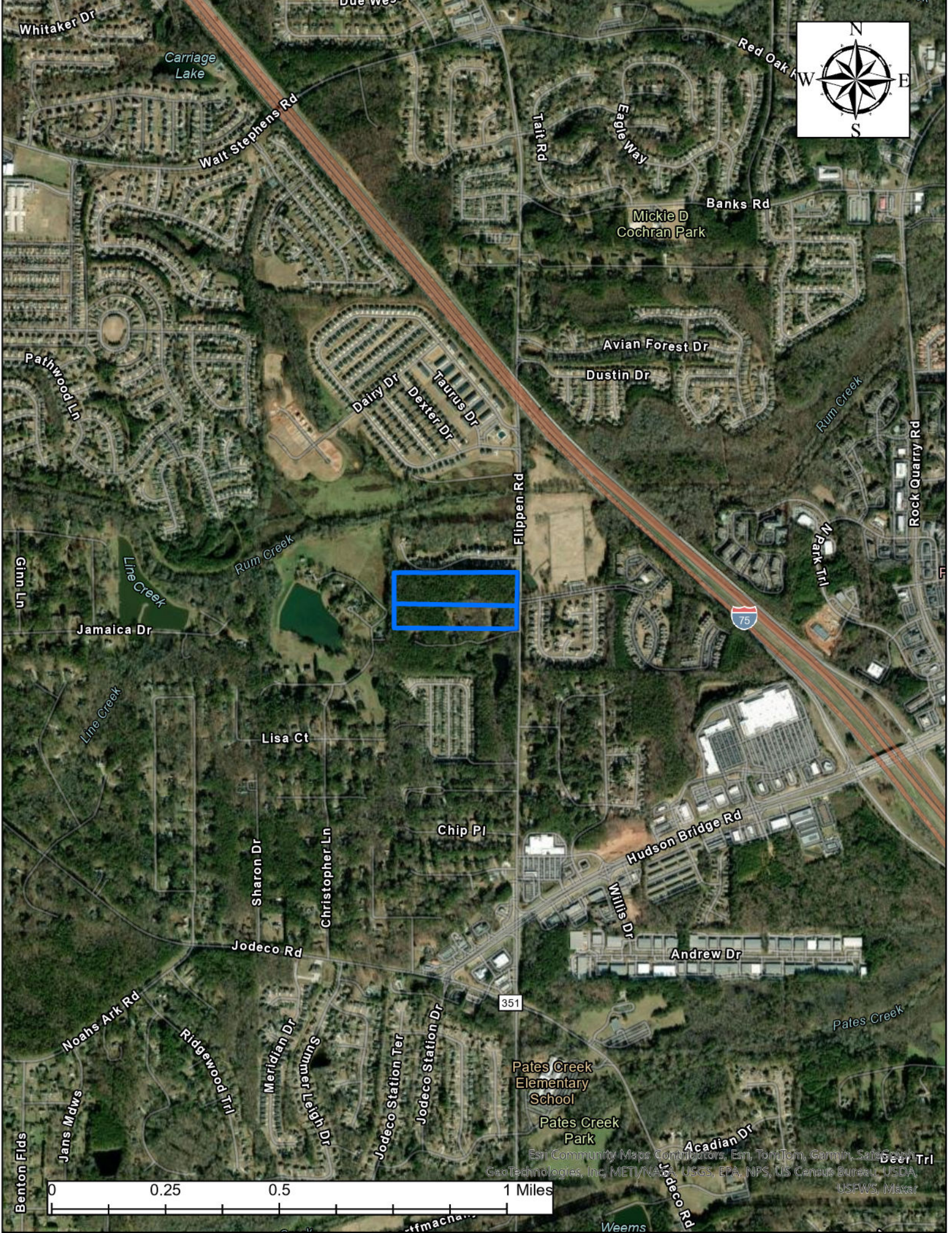
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



Whitaker Dr

Carriage Lake

Walt Stephens Rd

Due west

Tait Rd

Eagle Way

Red Oak

Banks Rd

Mickie D Cochran Park

Avian Forest Dr

Dustin Dr

Dairy Dr

Taurus Dr
Dexter Dr

Rum Creek

Rock Quarry Rd

Flippen Rd



M Park Trl

Pathwood Ln

Ginn Ln

Line Creek

Rum Creek

Jamaica Dr



Line Creek

Lisa Ct

Chip Pl

Hudson Bridge Rd

Willis Dr

Andrew Dr

Sharon Dr

Christopher Ln

Jodeco Rd

351

Pates Creek

Noahs Ark Rd

Ridgewood Trl

Meridian Dr

Summer Leigh Dr

Jodeco Station Ter

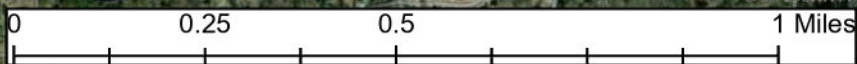
Jodeco Station Dr

Pates Creek Elementary School

Pates Creek Park

Acadian Dr

Esri Community Map Contributors, Esri, TomTom, Garmin, Safe Software, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar



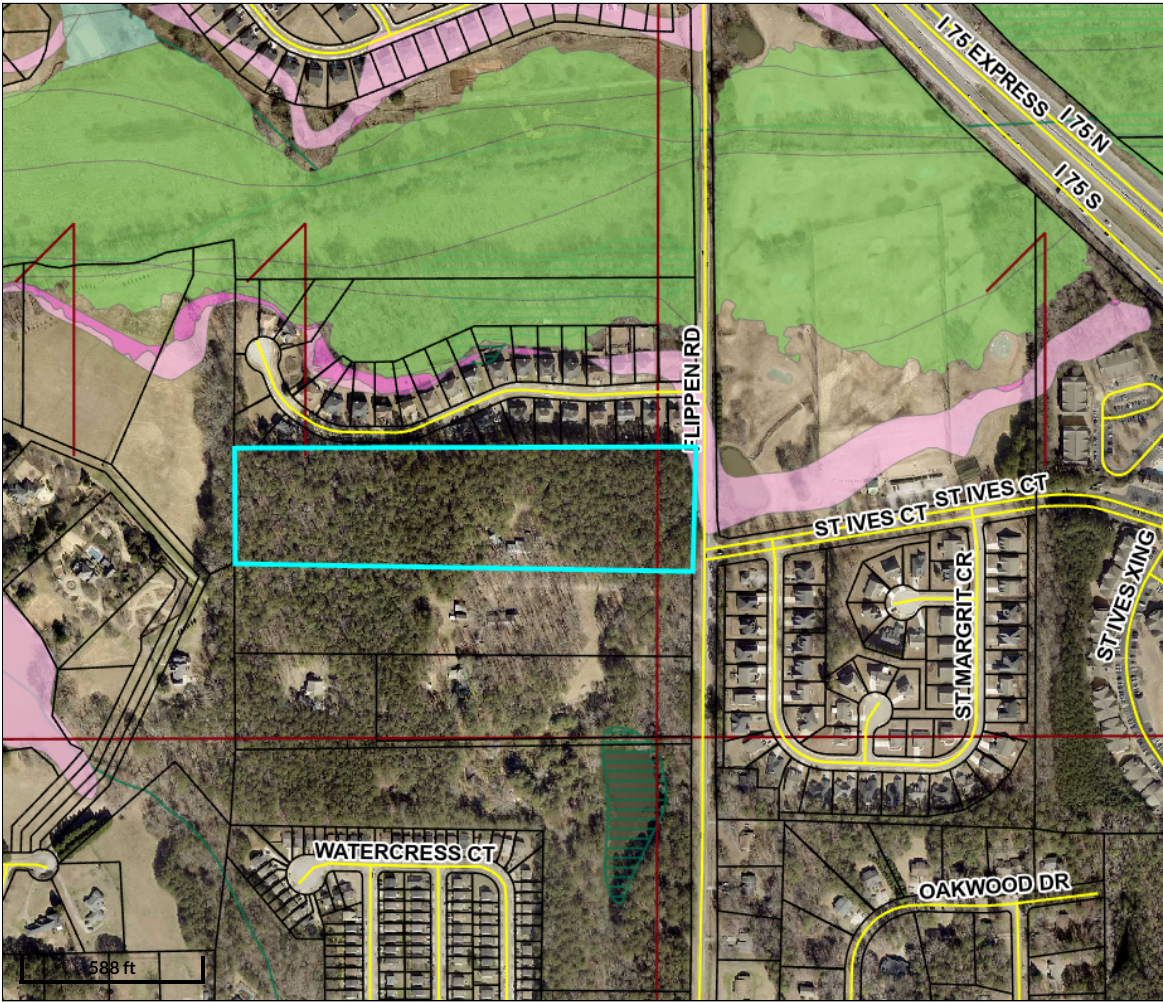
Benton Flds

Jans Mdws

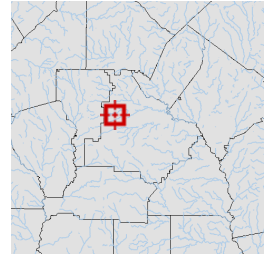
ifmach...

Weems

Jodeco Rd



Overview



Legend

- Parcels
- Roads
- Land Lots
- Flood Map**
- X - 500 Year Flood
- 0.2 - Areas of 0.2% annual chance flood
- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

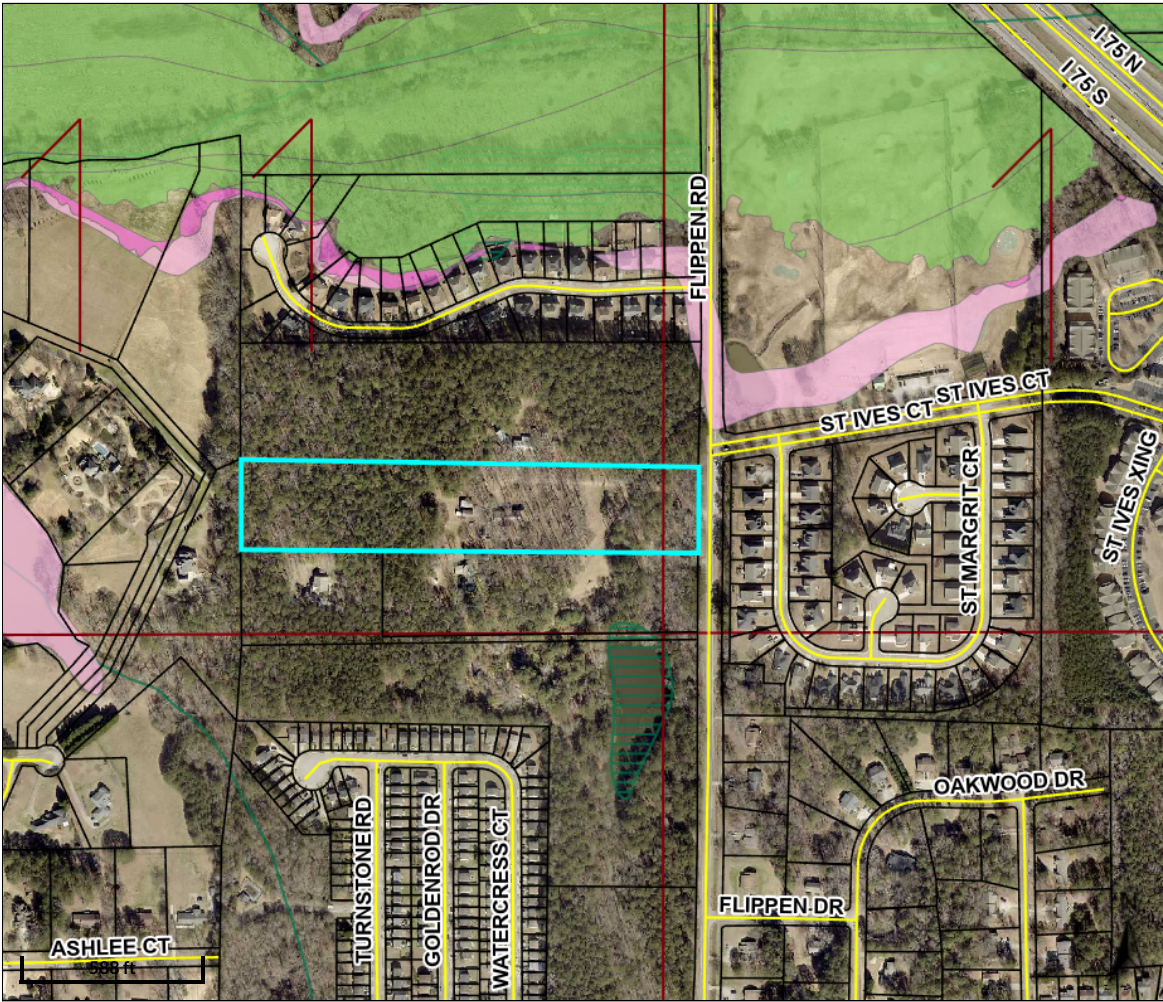
Parcel ID	032-02006000	Class	Consrv Use	Owner Address	REICHERT WILLIAM K & BRENDA A	Land Value:	\$182,500								
Property Address	1448 FLIPPEN RD	Acreage	14.21		1448 FLIPPEN RD	Building Value:	\$292,100	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$840	Date	10/1/1983	Price	\$22,900	Reason	LM	Qual	Q
					30281	Total Value:	\$427,800		n/a	\$		n/a	n/a		

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

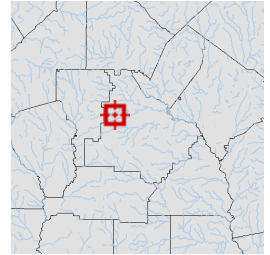
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Developed by  **SCHNEIDER**
GEO SPATIAL



Overview



Legend

- Parcels
- Roads
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- Flood Map**
- X - 500 Year Flood
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- AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
- Lakes
- Wetlands

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land Value:	\$95,500								
Property Address	1468 FLIPPEN RD	Acreeage	7.63	Address	1468 FLIPPEN RD	Building Value:	\$347,300	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$12,200	Date	1/8/2014	Price	\$0	Reason	VF	Qual	U
					30281	Total Value:	\$364,500	Date	6/1/1984	Price	\$13,400	Reason	U	Qual	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

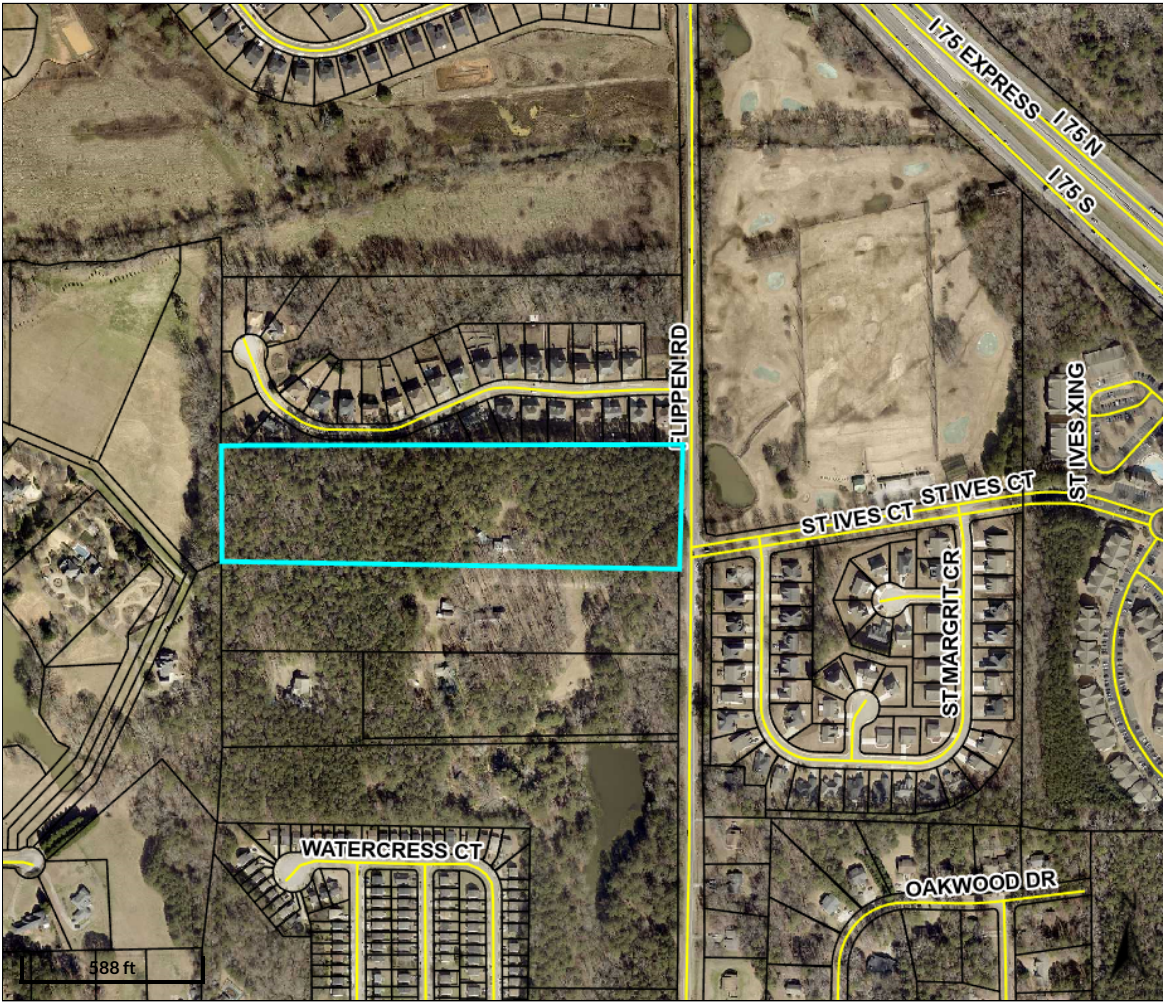
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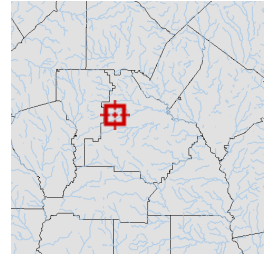
Developed by  **SCHNEIDER**
GEO SPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-02006000	Class	Consrv Use	Owner Address	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	Land Value:	\$176,100								
Property Address	1448 FLIPPEN RD	Acreage	14.21			Building Value:	\$254,000	Last 2 Sales							
District	Henry County					Misc Value:	\$840	Date	10/1/1983	Price	\$22,900	Reason	LM	Qual	Q
						Total Value:	\$427,800		n/a	\$		n/a		n/a	

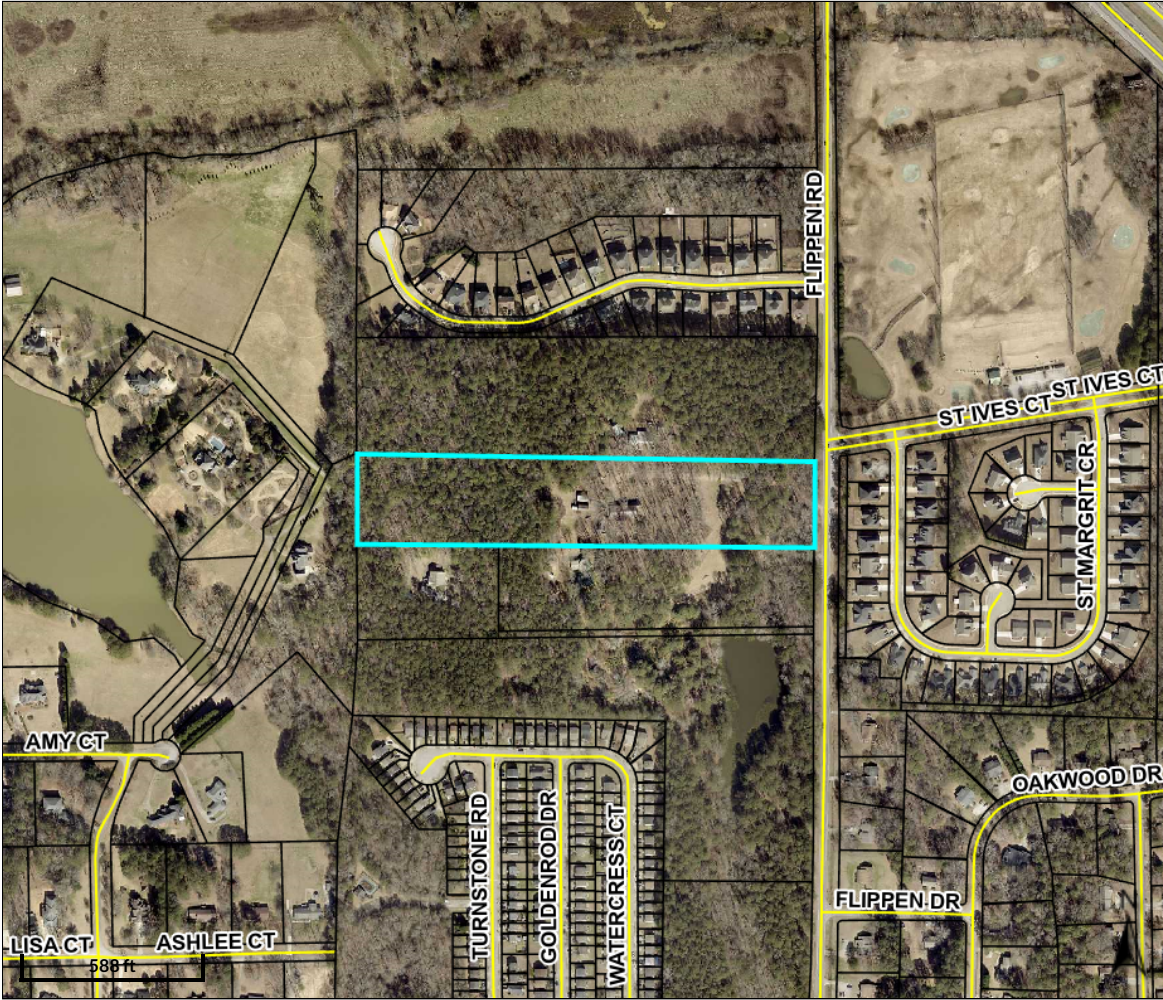
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Date created: 2/14/2025
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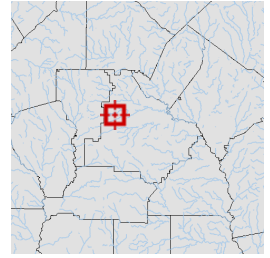




Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land Value:	\$92,200								
Property Address	1468 FLIPPEN RD	Acreage	7.63	Address	D 1468 FLIPPEN RD	Building Value:	\$304,400	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$12,200	Date	1/8/2014	Price	\$0	Reason	VF	Qual	U
					30281	Total Value:	\$364,500		6/1/1984	\$13,400		U	U		

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 2/14/2025
 Last Data Uploaded: 2/14/2025 1:14:23 AM



Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant LAND BUYERS OF AMERICA GA, LLC Phone: 404-422-6806 Date: 12/21/24

Address of Applicant: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

Name of Agent MIKE KANER Phone: 404-422-6806 Date: 12/21/24

Address of Agent: 2500 CLEAN WATER COURT Cell # 404-422-6806

City: BUFORD State: GA Zip: 30159 E-mail: moneyforyourdirt@gmail.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Henry County Medium Density Suburban BAN
TO: City of Stockbridge Medium Density Residential

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 the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

(Acknowledgement)

Property Address: 1448 & 1468 FLIPPEN ROAD STOCKBRIDGE, GA

Nearest intersection to the property: FLIPPEN ROAD AND ST IVES COURT (PROPOSED INTERSECTION)

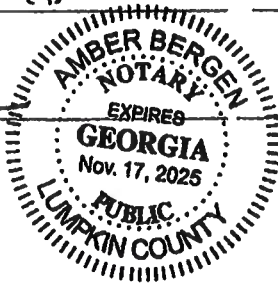
Size of Tract: 21.77 acre(s). Land Lot Number(s): 11 & 12 District(s): 6TH

Property Tax Parcel Number(s): 032-0200-6000 & 032-0200-5001 (Required)

[Signature] Witness' Signature
[Signature] Signature of Applicant

CHARLES HOLDEN Printed Name of Witness
LAND BUYERS OF AMERICA GA LLC Printed Name of Applicant

[Signature] Notary
[Signature] Signature of Agent



Notary Seal:
(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____



LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

**Parcel(s)
Information**

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC



Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at

1448 Flippen Road, Stockbridge GA 30281 [address], with Parcel Number 032-02006000 which is the subject of this application.

Name of Property Owner: James Bredert Conservator
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4361 E-mail: jharveyr@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia (State).

Signature: [Signature] Date: 12-6-2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): Lany Buyers of America SA - Michael Kanter AGENT

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. MONEYFORWARDING@gmail.com
2500 Clean Water Court Buford, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

[Signature]

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12-6-2024
Date

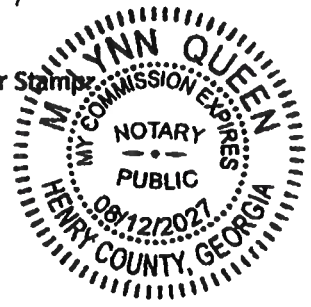
[Signature]

Signature of Notary Public

M. LYNN QUEEN
Printed Name of Notary Public

12. 6. 24
Date

Notary Public's Seal or Stamp

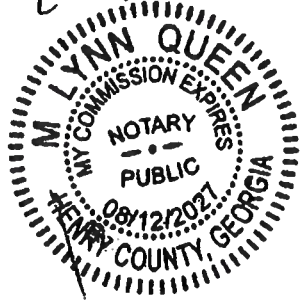


NOTICE: Sections III or IV below MUST be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator
 TYPE OR PRINT OWNER'S NAME
1448 Flippen Rd
 ADDRESS
Stockbridge, GA
 CITY & STATE ZIP CODE
[Signature]
 OWNER OF PROPERTY (SIGNATURE)
404-323-4361
 PHONE NUMBER
jharvey@a1trahop.com
 EMAIL ADDRESS 3JA

Sworn to and subscribed before me this
22 day of Dec 2024
[Signature]
 NOTARY PUBLIC

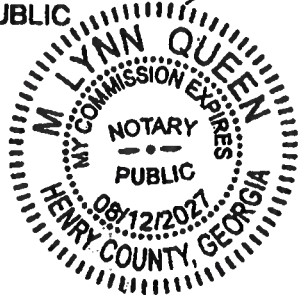


SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner - AGENT
LANA BUYERS OF AMERICA CALL
 APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
 TYPE/PRINT NAME OF APPLICANT
2500 CLEAN WATER COURT
 ADDRESS
Buford, GA 30519
 CITY & STATE ZIP CODE
404-422-6806
 PHONE NUMBER
monkeytoyourkhat@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this
22 day of Dec 2024
[Signature]
 NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 3

Michael Kaner — AGENT
c/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Michael Kaner
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ATTORNEY AGENT

2500 CLEN WATER COURT
ADDRESS

BUFDON, GA 30519
CITY & STATE ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 22nd day of DECEMBER, 2024

JAMES Reichert, Conservator
 Applicant's Name - Printed
 OWNER

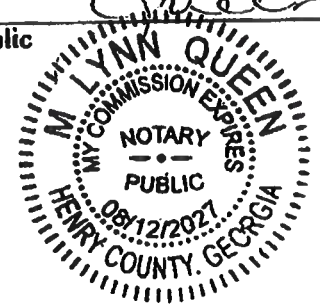
[Signature]
 Signature of Applicant/Property Owner/Agent

N/A
 Applicant's Attorney, if applicable - Printed

N/A
 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024

[Signature]
 Notary Public



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

property owner, please first type a list on a separate sheet or paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge, GA (address), with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2003@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry (County), Georgia (State).

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property. MICHAEL KANER - ABENT

Name(s) of Applicant(s): LA Michael Kaner Law Buyers of America GA LLC

Company/law firm (if applicable): LAW BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyou@aol.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Brenda Reichert

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/8/24
Date

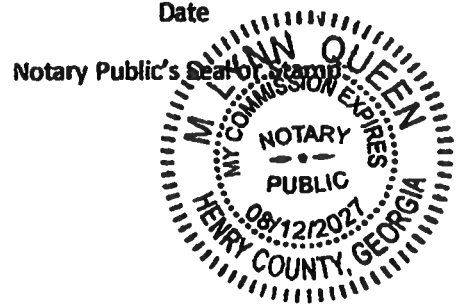
M. Lynn Queen

Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12.8.24
Date



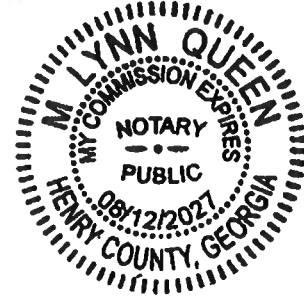
NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME
1448 Flippen Road
ADDRESS
Stockbridge, GA 30281
CITY & STATE ZIP CODE
Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)
404-323-4360
PHONE NUMBER
brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this
8th day of December 2024

M. Lynn Queen
NOTARY PUBLIC



SECTION IV: Applicant, if different from the Owner, states under oath that:

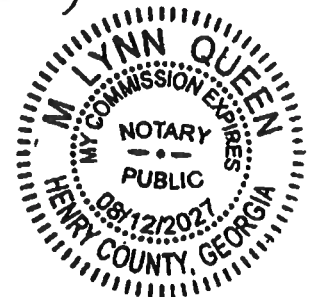
- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT
[Signature]
ADDRESS
2500 CLEAN WATER COURT
CITY & STATE ZIP CODE
Buford, GA 30519
PHONE NUMBER
~~MONEY FOR YOUR EFFORTS~~ MK
EMAIL ADDRESS
moneyforyourdist@gmail.com

Sworn to and subscribed before me this

22 day of Dec 2024

M. Lynn Queen
NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 or 3

M. Kaner
MICHAEL KANER - AGENT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA GA LLC - APPLICANT
SIGNATURE OF ATTORNEY/AGENT CHECK ONE: ATTORNEY AGENT

2500 CLEAN WATER COURT
ADDRESS

BUFDON GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8th day of DECEMBER, 2024.

Brenda Reichert
 Applicant's Name - Printed
 OWNER'S

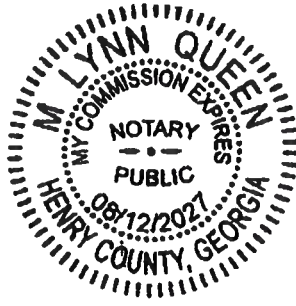
x Brenda Reichert
 Signature of Applicant/Property Owner/Agent

N/A
 Applicant's Attorney, if applicable - Printed

N/A
 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of December, 2024.

M Lynn Queen
 Notary Public



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

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



1448

STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of Octol 1983 between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of County, State

ESTATE OF D. G. BURDETTE (Trust Company Bank and Alma R. Burdette as Co-Executors, DALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia.

of County, State of Georgia, (hereinafter called the "Lender"),

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ----- \$17,830.00 Dollars evidenced by

principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto

the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 751.00 feet to a point; thence West 45 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

GEORGIA INTANGIBLE TAX PAID

This deed is also subject to all easements of record.

54.00
10-12-83
Dorinda Perkins
Tax Collector

... BY ME TO HAVE THE DEED RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF GEORGIA IN THE COUNTY OF HENRY AND INTEREST THEREIN TO BE PAID BY THE BORROWER TO THE LENDER AS SECURITY FOR THE PAYMENT OF THE DEBT HEREIN MENTIONED AND TO BE SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT...

WARRANTY DEED

STATE OF GEORGIA COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September in the year one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT,
AS Joint Tenants with right of survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION-----(\$10.00) DOLLARS is and paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

FILED IN DEEDS
CLERK OF SUPERIOR COURT

OCT 14 11 28 AM '85

REC'D
FILED
CAG

17. 30
85-44-25

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the **PROPERTY OWNER**, or one of the property owners, of the property at 1468 Shippin Rd, Stockland GA 30281 (address), with Parcel Number 032 0200 5001 which is the subject of this application.

Name of Property Owner: William J. Gilreath
Property Owner's Address: 204 Sanders Rd, Milledgeville, GA 30257
Telephone: 678-588-0113 E-mail: lmjones13@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry (County), Georgia (State).

Signature: x Michelle Jones, executor Date: 12/6/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as **APPLICANT(S)** in the pursuit of this application for the subject property.

Name(s) of Applicant(s): AGENT Michael Kaner c/o Land Buyers of America GA LLC **APPLICANT**

Company/law firm (if applicable): Land Buyers of America GA LLC

Telephone, E-Mail, & Address: 404 422-6806 moneyforyourdist@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Michelle Jones, executor

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/6/24
Date

[Signature]

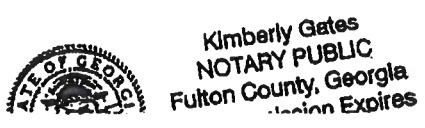
Signature of Notary Public

Kimberly Gates

Printed Name of Notary Public

12/6/2024
Date

Notary Public's Seal or Stamp:



NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
TYPE OR PRINT OWNER'S NAME

204 Sanders Road.
ADDRESS

Albion GA 30257
CITY & STATE ZIP CODE

Michelle Jones, executor
OWNER OF PROPERTY (SIGNATURE)
678-588-0113

PHONE NUMBER

lmajones13@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
day of December 2024
[Signature]
NOTARY PUBLIC



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

[Signature]
LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)

MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT

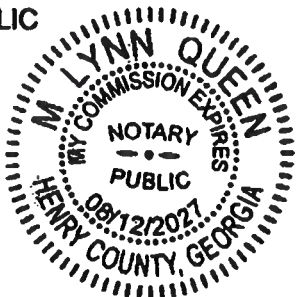
2500 CLEAN WATER COURT
ADDRESS

Buford 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

moneyforhourdieta@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this
day of Dec 2024
[Signature]
NOTARY PUBLIC



Indicate which of the above is applicable: 1 _____ 2 or 3 _____

MICHAEL KANER - AGENT

C/O LAND BUYERS OF AMERICA GA LLC - APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

MK
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ATTORNEY AGENT

2500 CLEGG WATER COURT
ADDRESS

BUFD, GA 30519
CITY & STATE / ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 6th day of DECEMBER, 2024

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December 2024

[Signature]
Notary Public



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

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

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes _____ No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 22 day of Dec, 2021

LAND BUYERS OF AMERICA GA LLC
Applicant's Name - Printed

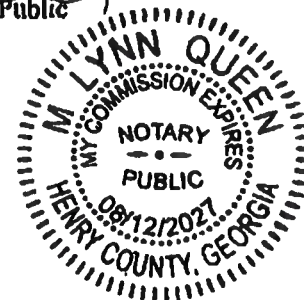
[Signature]
Signature of Applicant/Property Owner/Agent
MICHAEL KANER

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 22 day of Dec, 2021

[Signature]
Notary Public



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

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

1468

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION

of the County of and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT, as Joint Tenants with right of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.26 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject of a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

REAL ESTATE TRANSFER TAX PAID \$ 22.90 DATE 10-13-83 Dale B. Schneider Clerk of Superior Court

FILED IN OFFICE CLERK OF SUPERIOR COURT OCT 13 11 13 AM '83

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: EIGHT-SEVENTY CORPORATION BY: Dale B. Schneider (Seal) Charles E. ... (Seal) Dale B. Schneider (Seal)

1468

Form 10-0

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the _____ day of _____, in the year one thousand nine hundred eighty four, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS** (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point; thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
 REAL ESTATE TRANSFER TAX
 PAID \$ 13.40
 DATE 6-13-84

 CLERK OF SUPERIOR COURT

FILED IN OFFICE
 CLERK OF SUPERIOR COURT
 JUN 13 3 16 PM '84
 RECD IN RE
 PAID 577
 DATE 6-20-84

 CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE. AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Notary Public, Henry County, Georgia State of Georgia
 Not Commission Expires 2-2-87

By: Walter Rowan (Seal)
Dale B. Schneider (Seal)
 Dale B. Schneider (Seal)

1468/1448 Combined Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; THEN South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; THEN along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the POINT OF BEGINNING.

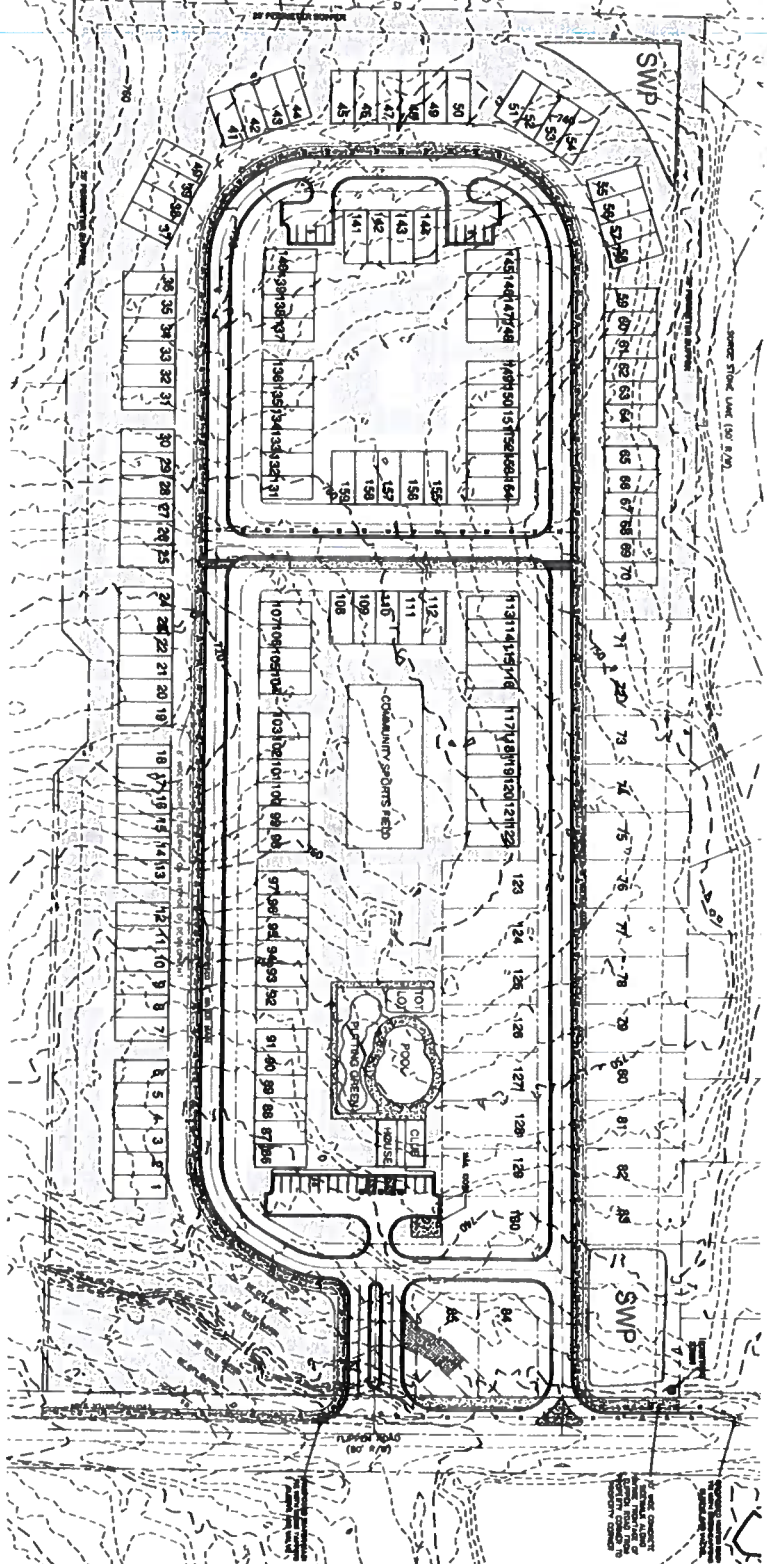
The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



VICINITY MAP

1. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
2. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
3. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
4. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
5. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
6. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
7. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
8. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
9. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
10. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
11. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
12. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
13. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.
14. PROPERTY TO BE ANNEXED TO THE CITY OF HANOVER, GEORGIA.

IMPERVIOUS SETBACK VARIANCE REQUIRED FOR LOT 85.



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- EXISTING OR DETA
- CREW NUMBER
- C/L or PROPOSED ROAD
- PROPOSED BACK OF CURB



PROJECT No.	2004
CONTRACT DATE	11-10
DESIGNED BY	ET
CHECKED BY	AT
DRAWN BY	SMAN
DATE	
SHEET	1 OF 1



LAND BUYERS OF AMERICA GA, LLC
24 CONTRACT
404-423-0818

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
LAND LOTS 11 & 12, 66 DISTRICT, HENRY COUNTY

NO.	REVISION	DATE

Elita Engineering
1000 West Peachtree Street, Suite 1000
Atlanta, Georgia 30309
404-525-1100



Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability
Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

FROM: Jordyn Bucholtz, GIS Analyst, Planning and Zoning Divisions

CC: Ryan Anderson, Community Development Director

DATE: June 26, 2025 (Planning Commission); July 14, 2025 (Mayor/Council)

**SUBJECT: Staff Report for Comprehensive Plan Amendment Case
#CP-2025-01 for 1448 and 1468 Flippen Road
(To be located in Council District 5)**

I. PURPOSE

The applicant, Land Buyers of America LLC, has submitted a Comprehensive Plan Amendment application (CP-2025-01) to request that the property at 1448 and 1468 be assigned the City of Stockbridge's future land use designation of "Medium-Density Residential" to allow for the construction of a mixed residential development on the property. Currently, the property is located in unincorporated Henry County, and the property would first need to be annexed into the Stockbridge City Limits before CP-2025-01 could be approved. The property's Henry County future land use designation is Medium-Density Suburban.

The applicant has also submitted two other applications for the subject property to request the annexation and rezoning of the property. For Annexation Case #AX-2025-01, the applicant requests to annex the properties from Henry County into the City. For Rezoning Case #RZ-2025-01, the applicant requests to rezone the property from Henry County's 'RA' (Residential Agricultural) to the City of Stockbridge's 'PUD' (Planned Unit Development).

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) Willard D. Gilreath (1468 Flippen Road)
Current County Zoning:	Henry County's Residential Agricultural (RA)
Surrounding Zoning:	<ul style="list-style-type: none"> • <u>North</u>—Suburban Residential. (City of Stockbridge) • <u>West</u>—Rural Agricultural. (Henry County) • <u>Southwest</u>—Single-family residence. (Henry County) • <u>South</u>—Rural Agricultural and Multifamily Residential. (Henry County) • <u>Southeast</u>—Residential Duplex. (Henry County) • <u>East</u>—Suburban Residential and Planned Unit Development. (City of Stockbridge)
County Future Land Use Designation:	Medium-Density Suburban.
Current Use:	One single-family home on each parcel.
Surrounding Land Uses:	<ul style="list-style-type: none"> • <u>North</u>—Preserve at Rum Creek Subdivision. • <u>East</u>—Rum Creek Golf Course. • <u>Southeast</u>—St. Margrit Subdivision. • <u>South</u>—Flippen Woods Townhomes. • <u>Southwest</u>—Windhaven Plantation Subdivision. • <u>West</u>—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel #032-02006000 is in the 500-Year Flood Zone.

SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) High-Density Suburban (Henry County)
Property to the East	St. Margrit Village Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

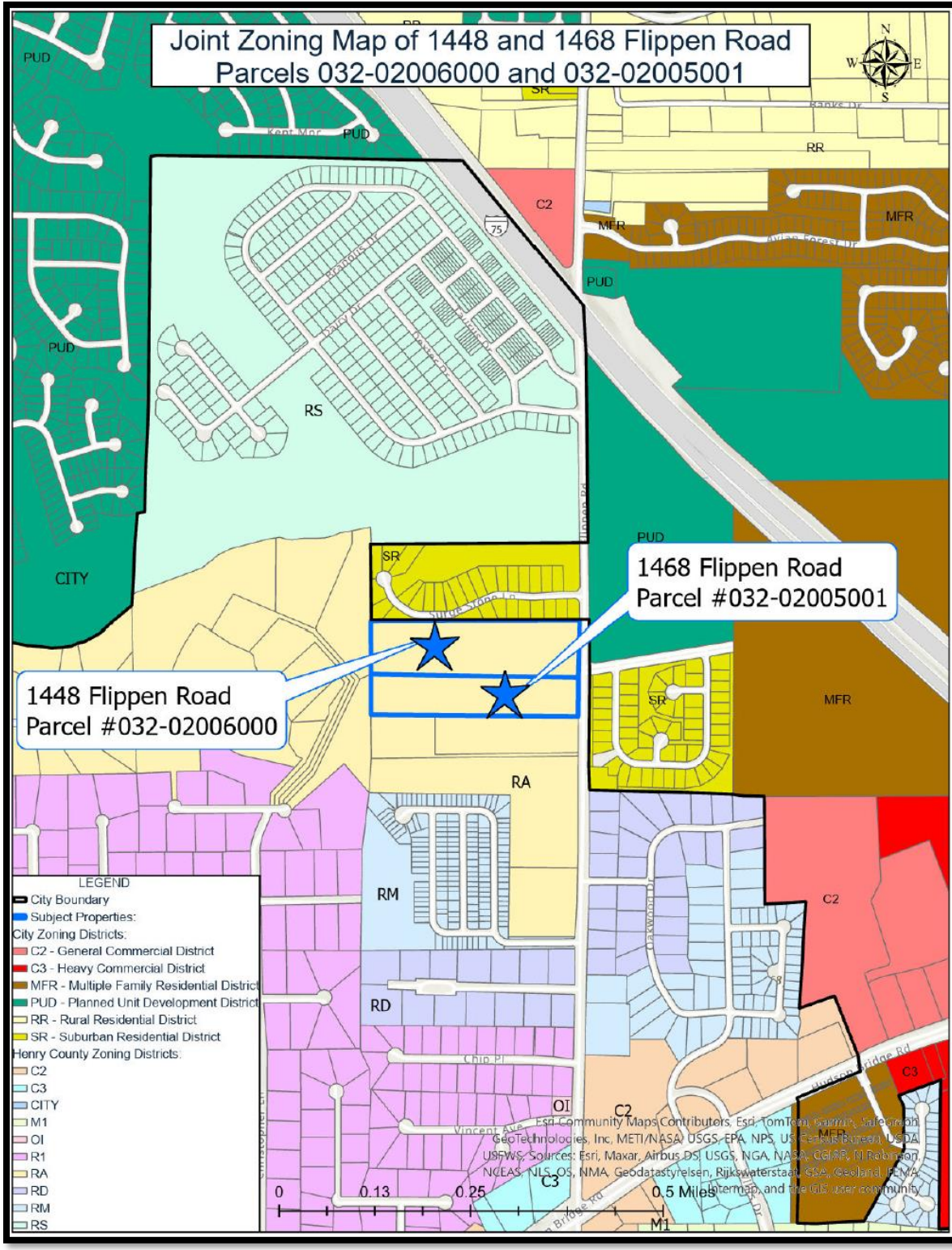
SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property	151	6.94
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.8
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

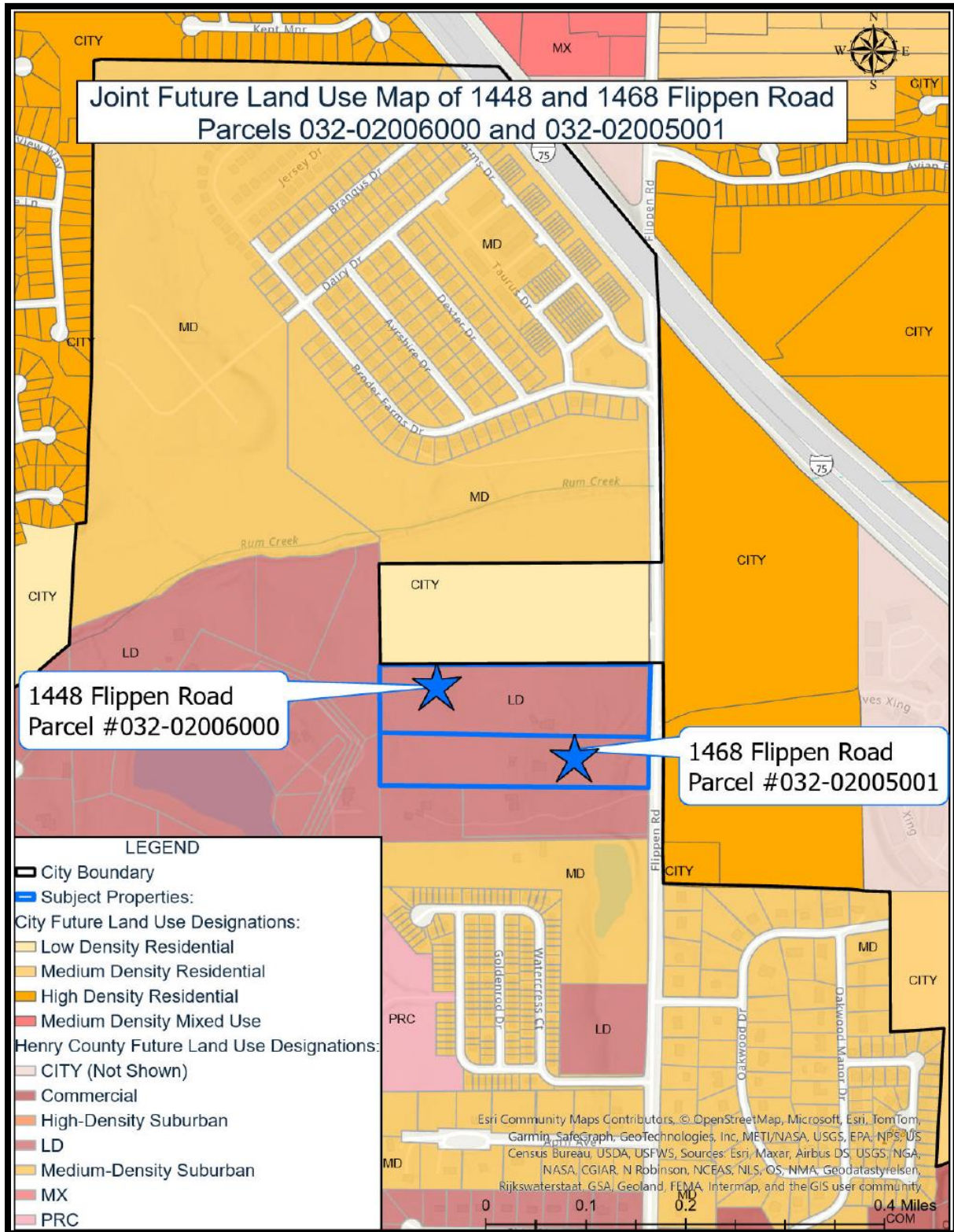
AERIAL PHOTO OF THE SUBJECT PROPERTY Pink Areas – Flood Zones

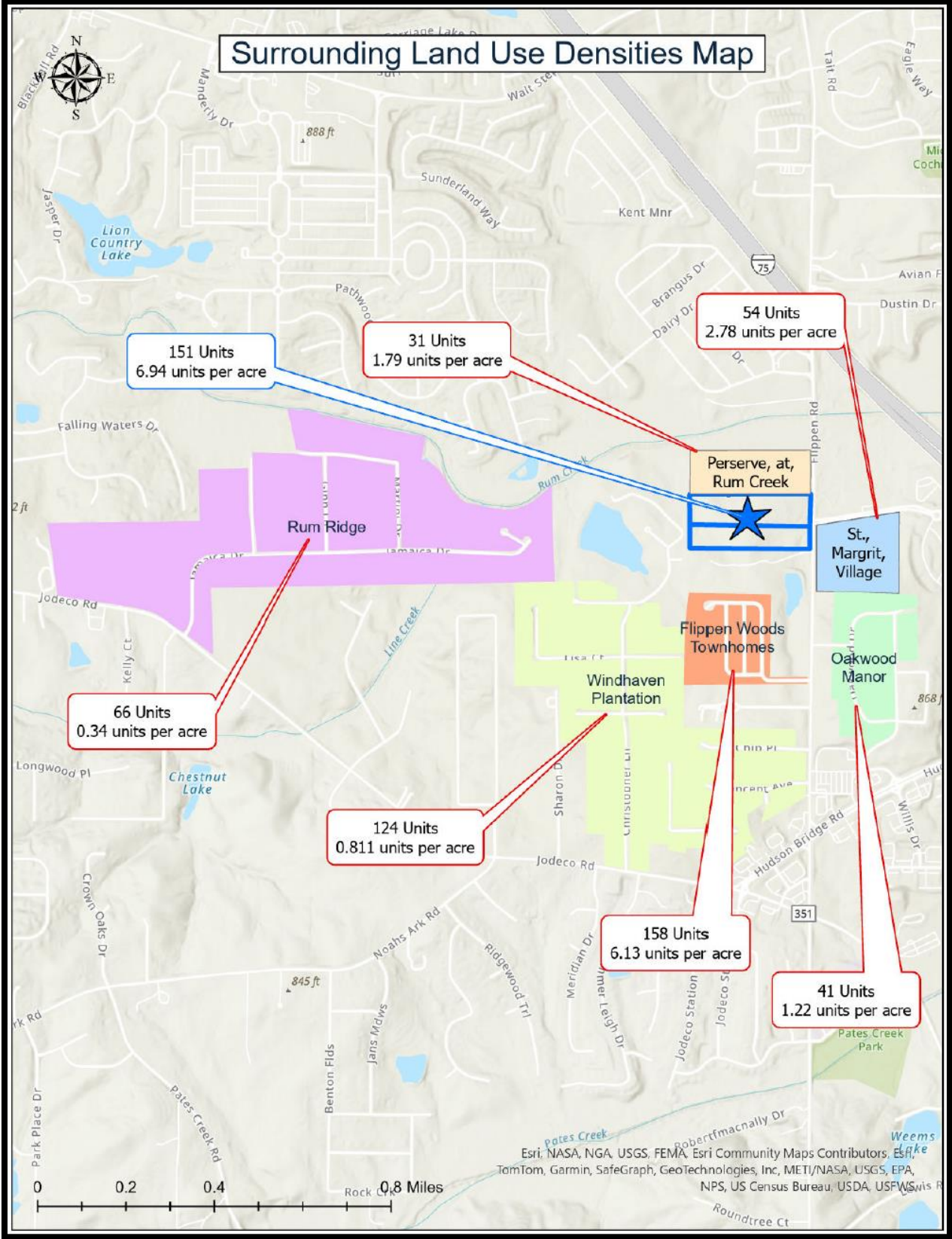


2025 CITY OF STOCKBRIDGE ZONING MAP

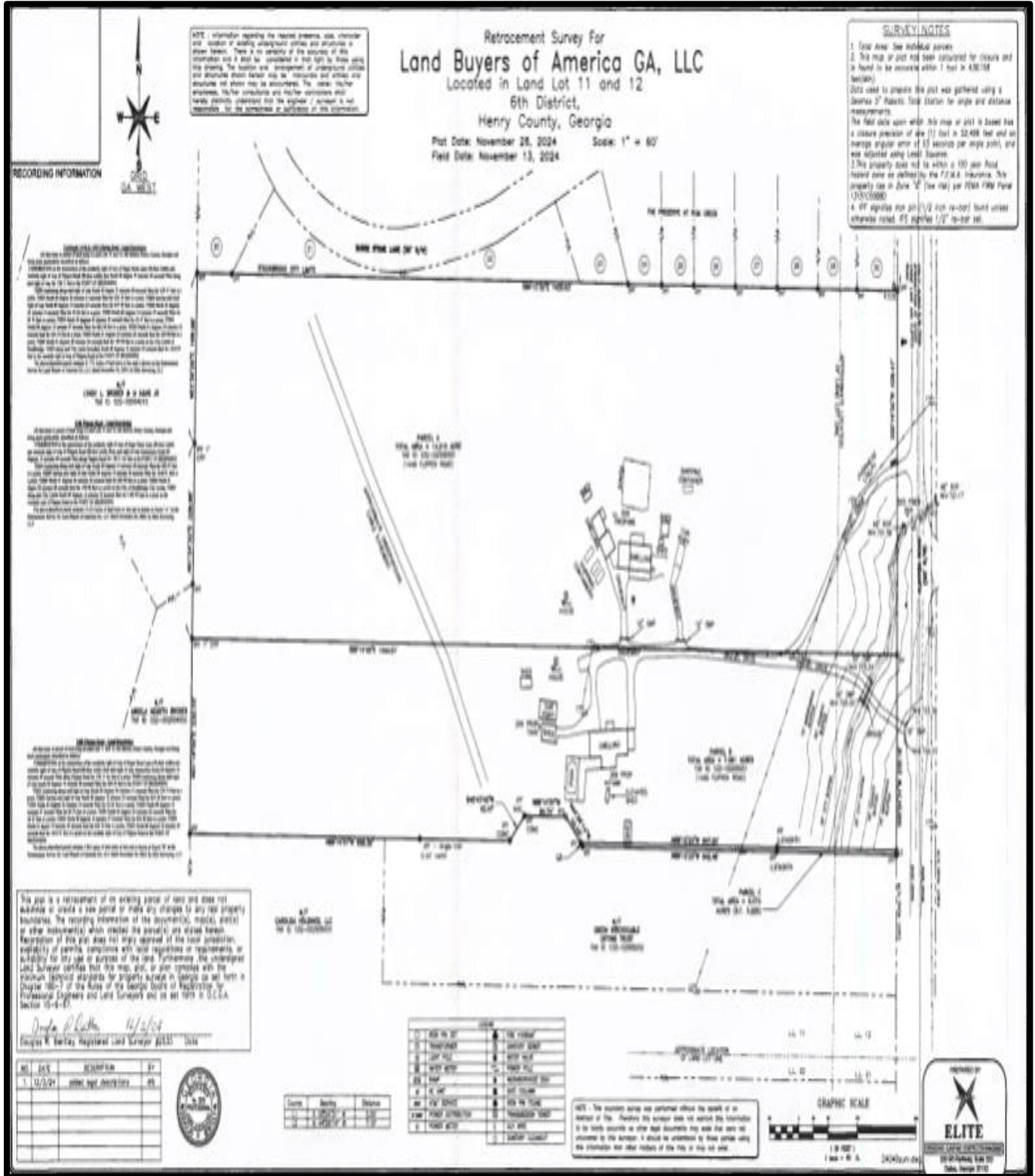


2025 CITY OF STOCKBRIDGE FUTURE LAND USE MAP





BOUNDARY SURVEY



PROPOSED DEVELOPMENT

The applicant's Letter of Intent, dated May 8, 2025, states that the developer, Land Buyers of America GA, LLC, proposes to build a joint residential development on two parcels at 1448 and 1468 Flippen Road, which would have 21.77 +/- acres. The proposed name for the development is "Hanover Park." The subject property would first need to be annexed into the Stockbridge City Limits from unincorporated Henry County, and it would be assigned the PUD (Planned Unit Development) zoning district. The PUD district would be required instead of the MFR (Multiple Family Residential) zoning district because the MFR district only allows one type of residential use.

The proposed development would contain 151 total residential units at a density of 6.94 units per acre. This would include 31 single-family detached units and 120 townhome units. All units would have 3 bedrooms, 2 baths, and two-car garages. The homes would range in size from 1,600 to 2,000 square feet. The elevation materials would be brick and Hardy board. The proposed amenities include a pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field.

The applicant has submitted two site plans—a brightly-colored rendering and a detailed black-and-white site plan. The title of each site plan is "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC. They were prepared by Elite Engineering as Project No. 24040 on 4/30/25.

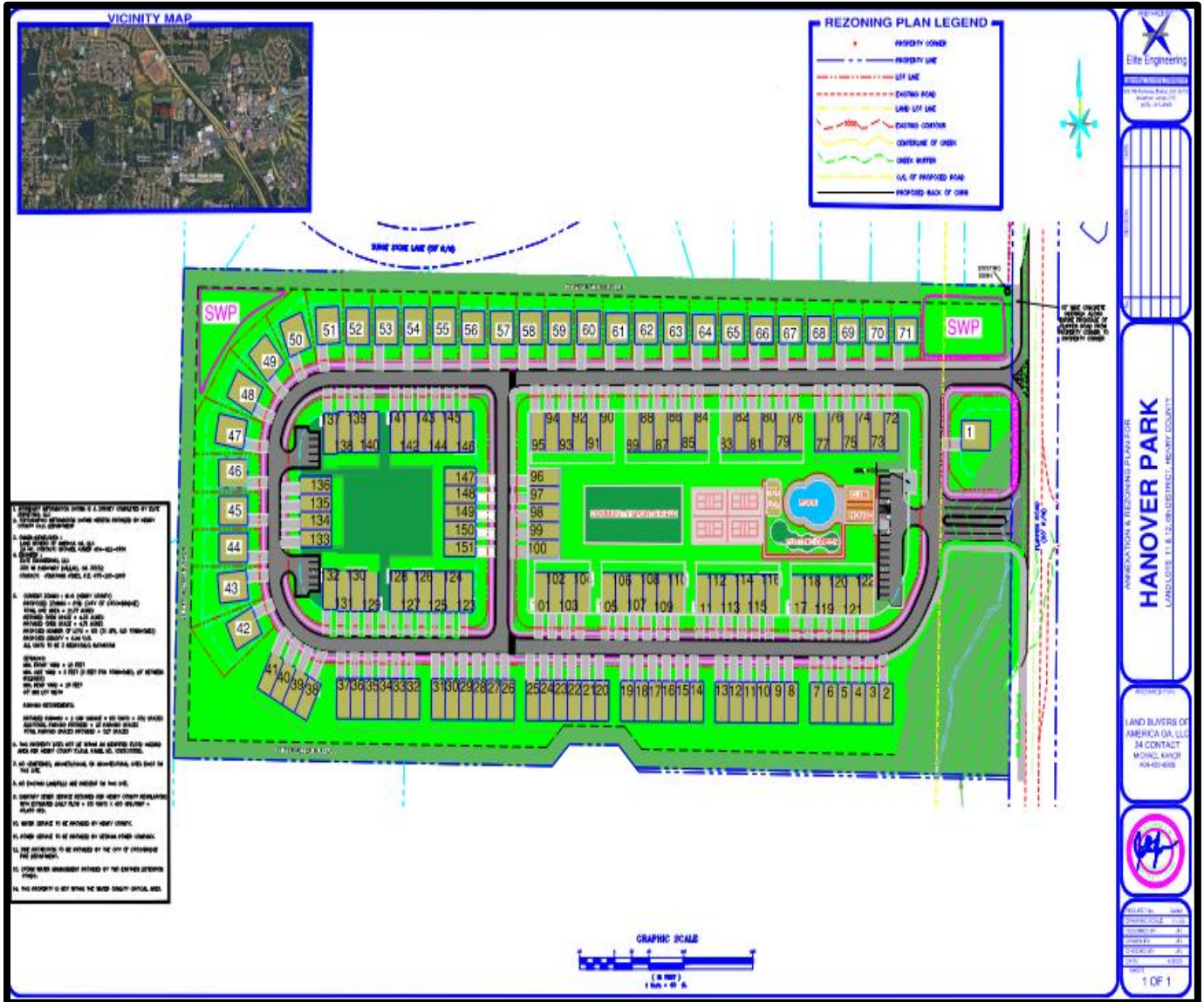
The subject property has direct frontage onto Flippen Road, where a proposed boulevard-style driveway would serve as the main entrance into the development. A second access would also be located a short distance to the north. It appears that each access would have an adjacent deceleration lane. The black-and-white site plan shows that two water main ties with 8 X 8 X 8 tapping sleeves and valves would be located adjacent to Flippen Road, and a 10-foot-wide concrete sidewalk would be located along the entire frontage of the road, from one property corner to another. Adjacent to the main entrance, the property has 50-foot City buffers and 25-foot State buffers. A 25-foot "perimeter buffer" would surround the entire property.

A clubhouse with a pool would be located near the main project entrance, along with a mail kiosk and a parking lot with fifteen (15) parking spaces. Behind the clubhouse, there would be a pool, and putting green, a tot lot, courts for tennis or pickleball, and a community sports field. Surrounding these amenities, there would be 1.09 +/- acres of open space.

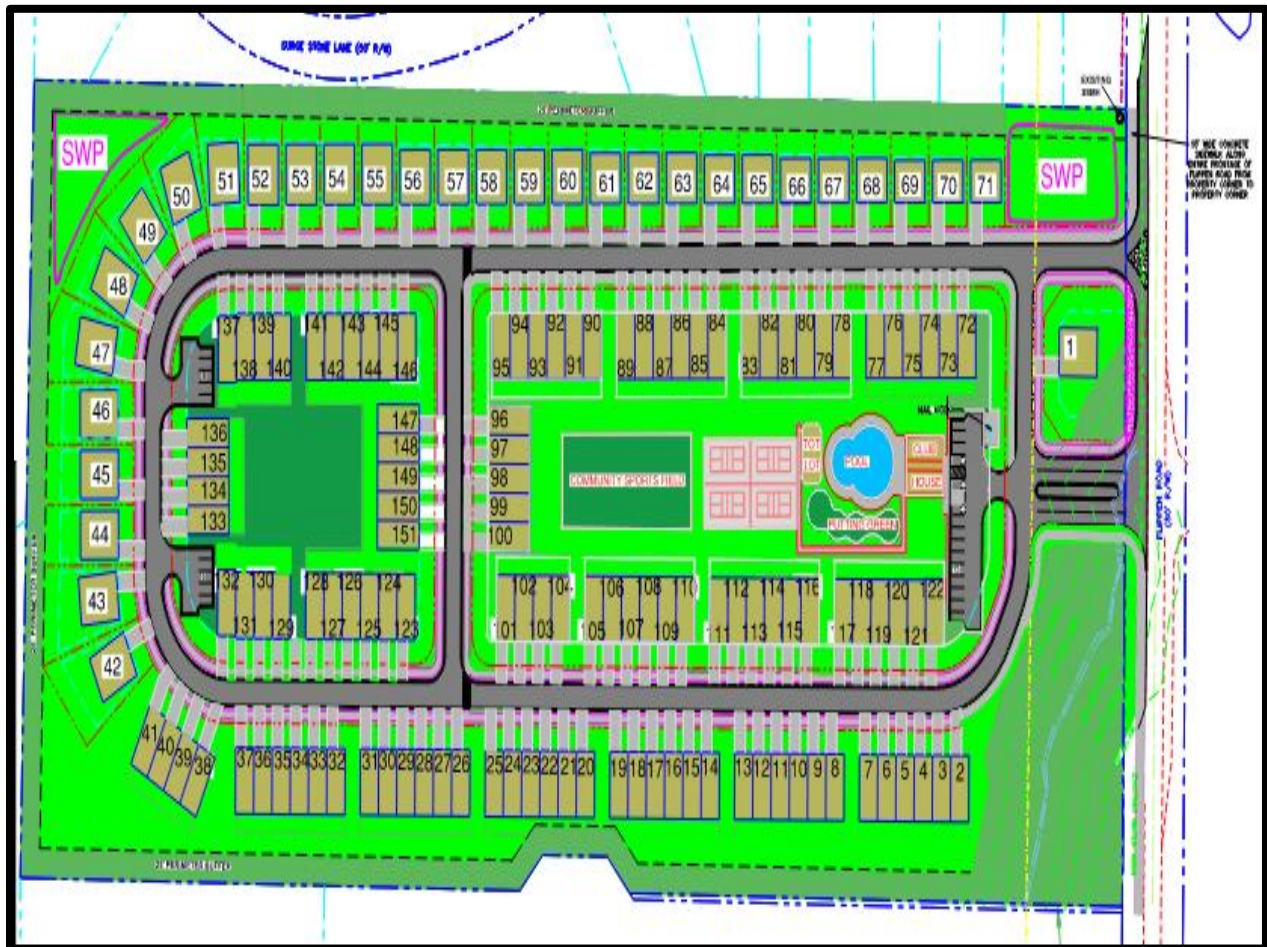
The proposed single-family detached homes would be located along the outskirts of the property, on the northern and western sides; while the proposed townhomes would be located within the interior of the site and along the southern side of the property. Surge Stone Lane borders the property to the north. One large lot (Lot #1) for a single-family detached home would be located adjacent to the main project entrance. The main internal street would circle the site, and there would also be an interior street to provide cross-circulation. Additional townhomes would be located to the rear of the cross street, an

open space area with 0.56 acres would occupy the center of the quad area, and two small guest parking lots with five (5) parking spaces each would be located near the rear of the property. An additional 3.56 +/- acres of open space would comprise the remainder of the property.

COLORED SITE PLAN



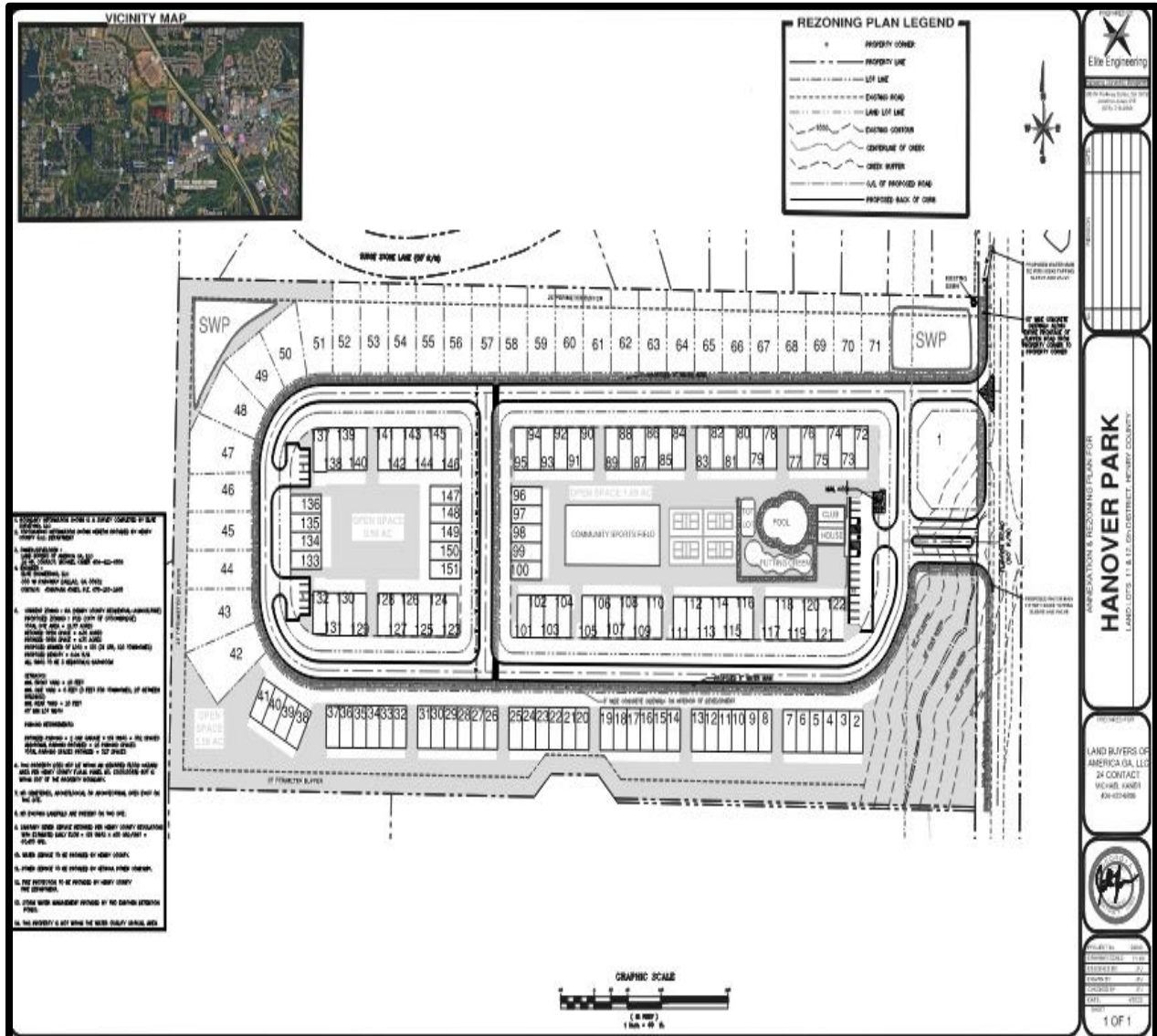
COLORED SITE PLAN, ENLARGED



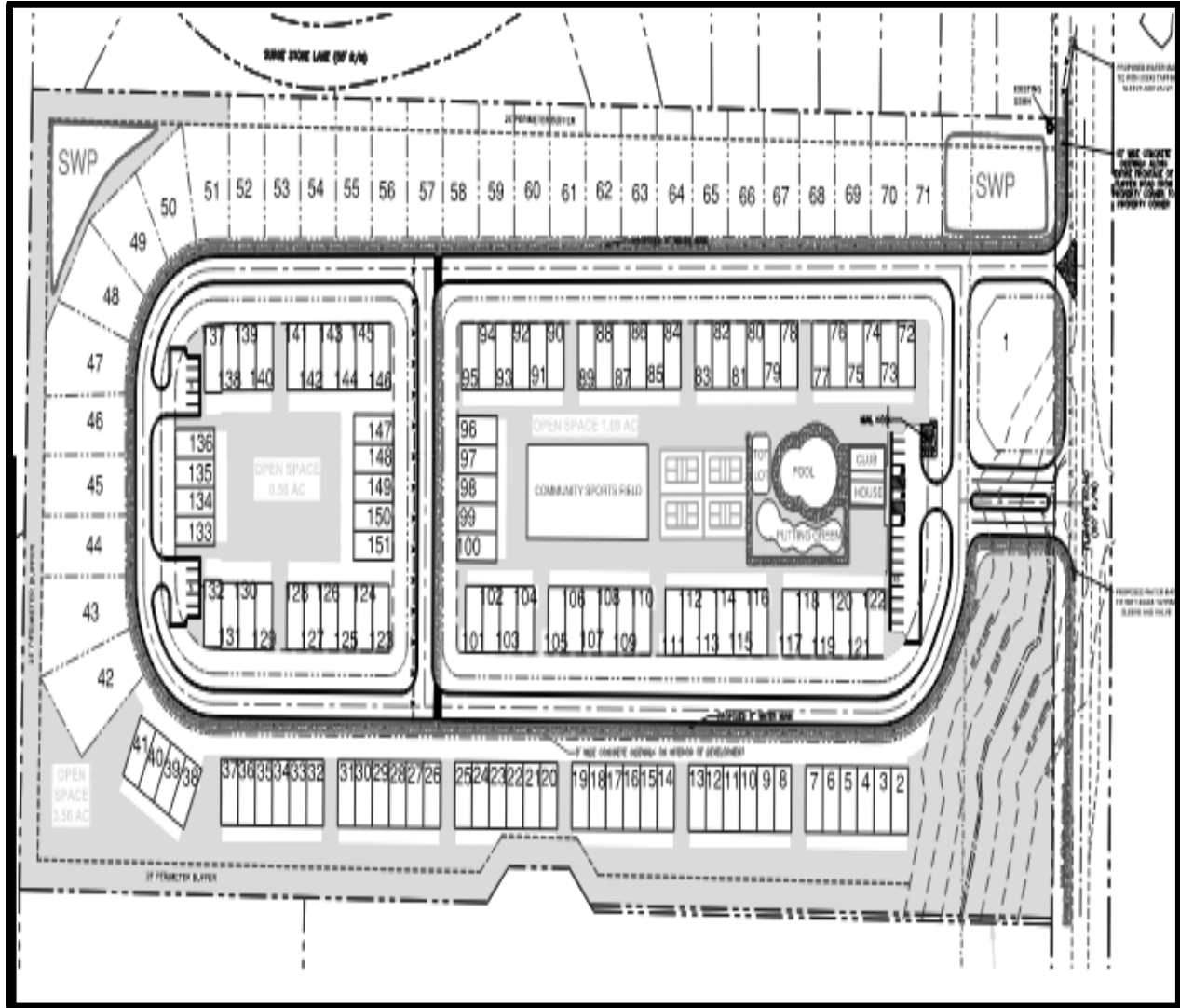
AERIAL PHOTO OF THE VICINITY, OVERLAIN BY THE SITE PLAN



BLACK AND WHITE SITE PLAN



BLACK AND WHITE SITE PLAN, ENLARGED



IV. ANALYSIS OF REQUEST

The applicant requests a Comprehensive Plan Amendment to change the subject property’s future land use designation from Henry County’s Medium-Density Suburban to the City of Stockbridge’s Medium-Density Residential to allow for the construction of a mixed residential development with townhomes and single-family detached homes. Four factors were examined to analyze this request, as are discussed below.

1. Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City, and the proposed mixed residential development would help to meet that need. Additionally, the Comprehensive Plan allows densities of 4-7.99 units per acre in areas that are designated as Medium-Density Residential. Therefore, the proposed density of 6.94 for this development is consistent with the Medium-Density Residential designation.

Community Goals and Policies (pg. 42-44)	<u>Population Policies:</u> Maintain a family friendly environment and focus on attracting and retaining young adults.
	<u>Housing Goals:</u> Provide a mixture of housing options to attract young professionals, singles, and small families.
	<u>Community Services/Facilities Goals:</u> To make available adequate facilities and services to meet the changing needs of all City residents.
	<u>Future Land Use Goals:</u> To establish land use designations that meet the needs of the City and are consistent with the new UDC.

2. Relation to the Zoning of the Property. The applicant’s request to assign the City’s PUD (Planned Unit Development) zoning district would be compatible with the other surrounding land use designations that are adjacent to the subject property, which include single-family subdivisions and townhome subdivisions. Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all of the future land use designations, including the requested Medium-Density Residential designation. To allow for the proposed PUD zoning, the applicant has requested that the property be assigned the Medium-Density Residential designation.

3. Suitability of the Site’s Location. The proposed Medium-Density Residential future land use designation would be compatible with the other Medium-Density Residential designations within the vicinity. Furthermore, the requested PUD rezoning of the property, which calls for the preservation of open space and a variety of housing types, would be compatible with the PUD district that is directly across from the subject property, on the east side of Flippen Road.

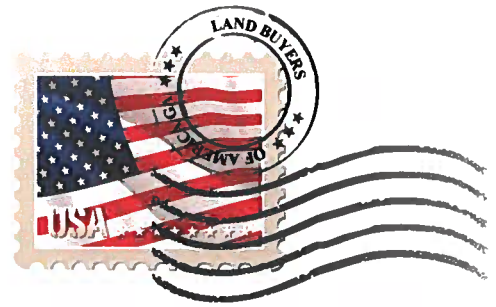
4. Maintaining the Current Land Use Designation. The current Future Land Use designation for this property is Henry County Medium-Density Suburban, which is intended for developments with densities between 0-4 units per acre. The density of this proposed development matches more closely with the City of Stockbridge’s Medium-

Density Residential designation, which allows for residential developments with 4-7.99 units per acre.

The City of Stockbridge 2024 Comprehensive Plan states that the Medium-Density Residential future land use designation intends for residential developments which include single-family, detached homes on lots ranging from 10,000-30,000 square feet, including parcels that are zoned for single-family attached and detached homes. The proposed development aligns well with the intended use of the Medium-Density Residential designation.

CONCLUSION AND RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment for 1448 and 1468 Flippen Road, via CP-2025-01, would be necessary and desirable for the subject property, in conjunction with the requested rezoning of the property to PUD via RZ-2025-01, to allow for the proposed mixed residential development. Therefore, the Planning and Zoning staff recommends the APPROVAL of CP-2025-01.



LAND BUYERS OF AMERICA GA

May, 15, 2025

Deferral Request (30 Day)

Please consider this email a request for a Deferral Request (30 Day) for the following three cases:

1. Annexation Case #AX-2025-01.
2. Comprehensive Case Amendment Case #CP -2025-01.
3. Rezoning Case #RZ-2025-01.

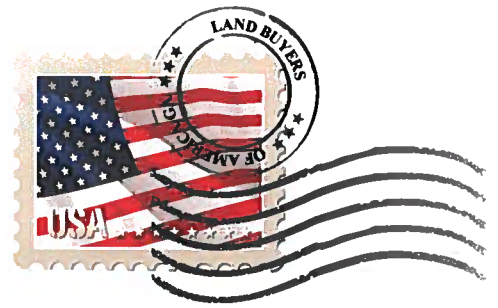
We are requesting this Deferral Request (30) Day to allow us more time to work out the details of the proposed homes.

Thank you and I will follow up with a hard copy of this Deferral Request (30 Day) today.

Michael Kaner

Authorized Individual

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**



LAND BUYERS OF AMERICA GA

Revised Letter of Intent

May 8, 2025

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77 acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 151 Units. The Density will be 6.94 units per acre. There will be 31 Single Detached Units and 120 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.



Michael Kaner Agent

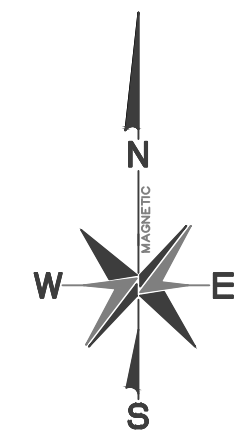
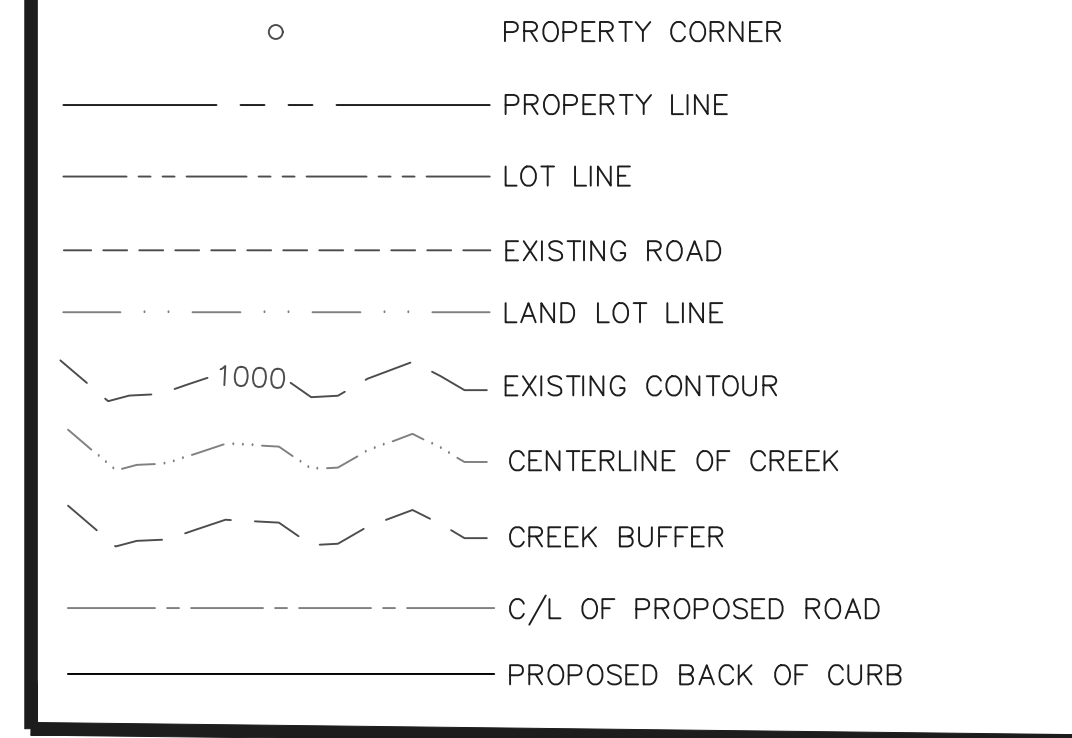
Land Buyers of America GA, LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

VICINITY MAP



REZONING PLAN LEGEND

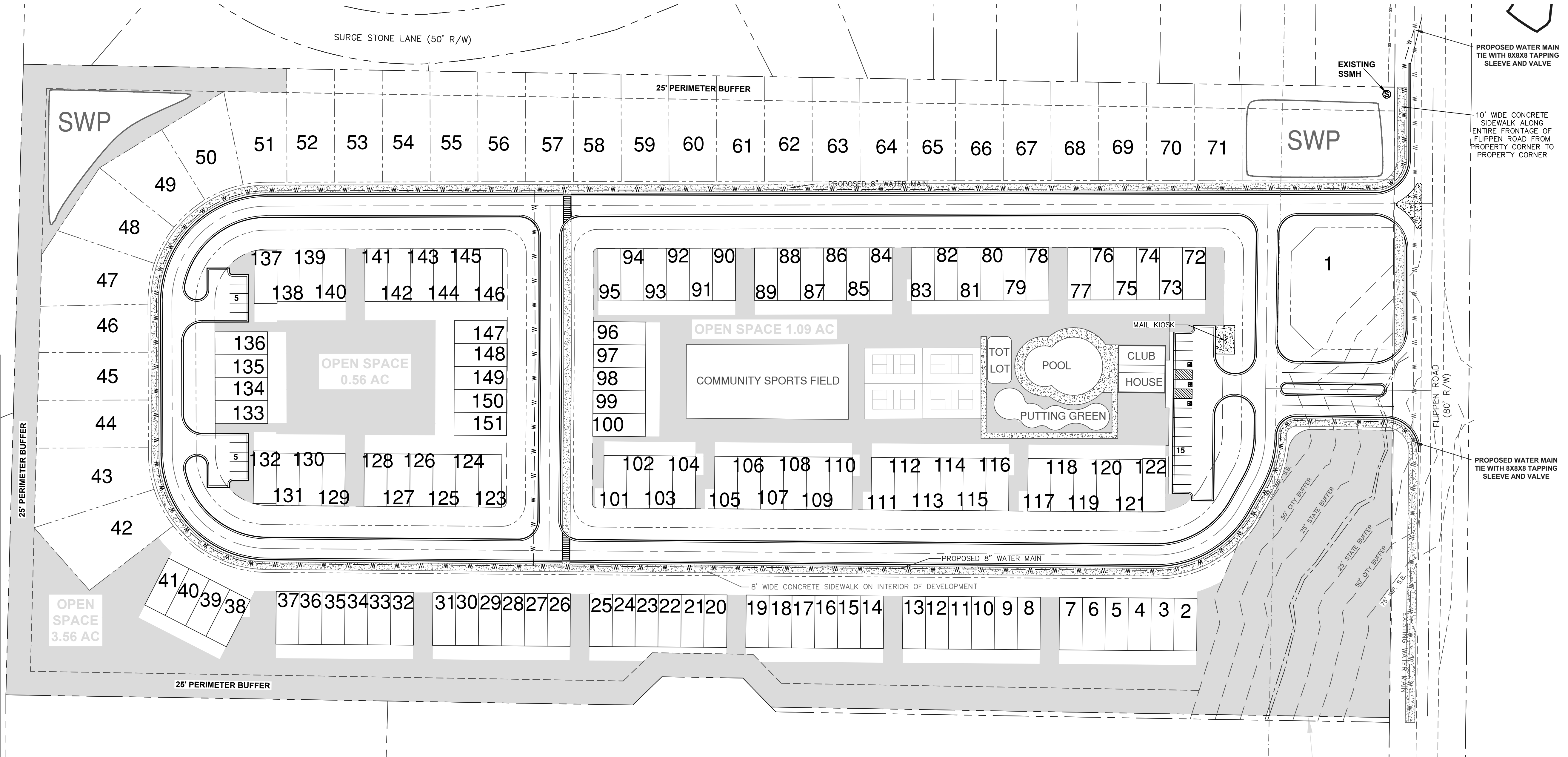


PREPARED BY:
Elite Engineering
 Engineering | Surveying | Management
 300 W Parkway Dallas, GA 30132
 Jonathan Jones, P.E.
 (678) 215-2968

DATE: _____

REVISION

No.	



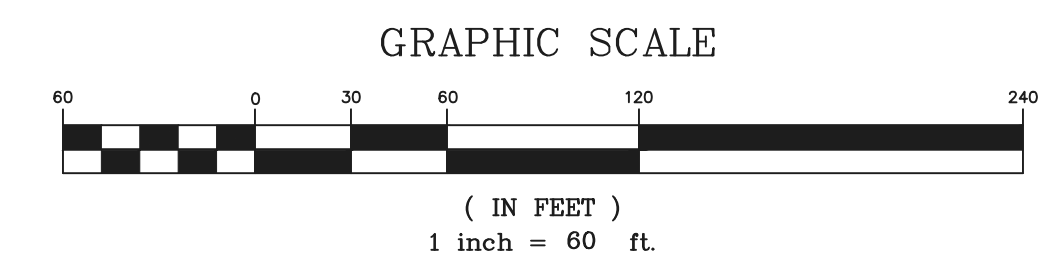
- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER: LAND BUYERS OF AMERICA GA, LLC
24 HR. CONTACT: MICHAEL KANER 404-422-6806
- ENGINEER: ELITE ENGINEERING, LLC
300 W PARKWAY DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING: RA (HENRY COUNTY RESIDENTIAL-AGRICULTURE)
PROPOSED ZONING: PUD (CITY OF STOCKBRIDGE)
TOTAL SITE AREA = 21.77 ACRES
REQUIRED OPEN SPACE = 4.35 ACRES
PROVIDED OPEN SPACE = 4.71 ACRES
PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
PROPOSED DENSITY = 6.94 U/A
ALL UNITS TO BE 3 BEDROOM/2 BATHROOM
- SETBACKS:
MIN. FRONT YARD = 20 FEET
MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH
- PARKING REQUIREMENTS:
PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 327 SPACES
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 1315100880 BUT IS WITHIN 500' OF THE PROPERTY BOUNDARY.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
- WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
- POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY HENRY COUNTY FIRE DEPARTMENT.
- STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
- THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA

ANNEXATION & REZONING PLAN FOR
HANOVER PARK
 LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
LAND BUYERS OF AMERICA GA, LLC
 24 CONTACT
 MICHAEL KANER
 404-422-6806



PROJECT No. 24040
 DRAWING SCALE: 1" = 60'
 DESIGNED BY: JFJ
 DRAWN BY: JFJ
 CHECKED BY: JFJ
 DATE: 4/30/25
 SHEET

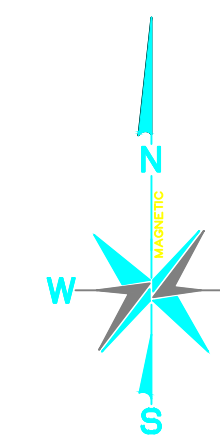


VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



PREPARED BY:

Elite Engineering
 Engineering | Surveying | Management
 300 W Parkway Dallas, GA 30132
 Jonathan Jones, P.E.
 (678) 215-2968

DATE:	
REVISION:	
No.:	

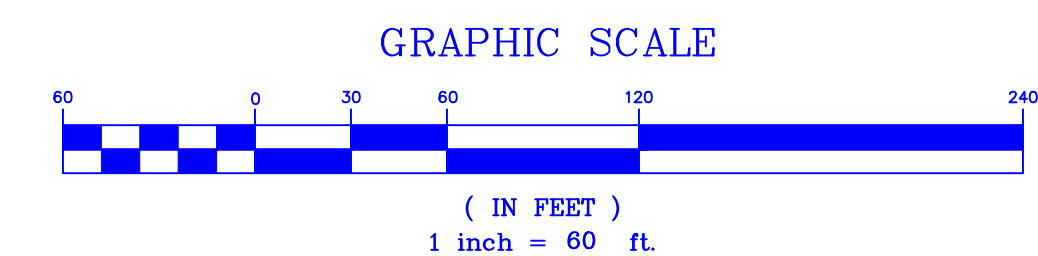
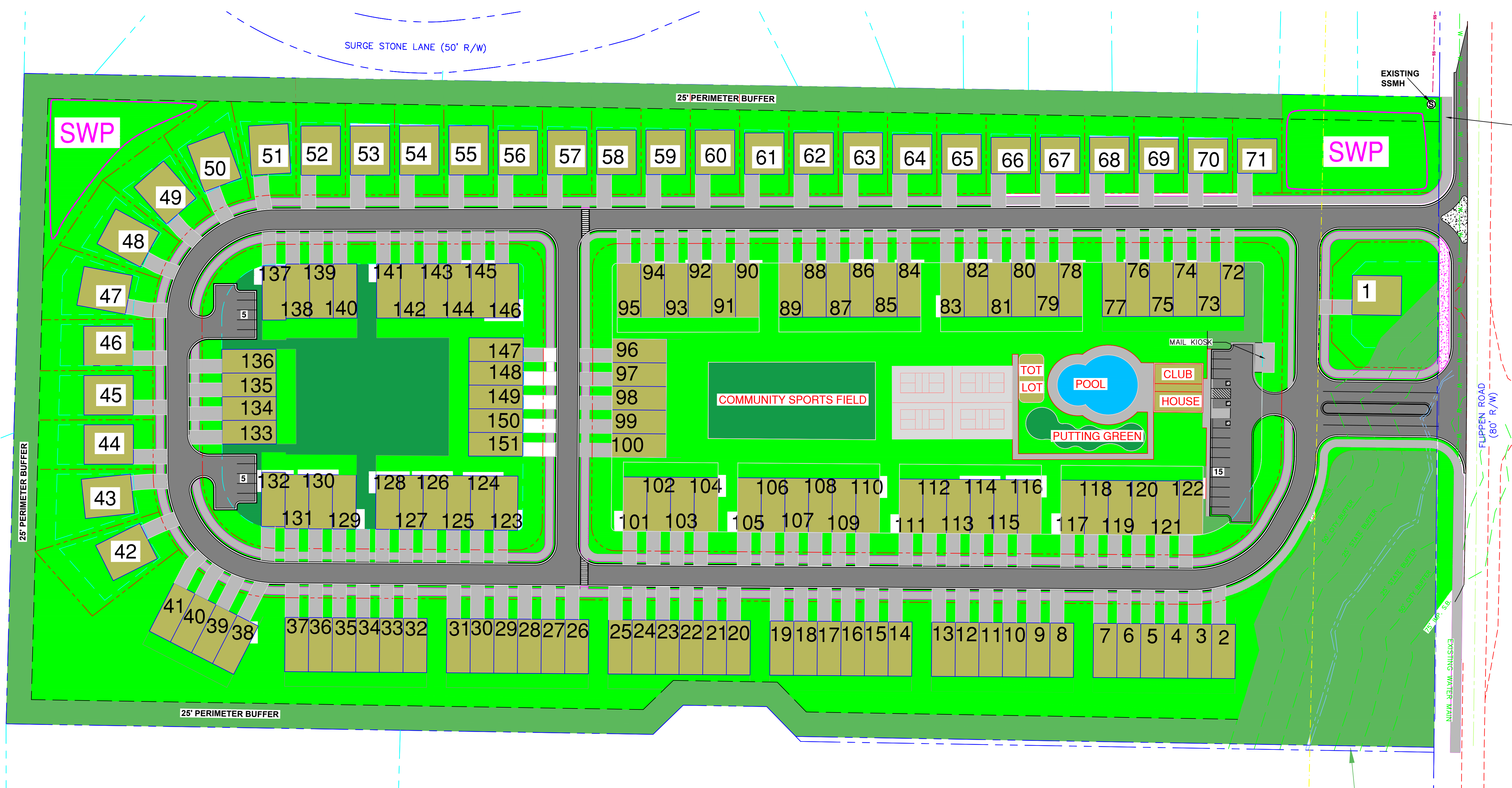
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 LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

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 SHEET
1 OF 1

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 300 W PARKWAY DALLAS, GA 30132
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7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
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13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA





Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

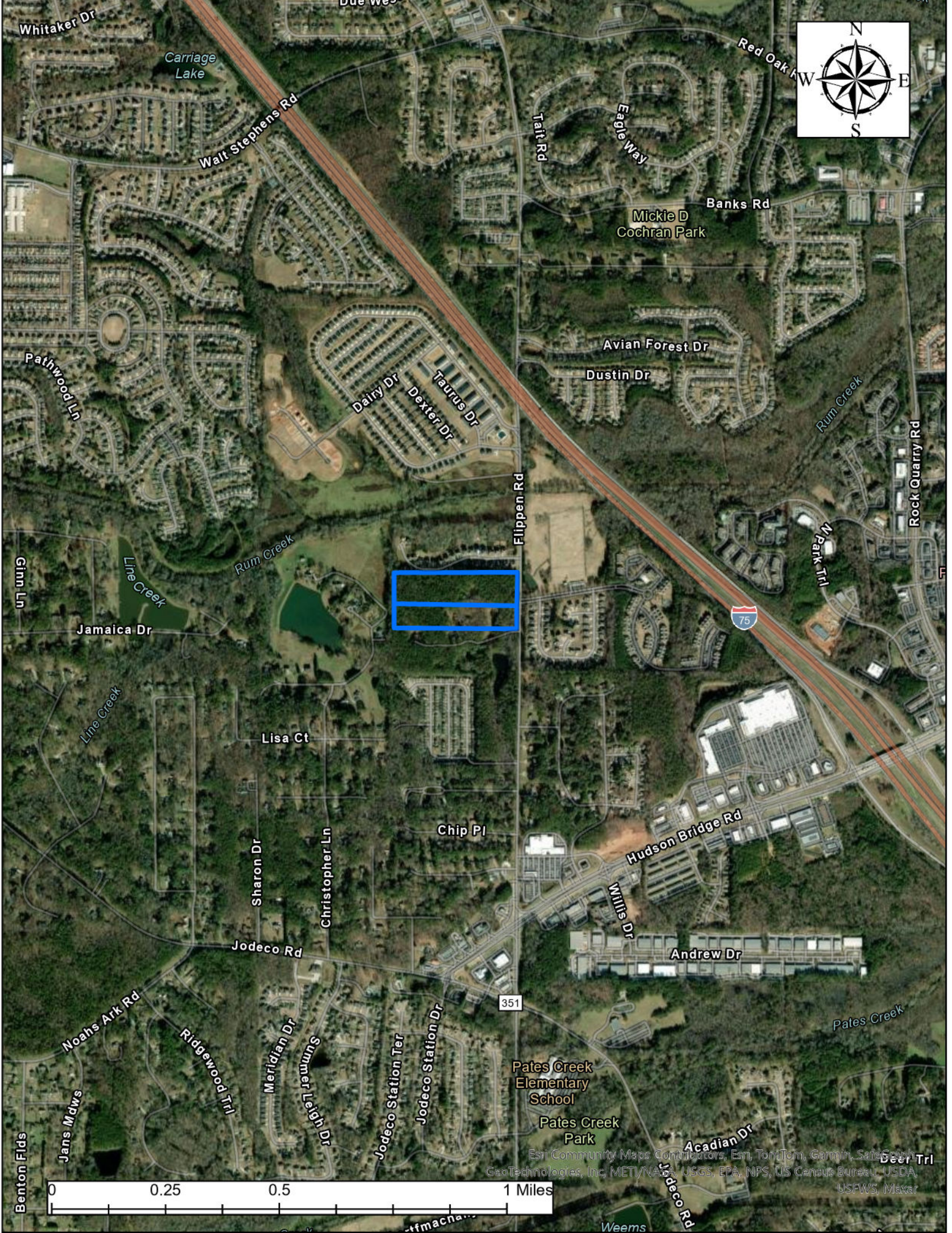
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



Whitaker Dr

Carriage Lake

Walt Stephens Rd

Due west

Tait Rd

Eagle Way

Red Oak

Banks Rd

Mickie D Cochran Park

Avian Forest Dr

Dustin Dr

Dairy Dr

Taurus Dr
Dexter Dr

Rum Creek

Rock Quarry Rd

Flippen Rd



M Park Trl

Pathwood Ln

Ginn Ln

Line Creek

Rum Creek

Jamaica Dr



Line Creek

Lisa Ct

Chip Pl

Hudson Bridge Rd

Willis Dr

Andrew Dr

Sharon Dr

Christopher Ln

Jodeco Rd

351

Pates Creek

Noahs Ark Rd

Ridgewood Trl

Meridian Dr

Summer Leigh Dr

Jodeco Station Ter

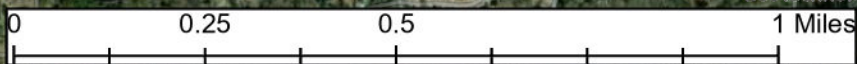
Jodeco Station Dr

Pates Creek Elementary School

Pates Creek Park

Acadian Dr

Esri Community Map Contributors, Esri, TomTom, Garmin, Safe Software, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar



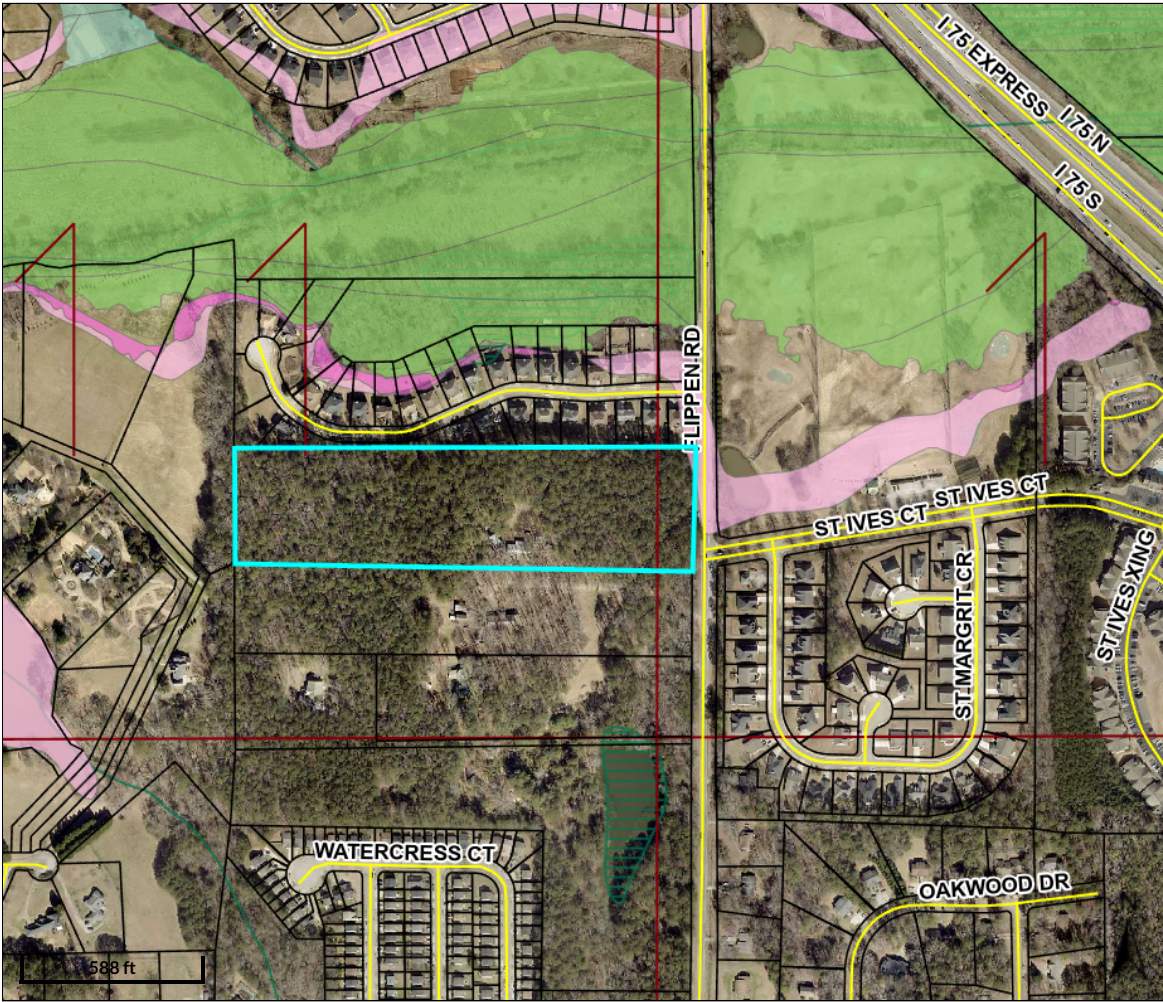
Benton Flds

Jans Mdws

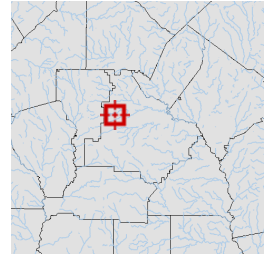
ifmach...

Weems











Jodeco Rd



Overview



Legend

-  Parcels
-  Roads
-  Land Lots
- Flood Map**
-  X - 500 Year Flood
-  0.2 - Areas of 0.2% annual chance flood
-  A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
-  AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
-  AO - Areas subject to inundation by 1-percent-annual-chance shallow flooding, average depths 1-3 feet
-  Lakes
-  Wetlands

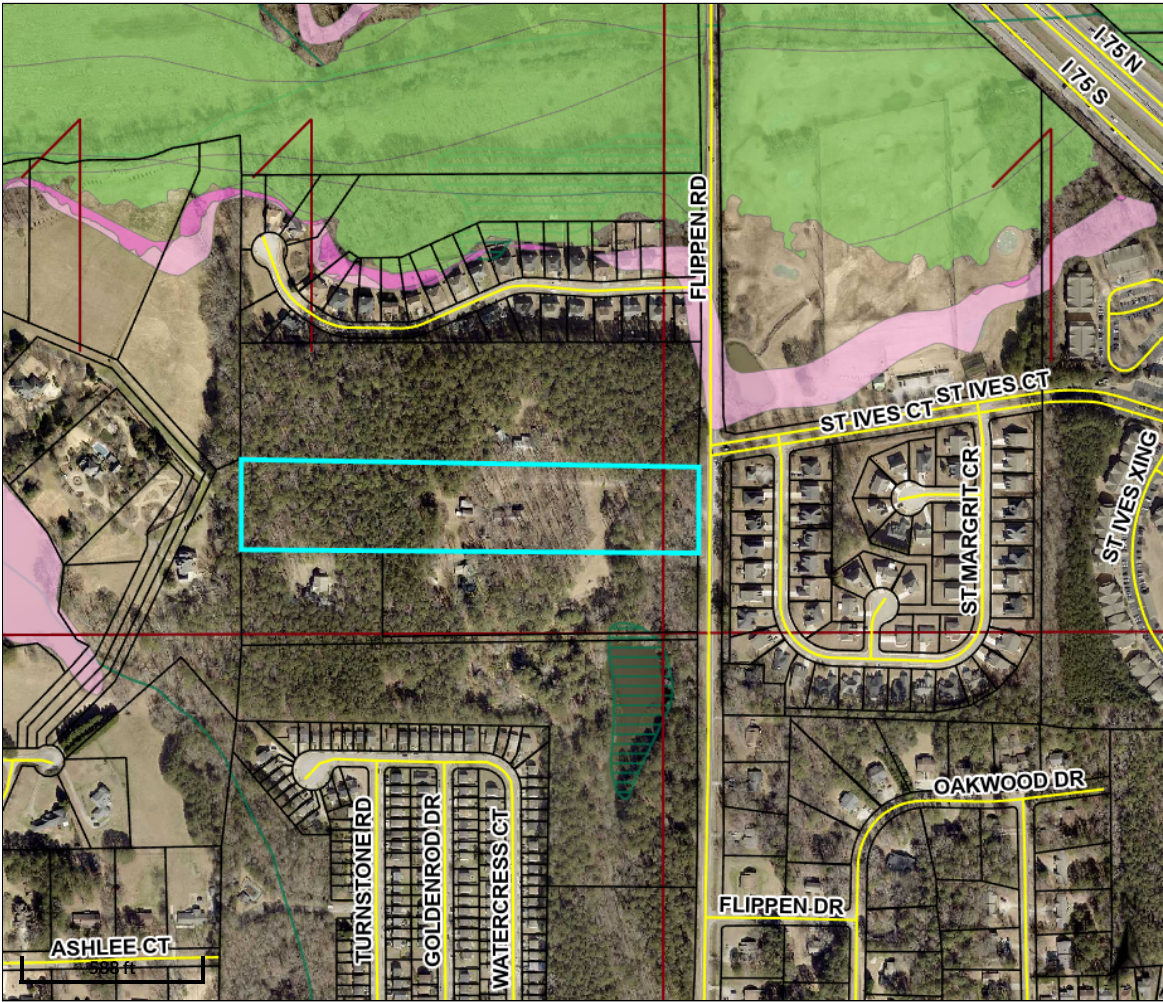
Parcel ID	032-02006000	Class	Consv Use	Owner Address	REICHERT WILLIAM K & BRENDA A	Land Value:	\$182,500								
Property Address	1448 FLIPPEN RD	Acreage	14.21		1448 FLIPPEN RD	Building Value:	\$292,100	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$840	Date	10/1/1983	Price	\$22,900	Reason	LM	Qual	Q
					30281	Total Value:	\$427,800		n/a	\$		n/a	n/a		

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

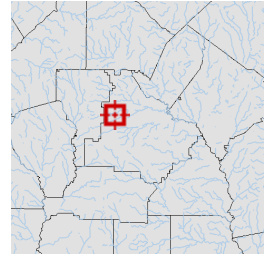
Date created: 2/18/2025

Last Data Uploaded: 2/18/2025 1:09:42 AM











Developed by  **SCHNEIDER**
GEO SPATIAL



Overview



Legend

-  Parcels
-  Roads
-  Land Lots
- Flood Map**
-  X - 500 Year Flood
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-  Lakes
-  Wetlands

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land Value:	\$95,500								
Property Address	1468 FLIPPEN RD	Acreeage	7.63	Address	D 1468 FLIPPEN RD	Building Value:	\$347,300	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$12,200	Date	1/8/2014	Price	\$0	Reason	VF	Qual	U
					30281	Total Value:	\$364,500		6/1/1984	\$13,400		U	U		

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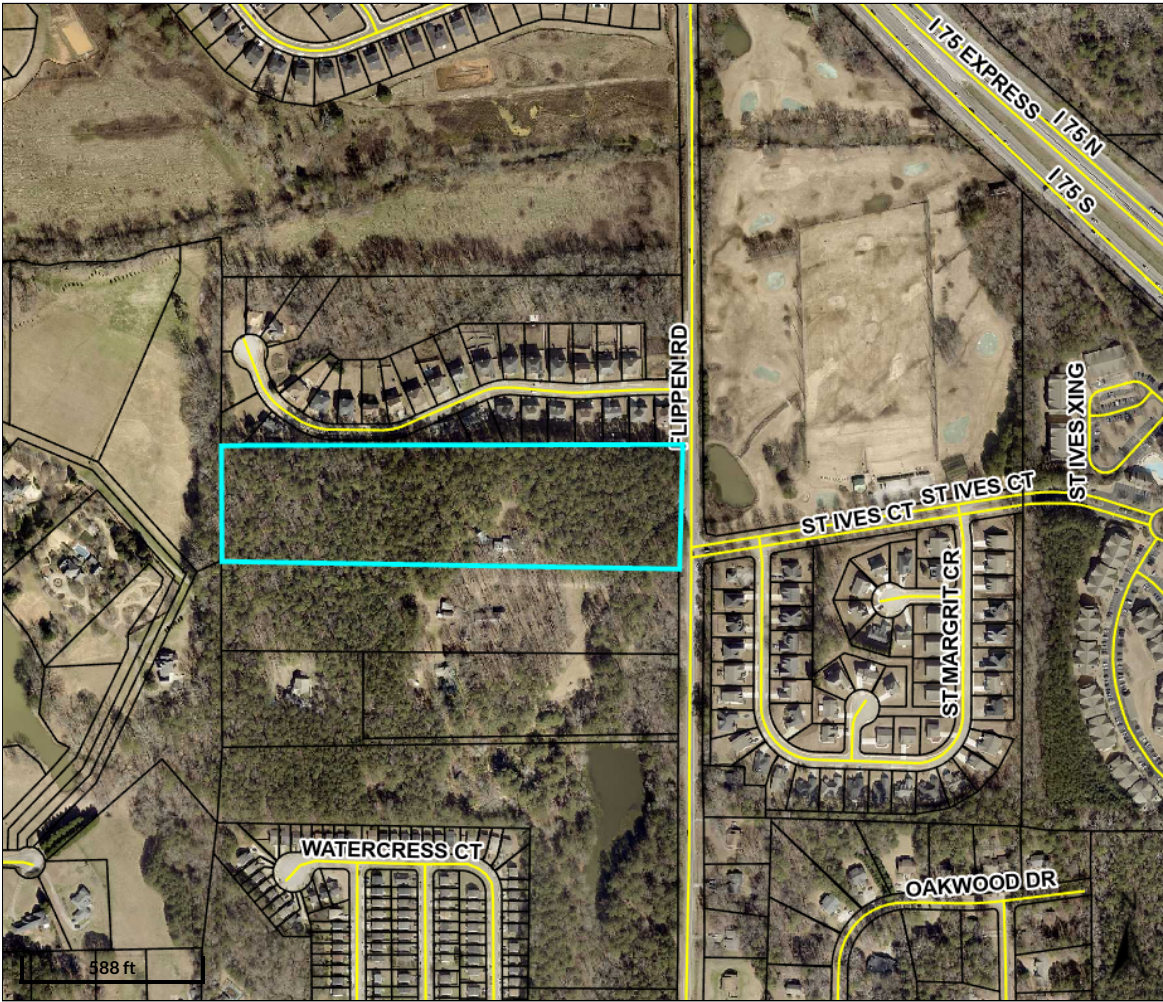
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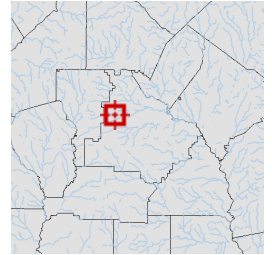
Developed by  **SCHNEIDER**
GEO SPATIAL



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-02006000	Class	Consrv Use	Owner Address	REICHERT WILLIAM K & BRENDA A 1448 FLIPPEN RD STOCKBRIDGE, GA 30281	Land Value:	\$176,100								
Property Address	1448 FLIPPEN RD	Acreage	14.21			Building Value:	\$254,000	Last 2 Sales							
District	Henry County					Misc Value:	\$840	Date	10/1/1983	Price	\$22,900	Reason	LM	Qual	Q
						Total Value:	\$427,800		n/a	\$		n/a	n/a		

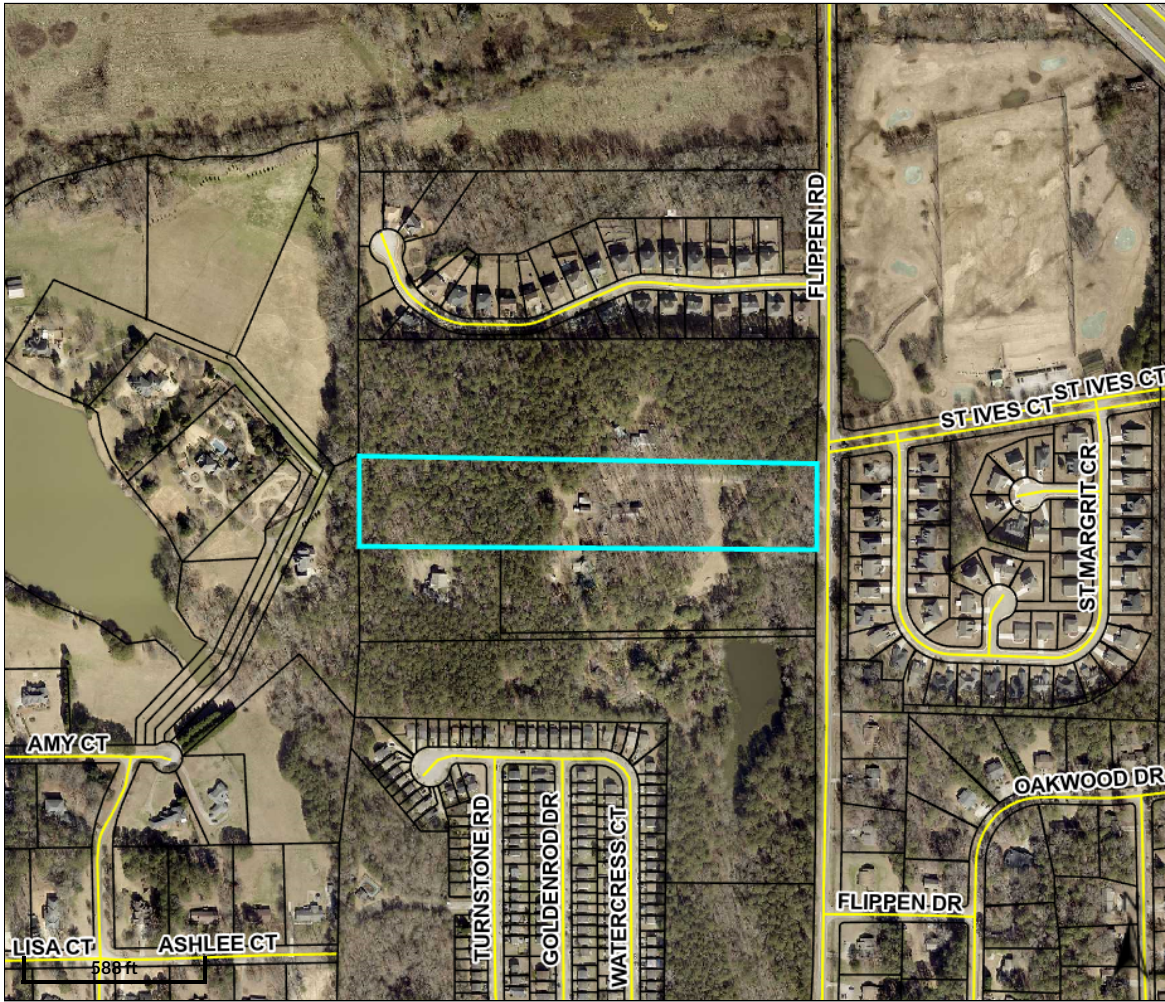
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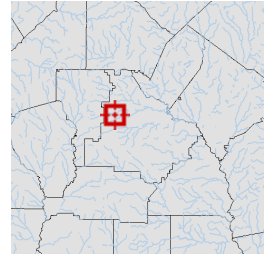




Henry County, GA



Overview



Legend

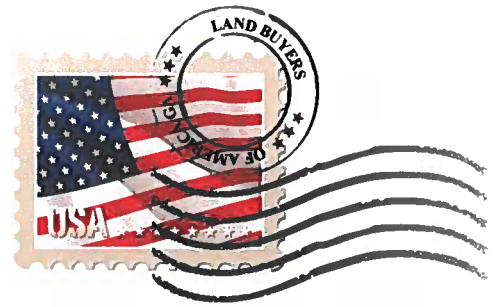
- Parcels
- Roads

Parcel ID	032-02005001	Class	Residential	Owner	GILREATH WILLARD	Land Value:	\$92,200								
Property Address	1468 FLIPPEN RD	Acreage	7.63	Address	D 1468 FLIPPEN RD	Building Value:	\$304,400	Last 2 Sales							
District	Henry County				STOCKBRIDGE, GA	Misc Value:	\$12,200	Date	1/8/2014	Price	\$0	Reason	VF	Qual	U
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LAND BUYERS OF AMERICA GA

May, 15, 2025

Deferral Request (30 Day)

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2. Comprehensive Case Amendment Case #CP -2025-01.
3. Rezoning Case #RZ-2025-01.

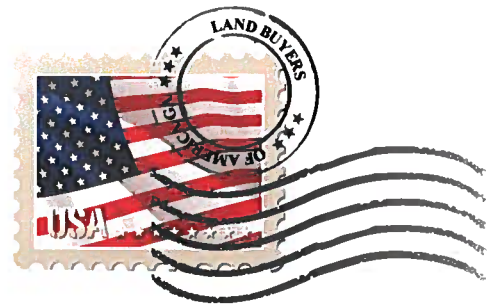
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Thank you and I will follow up with a hard copy of this Deferral Request (30 Day) today.

Michael Kaner

Authorized Individual

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**



LAND BUYERS OF AMERICA GA

Revised Letter of Intent

May 8, 2025

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77 acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

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Michael Kaner Agent

Land Buyers of America GA, LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

Rezoning Application

City of Stockbridge, Georgia



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division

Rezoning Application

ALENT MICHAEL KANER

Name of Applicant: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Date: 1-8-25

Address Applicant: 2500 CLEAN WATER COURT Fax: N/A Cell #: 404-422-6806

City: BUFFALO State: GA Zip: 30519 E-mail: MONEYFORYOURDIRT@GMAIL.COM

Name of Agent: LAND BUYERS OF AMERICA GA LLC Phone: 404-422-6806 Date: 1-8-25

Address Agent: 2500 CLEAN WATER COURT Fax: N/A Cell #: 404-422-6806

City: BUFFALO State: GA Zip: 30519 E-mail: MONEYFORYOURDIRT@GMAIL.COM

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

ZONING BEING REQUESTED
"REZONE THE PROPERTY FROM Henry County's
RA (RESIDENTIAL-AGRICULTURAL ZONING DISTRICT
TO THE CITY OF STOCKBRIDGE (PUD) PLANNED UNIT
DEVELOPMENT) ZONING DISTRICT.

The property will be POSTED with a City of Stockbridge rezoning 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. _____ Acknowledgement

Nearest intersection to the property: ST. JIVE'S COURT
(Street Address)

Size of Tract: 21.71 acre(s), Land Lot Number(s): 11 & 12, District(s): 6th

Property Tax Parcel Number(s): (1448) 032-0200-6000 (Required)

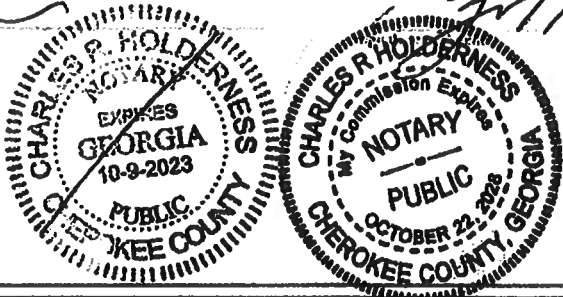
(1468) 032-0200-5001

Witness' Signature: *Elizabeth Fritze*
Printed Name of Witness: Elizabeth Fritze

Signature of Applicant: *MICHAEL KANER*
Printed Name of Applicant: C/O LAND BUYERS OF AMERICA GA LLC

Notary: *[Signature]*

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

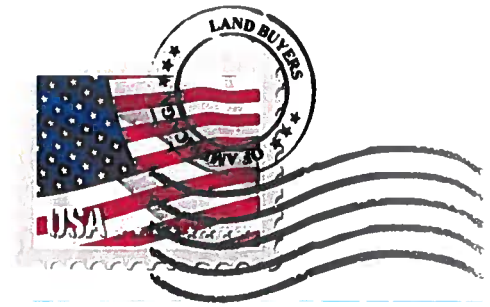
Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



LAND BUYERS OF AMERICA GA

Letter of Intent

To: City of Stockbridge

We are proposing to combine 1448 Flippen Road Stockbridge, GA (Parcel # 032-02006000 containing 14.210 acres) 1468 Flippen Road Stockbridge, GA (Parcel #032-02005001 containing 7.561 acres) into a single parcel containing 21.77Acres. We are seeking an Annexation into the City of Stockbridge with a Zoning of PUD (Planned Unit Development).

The proposed development will contain 159 Units. There will be 23 Single Detached Units and 136 Townhouse Units. All Units will have a minimum of 3 bedrooms and 2 Bathrooms with double-car garages. The square footage will be 1600sf-2000sf. The exterior will be constructed utilizing brick and Hardy Board. The amenities will include a pool with a clubhouse, a putting green, tot lot, tennis or pickle ball courts and a community sports field.

Variance Request: We will be seeking a Variance, for Lot 85, into the stream buffer, but not State Buffer, to be able to construct the Unit.

Respectfully yours,

Michael Kaner Agent

Land Buyers of America GA LLC

**2500 Clean Water Court
Buford • GA • 30519
moneyforyourdirt@gmail.com
404-422-6806**

Parcel(s)
Information

The 2 parcels will be combined and developed as 1 parcel. The combined parcels will have a total acreage of 21.77 acres. Proposed Density is 7.304 Units Per Acre.

1. 1448 Flippen Road. Tax Assessors Parcel Number is 032 0200 6000. (14.21 acres).
2. 1468 Flippen Road. Tax Assessors Parcel Number is 032 0200 5001. (7.561 acres).
3. Land Lots 11 & 12 of the 6th District located in Henry County, GA.
4. 1448 Property Owners. William K and Brenda A. Reichert.
5. 1468 Property Owner. Willard D. Gilreath.
6. Owners' Agent. Land Buyers of America GA LLC. 2500 Clean Water Court Buford, GA. 30519. c/o Michael Kaner 404-422-6806. moneyforyourdirt@gmail.com.

There will be 159 units: 23 SFH units and 136 Townhouses units. All units will have 3 bedrooms.

The estimated daily sewer flow is 63,600 gpd per Henry County Regulations There is a sewer manhole in the NE corner of the property.

It is estimated it will take 3.5 years to develop and build the units.

Agent/Applicant for the owners:

Land Buyers of America GA LLC



Michael Kaner

Agent/Applicant Authorized Individual

404.422.6806

moneyforyourdirt@gmail.com

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge Ga 30281 [address], with Parcel Number 032-02006000, which is the subject of this application.

Name of Property Owner: James Brecht Conservator
Property Owner's Address: 1448 Flippen Road, Stockbridge, Ga 30281
Telephone: 404-323-4361 E-mail: jharvey@johas.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia [State].

Signature: [Signature] Date: 12-6-2024

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): LANN Buyers of America SA - Michael KANER

Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 404-422-6806. MONEYFORWARDING@gmail.com
2500 Clean Water Court Buford, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

[Signature]

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12-6-2024
Date

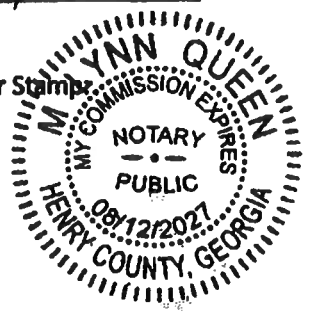
[Signature]

Signature of Notary Public

M. LYNN QUEEN
Printed Name of Notary Public

12. 6. 24
Date

Notary Public's Seal or Stamp

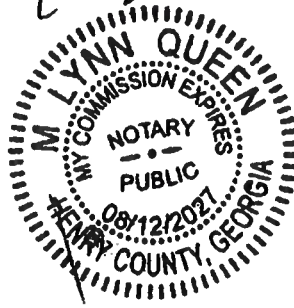


NOTICE: Sections III or IV below MUST be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

James Reichert, Conservator
 TYPE OR PRINT OWNER'S NAME
1448 Flippen Rd
 ADDRESS
Stockbridge, GA
 CITY & STATE ZIP CODE
[Signature]
 OWNER OF PROPERTY (SIGNATURE)
404-323-4361
 PHONE NUMBER
jharvey@aetnashop.com
 EMAIL ADDRESS gmail JJA

Sworn to and subscribed before me this
22 day of Dec 2024
[Signature]
 NOTARY PUBLIC



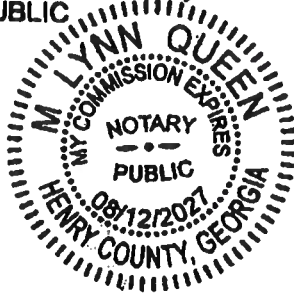
SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Michael Kaner - AGENT

LANN BUYERS OF AMERICA CALL
 APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
 TYPE/PRINT NAME OF APPLICANT
2500 CLEAN WATER COURT
 ADDRESS
Buford, GA 30519
 CITY & STATE ZIP CODE
404-422-6806
 PHONE NUMBER
mkaner@lannbuyers.com
 EMAIL ADDRESS

Sworn to and subscribed before me this
22 day of Dec 2024
[Signature]
 NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 or 3

Michael Kerner — AGENT
c/o LAND BUYERS OF AMERICA GA LLC — APPLICANT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Michael Kerner
SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: ATTORNEY AGENT

2500 CLEN WATER COURT
ADDRESS

Buford, GA 30519
CITY & STATE, ZIP CODE

404-422-6406
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____,

James Reichert, Conservator
 Applicant's Name - Printed
 OWNER'S

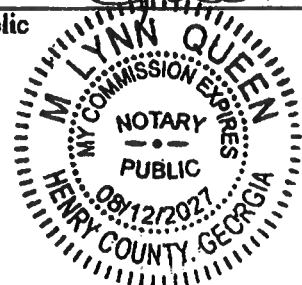
[Signature]
 Signature of Applicant/Property Owner/Agent

n/a
 Applicant's Attorney, if applicable - Printed

n/a
 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024.

M. Lynn Queen
 Notary Public



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

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1448 Flippen Road, Stockbridge, GA [Address], with Parcel Number 032-02006000 which is the subject of this application. GA 30281

Name of Property Owner: Brenda Reichert
Property Owner's Address: 1448 Flippen Road, Stockbridge, GA 30281
Telephone: 404-323-4360 E-mail: brendann2063@yahoo.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry [County], Georgia (State).

Signature: Brenda Reichert Date: 12/8/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): ^{AGENT} Michael Kaner

Company/law firm (if applicable): ^{APPLICANT} LAND BUYERS OF AMERICA GA LLC

Telephone, E-Mail, & Address: 404-422-6806 moneyforyourdiat@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Brenda Reichert

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/8/24
Date

M. Lynn Queen

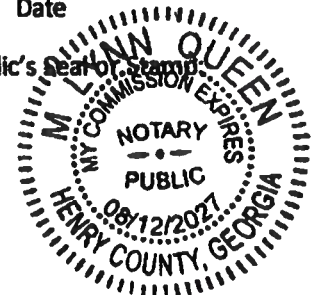
Signature of Notary Public

M. LYNN QUEEN

Printed Name of Notary Public

12.8.24
Date

Notary Public's Seal or Stamp



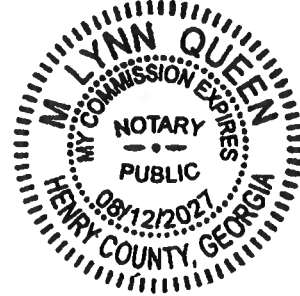
NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Brenda Reichert
TYPE OR PRINT OWNER'S NAME
1448 Flippen Road
ADDRESS
Stockbridge, GA 30281
CITY & STATE ZIP CODE
Brenda Reichert
OWNER OF PROPERTY (SIGNATURE)
404-323-4360
PHONE NUMBER
brendann2033@yahoo.com
EMAIL ADDRESS

Sworn to and subscribed before me this
8th day of December 2024

M Lynn Queen
NOTARY PUBLIC



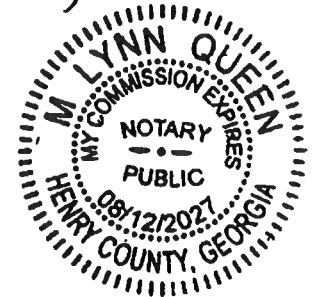
SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

LAND BUYERS OF AMERICA GA LLC
APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
TYPE/PRINT NAME OF APPLICANT
Michael Kaner
ADDRESS
2500 CLEAN WATER COURT
CITY & STATE ZIP CODE
Buford, GA 30519
PHONE NUMBER
~~MONEY FOR YOUR EFFORTS~~ MK
EMAIL ADDRESS
moneyfor your dist@gmail.com

Sworn to and subscribed before me this
22 day of Dec 2024

M Lynn Queen
NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 or 3

M Kaner
MICHAEL KANER - AGENT

SECTION V: Attorney or Agent, if different from the applicant and/or owner

c/o LAND BUYERS OF AMERICA GA LLC - APPLICANT
SIGNATURE OF ATTORNEY/AGENT CHECK ONE: ATTORNEY AGENT

2500 CLEAN WATER COURT
ADDRESS

ROFDON GA 30519
CITY & STATE ZIP CODE

404-422-6806
PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 8th day of DECEMBER, 2024

BRENJA Reichert
 Applicant's Name - Printed
 OWNER'S

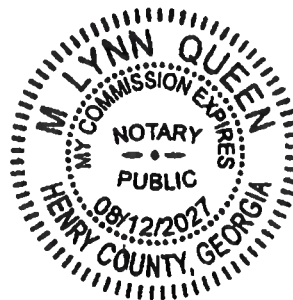
Brenja Reichert
 Signature of Applicant/Property Owner/Agent

N/A
 Applicant's Attorney, if applicable - Printed

N/A
 Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8th day of December, 2024

M Lynn Queen
 Notary Public



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

1448 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 for feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to a point; THEN leaving said right of way North 89 degrees 14 minutes 40 seconds West for 1444.91 feet to a point; THEN North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; THEN North 01 degree 29 minutes 26 seconds East for 199.98 feet to a point on the City of Stockbridge City Limits; THEN along said City Limits South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to a point on the westerly side of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 14.210 Acres of land more or less and is shown as Parcel "A" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.



1448

STATE OF GEORGIA

County.

THIS INDENTURE, Made this 6th day of Octol 1983 between

WILLIAM K. REICHERT and BRENDA A. REICHERT

of County, State

... (hereinafter called the "Borrower") and ... as co-Executors, DALE B. SCHNEIDER, and EIGHT-SEVENTY CORPORATION, a corporation of the state of Georgia. of County, State of Georgia, (hereinafter called the "Lender").

WITNESSETH: Borrower is indebted to Lender in the sum of Seventeen Thousand Eight Hundred Thirty and 00/100 ----- \$17,830.00 Dollars evidenced by principal note signed by Borrower, dated this day, payable to Lender or order.

As security for payment of said indebtedness Borrower hereby grants, bargains, sells and conveys unto the Lender all that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the ... thence West 45 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen Road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

GEORGIA INTANGIBLE TAX PAID

54.00

This deed is also subject to all easements of record.

10-12-83 [Signature]

... of the existing ... interest ...

1448

Form 10-8

WARRANTY DEED

85-RE-542

STATE OF GEORGIA COUNTY OF HENRY

THIS INDENTURE, Made the 13th day of September in the year one thousand nine hundred eighty-five, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT AND BRENDA A. REICHERT, AS Joint Tenants with right of survivorship as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION----- (\$10.00) DOLLARS and paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County Georgia, as per plat prepared by W.R. Franks and dated August 28, 1985, and being more particularly described as follows:

To ascertain the True Point of Beginning commence at a reference point being the intersection of the Western right of way line of Flippen Road and the Southern line of Land Lot 11; thence from said reference point in a Northerly direction along the Western right of way line of Flippen Road a distance of 989.32 feet to an iron pin and the True Point of Beginning; thence North 89 degrees 02 minutes 42 seconds West a distance of 1,439.81 feet to an iron pin; thence North 01 degrees 55 minutes 51 seconds East a distance of 200 feet to an iron pin placed; thence South 89 degrees 02 minutes 42 seconds East a distance of 1,435.92 feet to an iron pin placed on the Western right of way line of Flippen Road; thence South 00 degrees 29 minutes West a distance of 200 feet to an iron pin and the TRUE POINT OF BEGINNING. said tract containing 6.599 acres.

RECORDED
CLERK OF SUPERIOR COURT

1985

REC'D
FILED
C.A.

17. 85
85-14-85

NOTE: If the proposed development site would contain more than one property, and/or more than one property owner, please first type a list on a separate sheet of paper which identifies each property (address and/or parcel number) and its corresponding property owner(s). Then fill out a separate Property Owner's Authorization Form (provided below) for each property and each property owner.

PROPERTY OWNER'S AUTHORIZATION FORM (See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 1468 Shippen Rd, Stockbridge, GA 30281 (address), with Parcel Number 032 0200 5001 which is the subject of this application.

Name of Property Owner: William J. Gilreath
Property Owner's Address: 204 Sanders Rd, Milledgeville, GA 30257
Telephone: 678-588-0113 E-mail: lmajones13@gmail.com

I swear that I am the Property Owner, or one of the Property Owners, of the property that is the subject matter of the attached application, as is shown in the tax assessors' records of Henry (County), Georgia (State).

Signature: x Michelle Jones, executor Date: 12/6/24

The undersigned does duly authorize the person(s) and/or company who is named below to act as APPLICANT(S) in the pursuit of this application for the subject property.

Name(s) of Applicant(s): AGENT
Michael Kaner c/o LAND BUYERS OF AMERICA GA LLC

Company/law firm (if applicable): LAND BUYERS OF AMERICA GA LLC

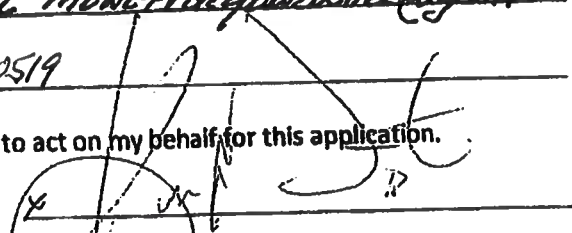
Telephone, E-Mail, & Address: 404 422-6806 moneyforpurchase@gmail.com
2500 CLEAN WATER COURT BUFORD, GA 30519

I authorize the Applicant or Applicants who are named above to act on my behalf for this application.

Michelle Jones, executor

Signature of Property Owner, who swears that the information which is contained in this Property Owner's Authorization is true and correct to the best of his or her knowledge and belief.

12/6/24
Date



Signature of Notary Public

Kimberly Gates

Printed Name of Notary Public

12/6/2024
Date

Notary Public's Seal or Stamp:

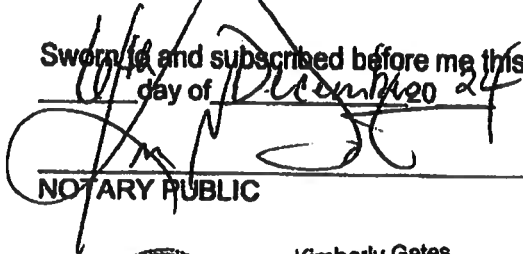


Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
Commission Expires

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Michelle Jones executor
 TYPE OR PRINT OWNER'S NAME
204 Sanders Road.
 ADDRESS
Wilner GA 30257
 CITY & STATE ZIP CODE
Michelle Jones, executor
 OWNER OF PROPERTY (SIGNATURE)
678-588-0113
 PHONE NUMBER
lmajones13@gmail.com
 EMAIL ADDRESS


Sworn to and subscribed before me this
22nd day of December 2024

 NOTARY PUBLIC

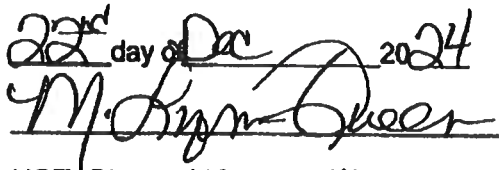


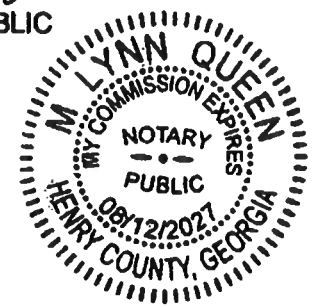
Kimberly Gates
 NOTARY PUBLIC
 Fulton County, Georgia
 My Commission Expires
 August 31, 2025

SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.


LAND BUYERS OF AMERICA GA LLC
 APPLICANT (SIGNATURE)
MICHAEL KANER - AGENT
 TYPE/PRINT NAME OF APPLICANT
2550 CLEGG WATER COURT
 ADDRESS
Buford 30519
 CITY & STATE ZIP CODE
404-422-6806
 PHONE NUMBER
moneyforyourdiat@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this
22nd day of Dec 2024

 NOTARY PUBLIC



Indicate which of the above is applicable: 1 2 or 3

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 a conditional use permit, 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 Stockbridge City Council who will consider the application? Yes No

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Michelle JONES
Applicant's Name - Printed
OWNER

Michelle Jones, executor
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 6th day of December, 2024

[Signature]
Notary Public



Kimberly Gates
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires
August 31, 2025

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

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 a conditional use permit, 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 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 City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 22 day of Dec, 2021

LAND BUYERS OF AMERICA GA
Applicant's Name - Printed

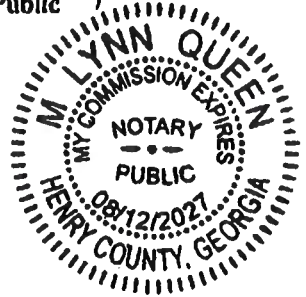
[Signature]
Signature of Applicant/Property Owner/Agent
MICHAEL KANER

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 22 day of Dec, 24

[Signature]
Notary Public



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

1468 Flippen Road - Legal Description

All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) from said right of way intersection South 00 degrees 19 minutes 49 seconds West along Flippen Road for 128.11 feet to a point; THEN continuing along said right of way South 00 degrees 14 minutes 50 seconds West for 429.47 feet to the POINT OF BEGINNING.

THEN continuing along said right of way South 00 degrees 24 minutes 31 seconds West for 230.19 feet to a point; THEN leaving said right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; THEN North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; THEN South 45 degrees 43 minutes 42 seconds West for 42.47 feet to a point; THEN North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; THEN North 01 degree 19 minutes 55 seconds East for 230.10 feet to a point; THEN South 89 degrees 14 minutes 40 seconds East for 1444.91 feet to a point on the westerly right of way of Flippen Road at the POINT OF BEGINNING.

The above-described parcel contains 7.561 acres of land more or less and is shown as Parcel "B" on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

1468

WARRANTY DEED

STATE OF GEORGIA COUNTY OF

THIS INDENTURE, Made the 6th day of October, in the year one thousand nine hundred eighty-three, between

DALE B. SCHNEIDER and EIGHT-SEVENTY CORPORATION of the County of and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLIAM K. REICHERT and BRENDA A. REICHERT, as Joint Tenants with right of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, as shown on a plat by W. R. Franks, dated September 15, 1983, and being more particularly described as follows:

To find the True Point of Beginning, start at the common corner of Land Lots 11, 12, 21 and 22, said corner being in the middle of Flippen Road, having an 80 foot right of way; thence North along the center line of Flippen Road a distance of 759.32 feet to a point; thence West 40 feet to an iron pin located on the West right of way line of Flippen Road, said pin being the True Point of Beginning; thence North 89 degrees 2 minutes 41 seconds West a distance of 1,444.28 feet to an iron pin; thence North 1 degree 35 minutes 51 seconds East a distance of 230.0 feet to an iron pin; thence South 89 degrees 2 minutes 42 seconds East a distance of 1,439.81 feet to an iron pin located on the West right of way line of Flippen Road; thence South 0 degrees 29 minutes West a distance of 230 feet along the West right of way line of Flippen road to an iron pin, said pin being the True Point of Beginning. Said tract containing 7.61 acres.

This deed is subject to a right of way easement in favor of W. V. Highsmith to use a dirt road or drive going across said property from Flippen Road to property owned by W. V. Highsmith. Said easement is not of record, however Grantees acknowledge that said easement shall be effective for a period of 12 months from the date of this deed.

This deed is also subject to all easements of record.

REAL ESTATE TRANSFER TAX PAID \$ 22.90 DATE 10-13-83 Dale B. Snyder Clerk of Superior Court

FILED IN OFFICE CLERK OF SUPERIOR COURT Oct 13 11 13 AM '83

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: EIGHT-SEVENTY CORPORATION BY: Dale B. Schneider (Seal) Charles E. ... (Seal)

1468

Form 16-0

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the _____ day of _____, in the year one thousand nine hundred eighty four, between

DALE B. SCHNEIDER AND EIGHT-SEVENTY CORPORATION

of the County of Henry _____, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD D. GILREATH AND BRENDA R. GILREATH, AS JOINT TENTANTS WITH RIGHT OF SURVIVORSHIP, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS** (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 6th District of Henry County, Georgia, consisting of 6.66 acres as shown on a plat prepared by Joe Rowan, Jr., dated May 1, 1984, and being more particularly described as follows:

To find the True Point of Beginning, begin at the Southeast corner of land lot 11, said corner being located in the center of Flippen Road (having an 80 foot right of way); thence North along the center line of Flippen Road a distance of 329.32 feet to a point; thence North 89 degrees 02 minutes 39 seconds West a distance of 40 feet to an iron pin located on the West right of way line of Flippen Road and being the True Point of Beginning; thence North 89 degrees 02 minutes 39 seconds West a distance of 1,452.20 feet to an iron pin; thence North 01 degrees 35 minutes 51 seconds East a distance of 200 feet to an iron pin; thence South 89 degrees 02 minutes 40 seconds East a distance of 1,448.75 feet to an iron pin on the West right of way line of Flippen Road; thence South 00 degrees 36 minutes 37 seconds West along the West right of way line of Flippen Road a distance of 200 feet to an iron pin and the True Point of Beginning.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 12.40
DATE 6-13-84
Dale B. Schneider
Clerk of Superior Court

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.
JUN 13 3 16 PM '84
RECORDED
DATE 6-20-84
Dale B. Schneider

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of: _____ By: _____
Notary Public, Henry County, Georgia State of Georgia
Dale B. Schneider (Seal)

1468/1448 Combined Flippen Road - Legal Description

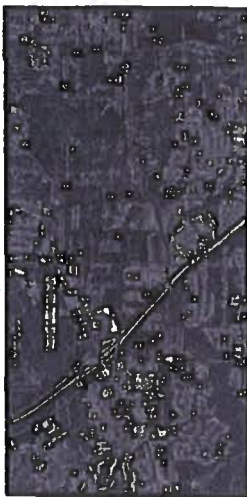
All that tract or parcel of land lying in Land Lots 11 and 12, 6th district, Henry County, Georgia and being more particularly described as follows:

COMMENCING at the intersection of the southerly right of way of Sugar Stone Lane (50-foot width) and westerly right of way of Flippen Road (80-foot width) then South 00 degree 19 minutes 49 seconds West along said right of way for 128.11 feet to the **POINT OF BEGINNING**.

THEN continuing along said right of way South 00 degree 14 minutes 50 seconds West for 429.47 feet to a point; **THEN** South 00 degree 24 minutes 31 seconds West for 230.19 feet to a point; **THEN** leaving said road right of way North 89 degrees 12 minutes 23 seconds West for 647.50 feet to a point; **THEN** North 44 degrees 26 minutes 14 seconds West for 42.26 feet to a point; **THEN** North 89 degrees 14 minutes 57 seconds West for 84.74 feet to a point; **THEN** South 45 degrees 43 minutes 42 seconds East for 42.47 feet to a point; **THEN** North 89 degrees 14 minutes 57 seconds West for 656.38 feet to a point; **THEN** North 01 degrees 19 minutes 55 seconds East for 230.10 feet to a point; **THEN** North 01 degrees 24 minutes 22 seconds East for 229.98 feet to a point; **THEN** North 01 degrees 29 minutes 26 seconds East for 199.98 feet to a point on the City Limits of Stockbridge; **THEN** along said City Limits boundary South 89 degrees 13 minutes 32 seconds East for 1435.93 feet to the westerly right of way of Flippen Road at the **POINT OF BEGINNING**.

The above-described parcel contains 21.771 Acres of land more or less and is shown on the Retracement Survey for Land Buyers of America GA, LLC dated November 26, 2024, by Elite Surveying, LLC.

VICINITY MAP

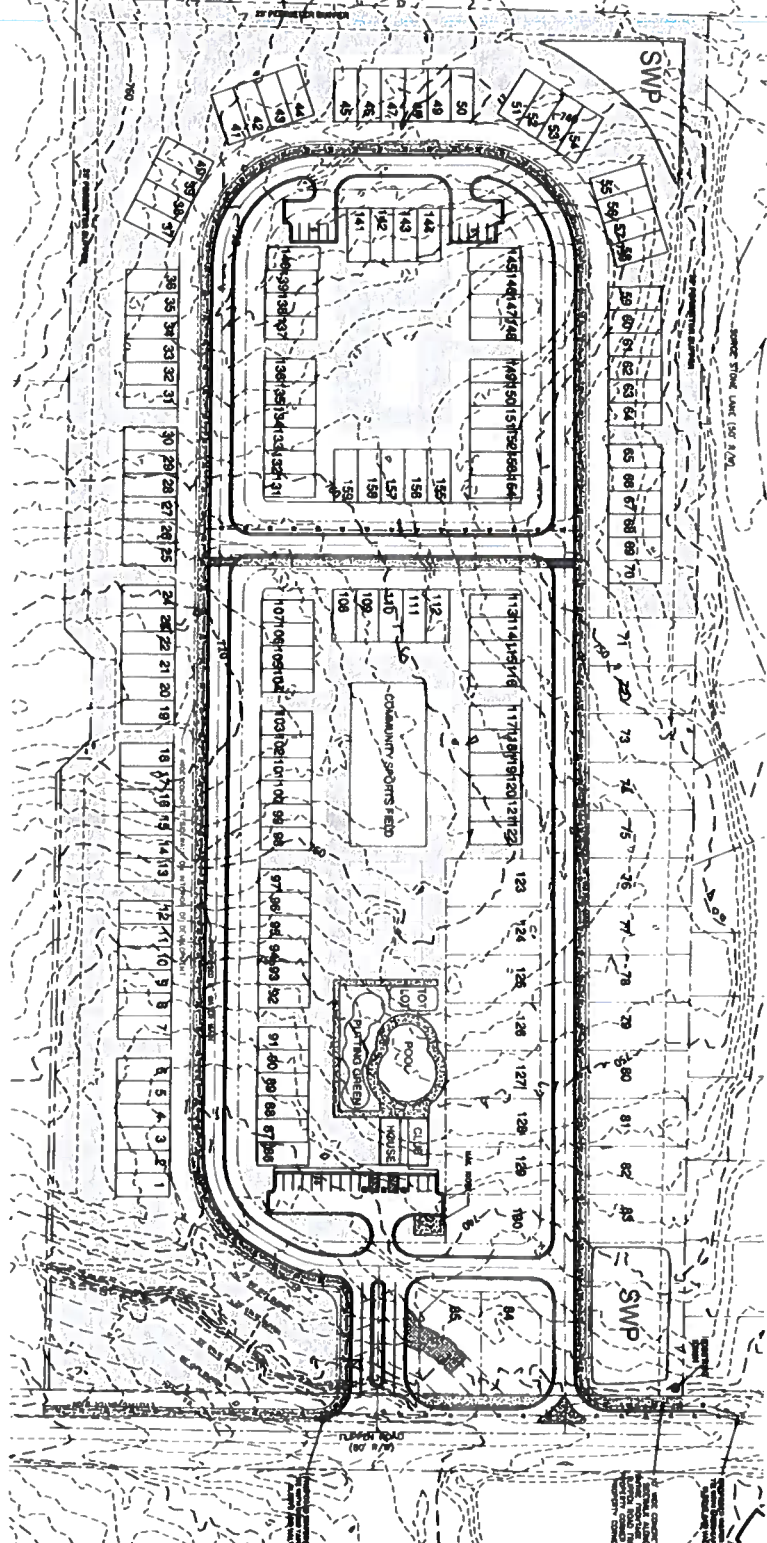


REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTIGUA
- CONTRIBUTOR OF DRAIN
- ORIGIN BURRIS
- C/A OF PROPOSED ROAD
- PROPOSED BACK OF CURB



1. PROPERTY INFORMATION SHEET IS A SUMMARY OF THE DATA...
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IMPERVIOUS SETBACK VARIANCE REQUIRED FOR LOT 85.

CITY OF HANOVER

ANNEXATION & REZONING PLAN FOR

HANOVER PARK

LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PROJECT NO. 200604

DATE 10/1/06

1 OF 1



Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

Fritz Jacques
Engineering Supervisor
Henry County Water Authority



TO: City of Stockbridge Mayor and City Council
City of Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director

DATE: June 25, 2025 and July 14, 2025

SUBJECT: Staff Report for Rezoning Case #RZ-2025-01:
1448 & 1468 Flippen Road (To be located in Council District 5)

I. PURPOSE

The purpose of Rezoning Case #RZ-2025-01 is to consider rezoning the subject property at 1448 and 1468 Flippen Road to allow for the development of a mixed residential development, which would be called "Hanover Park." The property is currently located in unincorporated Henry County, thus it may not be rezoned unless it is first officially annexed into the Stockbridge City Limits. The applicant / developer is Land Buyers of America, LLC, and the agent is Michael Kaner. William K. Reichert and Brenda A. Reichert are the owners of the property at 1448 Flippen Road, while Willard D. Gilreath is the owner of the property at 1468 Flippen Road. The applicant has requested that the property be rezoned from Henry County's 'RA' (Residential-Agricultural) zoning district to the City of Stockbridge's 'PUD' (Planned Unit Development) zoning district.

The applicant has also applied for Annexation Case #AX-2025-01 to annex the property into the City (using the 100 percent method), as well as Comprehensive Plan Amendment Case #CP-2025-01. 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's future land use designation of Medium-Density Residential.

An aerial photo of the subject property and several maps appear after the Case Facts Table below.

II. CASE FACTS TABLE

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed residential development with 120 townhomes and 31 single-family detached homes.
Parcel Identification:	032-02006000 (1448 Flippen Road) 032-02005001 (1468 Flippen Road)
Parcel Acreage:	+/- 21.771 acres.
Land District and Land Lot:	District 6, Land Lots 11 and 12.
Applicant:	Land Buyers of America, LLC
Property Owners:	William K. Reichert and Brenda A. Reichert (1448 Flippen Road) and Willard D. Gilreath (1468 Flippen Road).
Current County Zoning:	Residential Agricultural (RA)
Surrounding Zoning:	<ul style="list-style-type: none"> • <u>North</u>—Suburban Residential (City of Stockbridge). • <u>West</u>—Rural Agricultural (Henry County). • <u>Southwest</u>—Single-family residence (Henry County). • <u>South</u>—Rural Agricultural and Multifamily residential (Henry County). • <u>Southeast</u>—Residential Duplex (Henry County). • <u>East</u>—Suburban Residential and Planned Unit Development (City of Stockbridge).
County Land Use Designation:	Medium-Density Suburban.
Current Use:	One single-family home on each parcel.
Surrounding Land Uses:	<ul style="list-style-type: none"> • <u>North</u>—Preserve at Rum Creek Subdivision. • <u>East</u>—Rum Creek Golf Course. • <u>Southeast</u>—St. Margrit Subdivision. • <u>South</u>—Flippen Woods Townhomes. • <u>Southwest</u>—Windhaven Plantation Subdivision. • <u>West</u>—Rum Ridge Subdivision.
Property Location:	On the west side of Flippen Road, south of Surge Stone Lane and west of St. Ives Court. The property has frontage on Flippen Road.
Property Conditions:	Each parcel contains one single-family home, but they are otherwise mostly wooded. The northeastern-most corner of Parcel 032-02006000 is in the 500-Year Flood Zone.

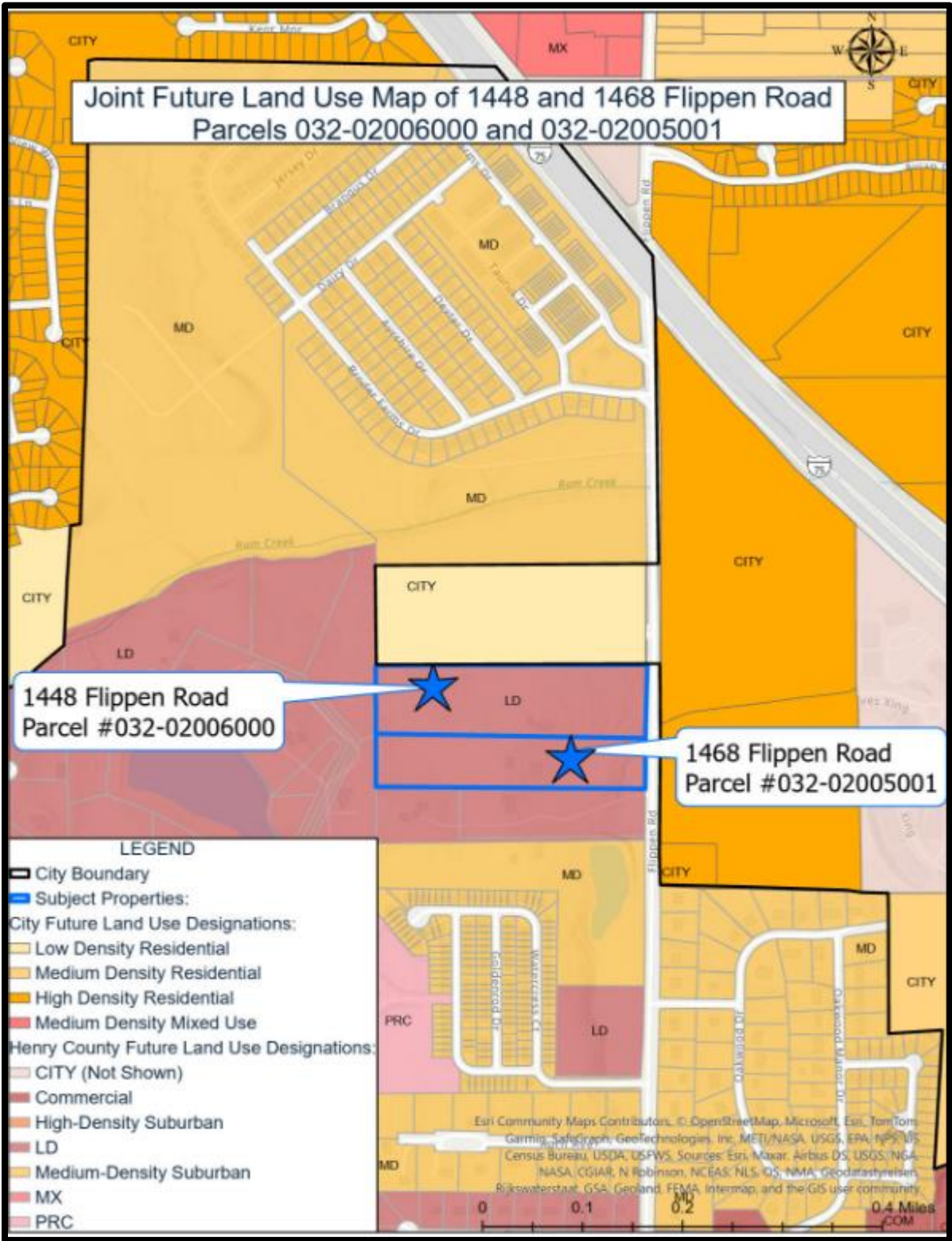
JOINT AERIAL PHOTO FOR 1448 & 1468 FLIPPEN ROAD



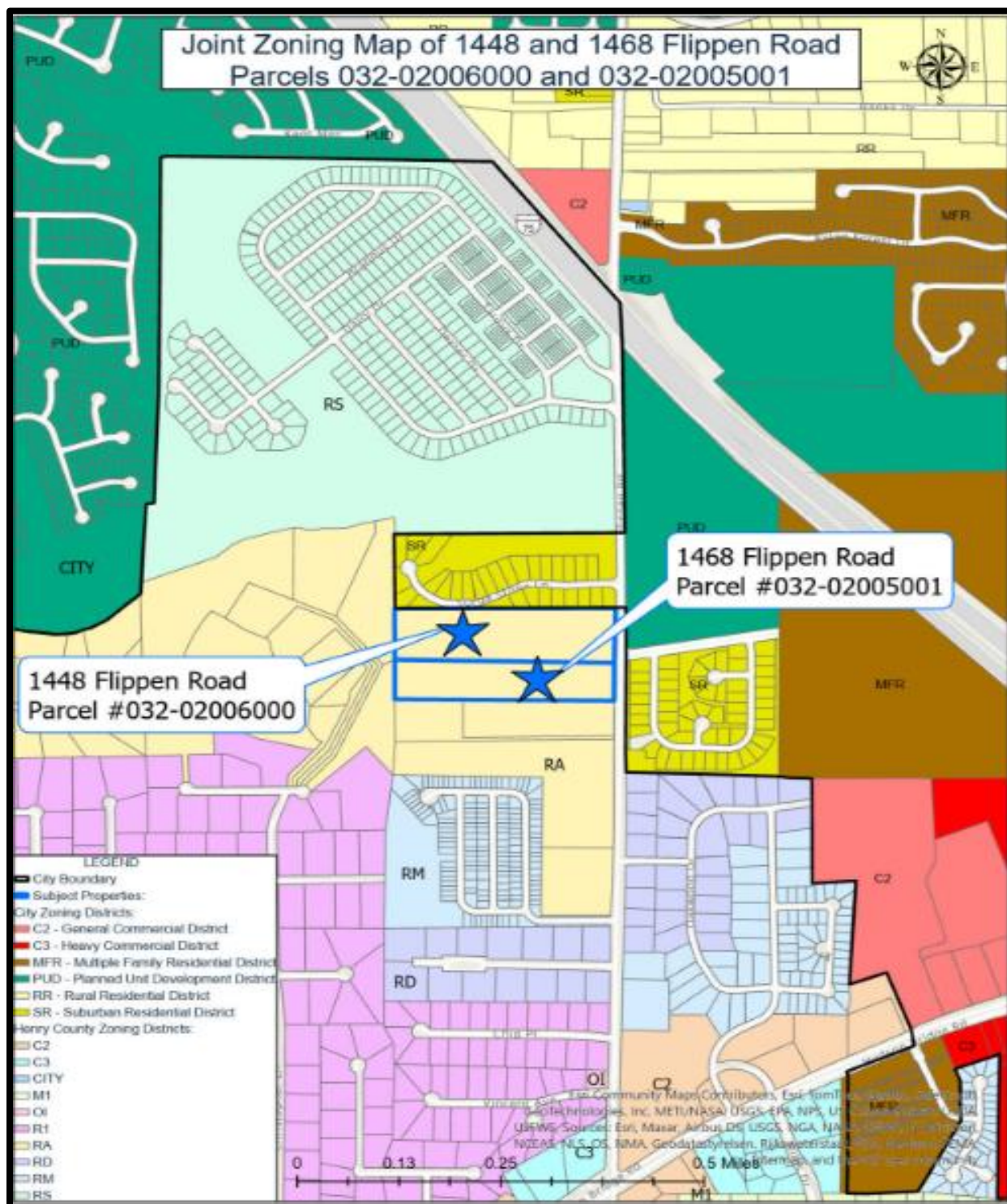
**AERIAL PHOTO FOR 1448 FLIPPEN ROAD,
SHOWING 500-YEAR FLOOD AREA IN PINK**



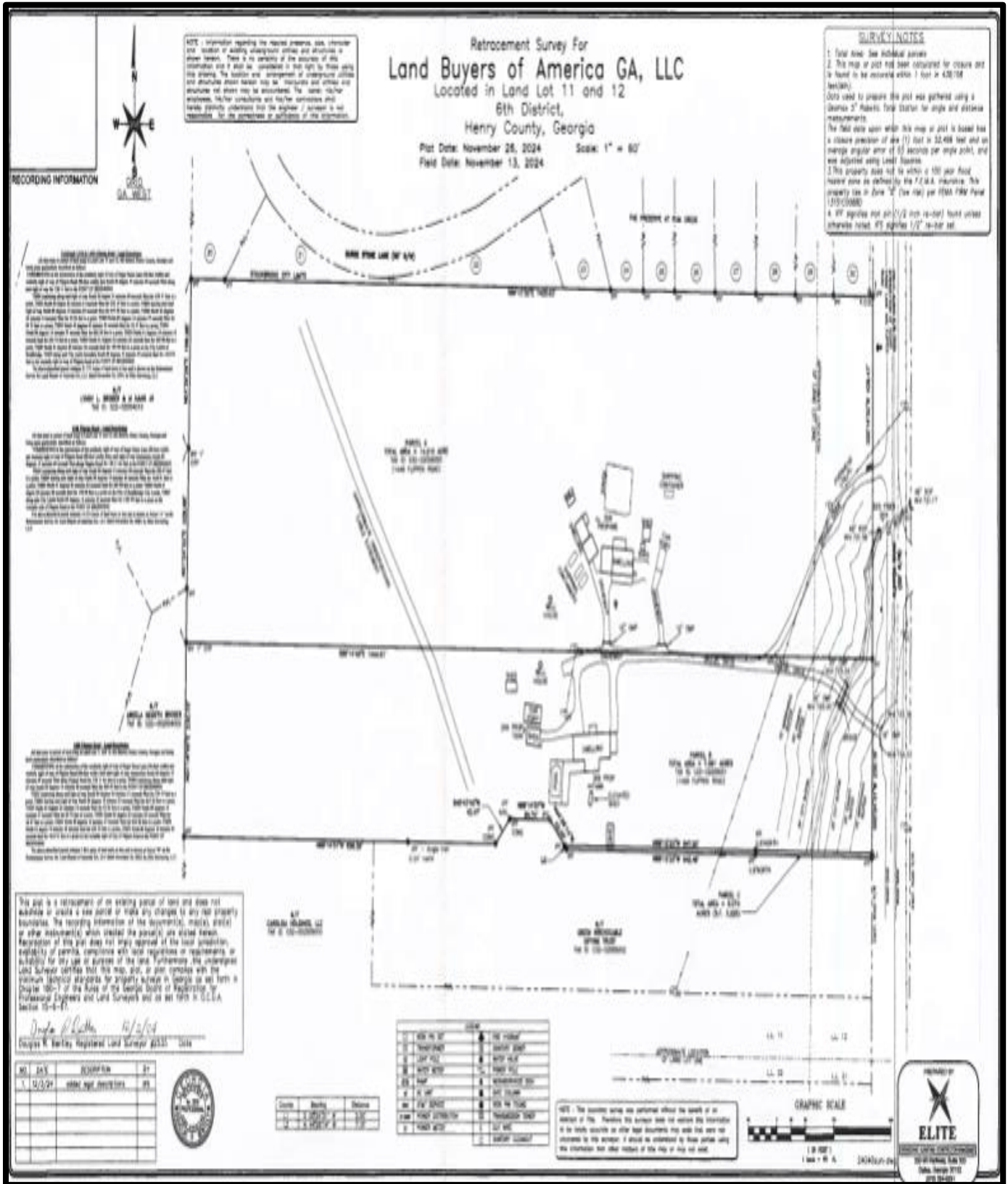
JOINT FUTURE LAND USE MAP FOR 1448 & 1468 FLIPPEN ROAD



JOINT ZONING MAP FOR 1448 & 1468 FLIPPEN ROAD



BOUNDARY SURVEY FOR 1448 & 1468 FLIPPEN ROAD



SURROUNDING LAND USE DESIGNATIONS

Location	Existing Land Uses	Existing Future Land Use Designations
Property to the North	Preserve at Rum Creek Subdivision	Low-Density Residential (City of Stockbridge)
Property to the South	Single-Family Homes and Flippen Woods Townhomes Subdivision	Medium-Density Suburban (Henry County) and High-Density Suburban (Henry County)
Property to the East	St. Margrit Village and Rum Creek Golf Course	High-Density Residential (City of Stockbridge)
Property to the West	Rum Ridge Subdivision and Windhaven Plantation Subdivision	Medium-Density Suburban (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision Or Development	Number Of Units	Estimated Density Per Acre
SUBJECT PROPERTY At 1448 & 1468 Flippen Road (Proposed)	151	6.94
Flippen Woods Townhomes	158	6.13
St. Margrit Village	54	2.78
Preserve at Rum Creek	31	1.80
Oakwood Manor	41	1.22
Windhaven Plantation	124	0.81
Rum Ridge Subdivision	66	0.34

PROPOSED DEVELOPMENT

The applicant's Letter of Intent, dated May 8, 2025, states that the developer, Land Buyers of America GA, LLC, proposes to build a joint residential development on two parcels at 1448 and 1468 Flippen Road, which would have 21.77 +/- acres. The proposed name for the development is "Hanover Park." The subject property would first need to be annexed into the Stockbridge City Limits from unincorporated Henry County, and it would be assigned the PUD (Planned Unit Development) zoning district. The PUD district would be required instead of the MFR (Multiple Family Residential) zoning district because the MFR district only allows one type of residential use.

The proposed development would contain 151 total residential units at a density of 6.94 units per acre. This would include 31 single-family detached units and 120 townhome units. All of the units would have 3 bedrooms, 2 baths, and two-car garages. The homes would range in size from 1,600 to 2,000 square feet. The elevation materials would be brick and Hardy board. The proposed amenities include a pool with a clubhouse, a golf putting green, a tot lot, tennis or pickleball courts, and a community sports field.

The applicant has submitted two site plans—a brightly-colored rendering and a detailed black-and-white site plan. The title of each site plan is "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC. They were prepared by Elite Engineering as Project No. 24040 on 4/30/25. The site plans would serve as the proposed development's PUD Master Plan.

The subject property has direct frontage onto Flippen Road, where a proposed boulevard-style driveway would serve as the main entrance into the development. A second access would also be located a short distance to the north. It appears that each access would have an adjacent deceleration lane. The black-and-white site plan shows that two water main ties with 8 X 8 X 8 tapping sleeves and valves would be located adjacent to Flippen Road, and a 10-foot-wide concrete sidewalk would be located along the entire frontage of the road, from one property corner to another. Adjacent to the main entrance, the property has 50-foot City buffers and 25-foot State buffers. A 25-foot "perimeter buffer" would surround the entire property.

A clubhouse with a pool would be located near the main project entrance, along with a mail kiosk and a parking lot with fifteen (15) parking spaces. Behind the clubhouse, there would be a pool, and putting green, a tot lot, courts for tennis or pickleball, and a community sports field. Surrounding these amenities, there would be 1.09 +/- acres of open space.

The proposed single-family detached homes would be located along the outskirts of the property, on the northern and western sides; while the proposed townhomes would be located within the interior of the site and along the southern side of the property. Surge Stone Lane borders the property to the north. One large lot (Lot #1) for a single-family detached home would be located adjacent to the main project entrance. The main internal street would circle the site, and there would also be an interior street to provide cross-

circulation. Additional townhomes would be located to the rear of the cross street, an open space area with 0.56 acres would occupy the center of the quad area, and two small guest parking lots with five (5) parking spaces each would be located near the rear of the property. An additional 3.56 +/- acres of open space would comprise the remainder of the property.

A site data box on the black-and-white site plan provides the statistics for the proposed development, as are listed in the table below (which was prepared by the Planning & Zoning Staff).

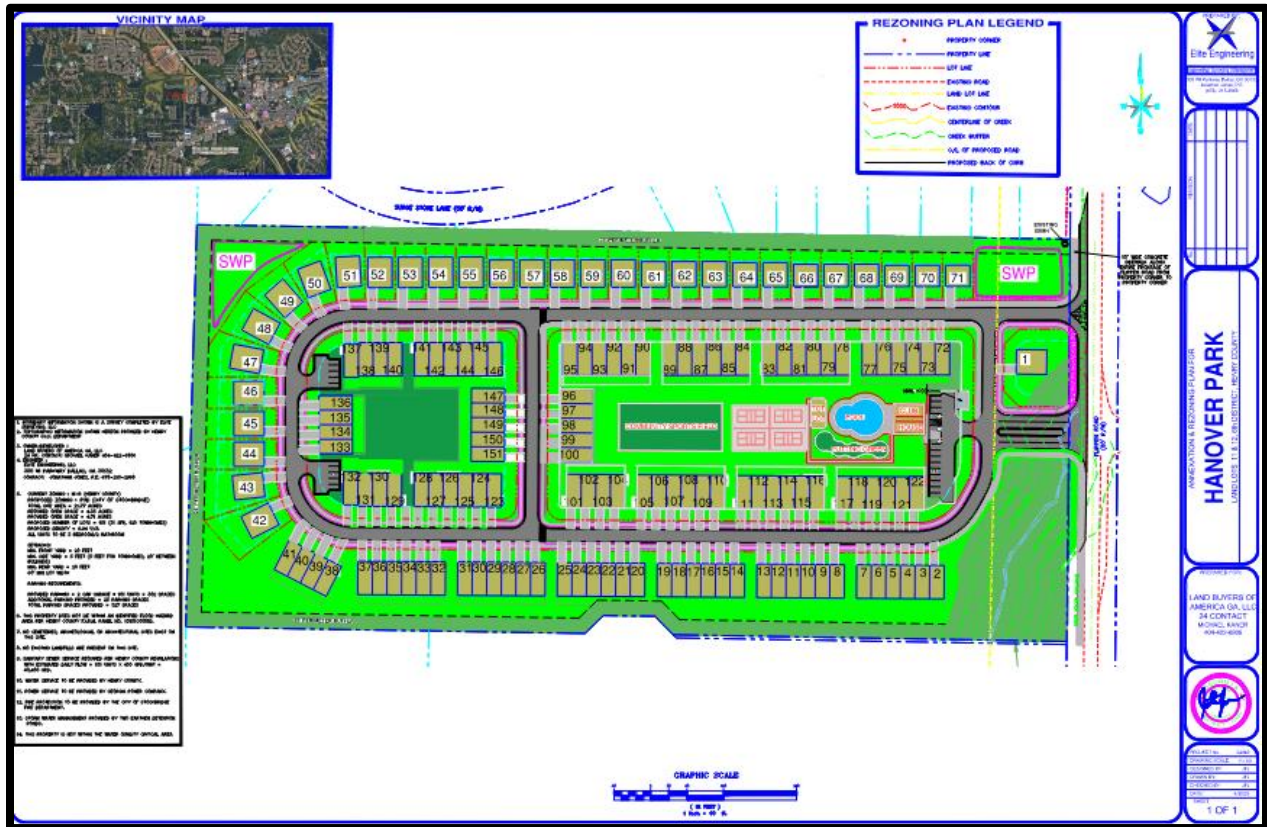
TYPE OF SITE CHARACTERISTIC	PROPOSED PROVISIONS
Total Site Area	21.77 +/- acres.
Open Space	4.35 acres required; 4.71 acres provided.
Number of Lots	151 total (31 SFR + 120 townhomes).
Density	6.94 units per acre.
Minimum Lot Widths	60 feet.
Bedrooms and Bathrooms	All units to have 3 bedrooms + 2 bathrooms.
Setbacks	Front Yard—Minimum of 20 feet. Side Yard—Minimum of 5 feet for SFR; 0 feet for townhomes. Rear Yard—20 feet.
Distance Between Townhome Buildings	20 feet.
Parking Requirement	151 total units X 2.25 parking spaces for each 3-bedroom unit + 339.75 total parking spaces, rounded up to 340 total parking spaces.
Parking Provisions	151 total units X 2 parking spaces per 2-car garage + 302 parking spaces, plus 25 guest parking spaces = 327 total parking spaces.
Parking Deficiency	340 total parking spaces required – 327 total parking spaces provided = a deficiency of 13 total parking spaces.

Data in the table indicates that of the total site area of 21.77 +/- acres, 4.71 acres of open space would be provided, which would exceed the requirement of 4.35 acres of open space. A total of 151 lots would be provided, including 31 single-family residential lots and 120 townhome lots. The project density would be 6.94 units per acres, and the minimum lots widths would be 60 feet. All residential units would have 3 bedrooms and 2 bathrooms. Although the proposed PUD district does not have any specific setback requirements, the applicant proposes to have setbacks of at least 20 feet in the front yards, 5 feet in the side yards of the single-family detached lots, 0 feet for the townhome lots, and 20 feet for the rear yards of all lots. The proposed distance between townhome buildings would be 20 feet.

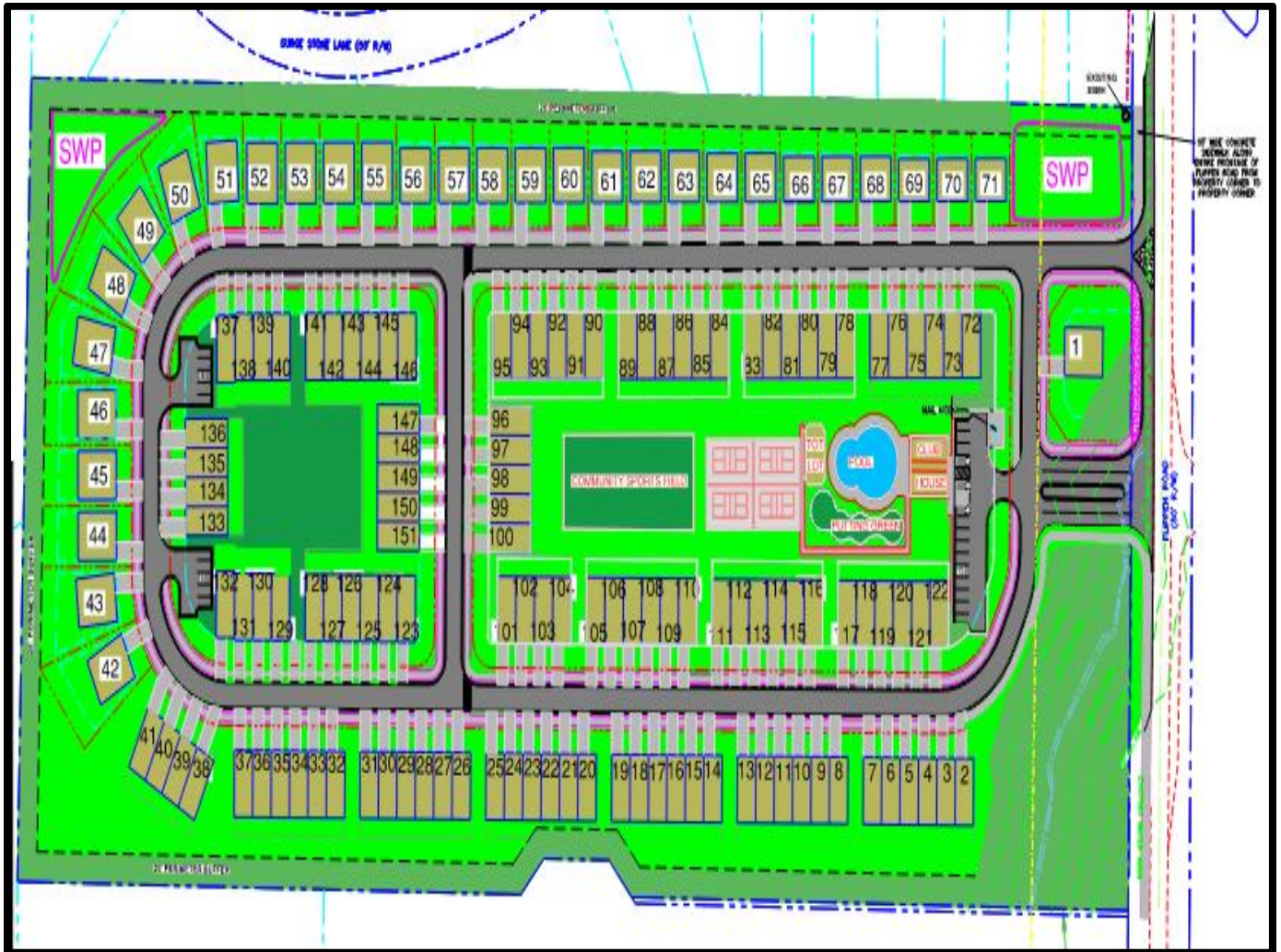
Regarding parking, the applicant proposes to provide 327 total parking spaces, including 302 parking spaces (151 total units X 2 spaces per unit), plus 25 guest parking spaces.

However, 340 total parking spaces would be required because the Section 4.8.5 of the Stockbridge Unified Development Code (UDC) requires 2.25 parking spaces per 3-bedroom unit (and all units would have 3 bedrooms). Thus, there would be a parking deficiency of 13 parking spaces.

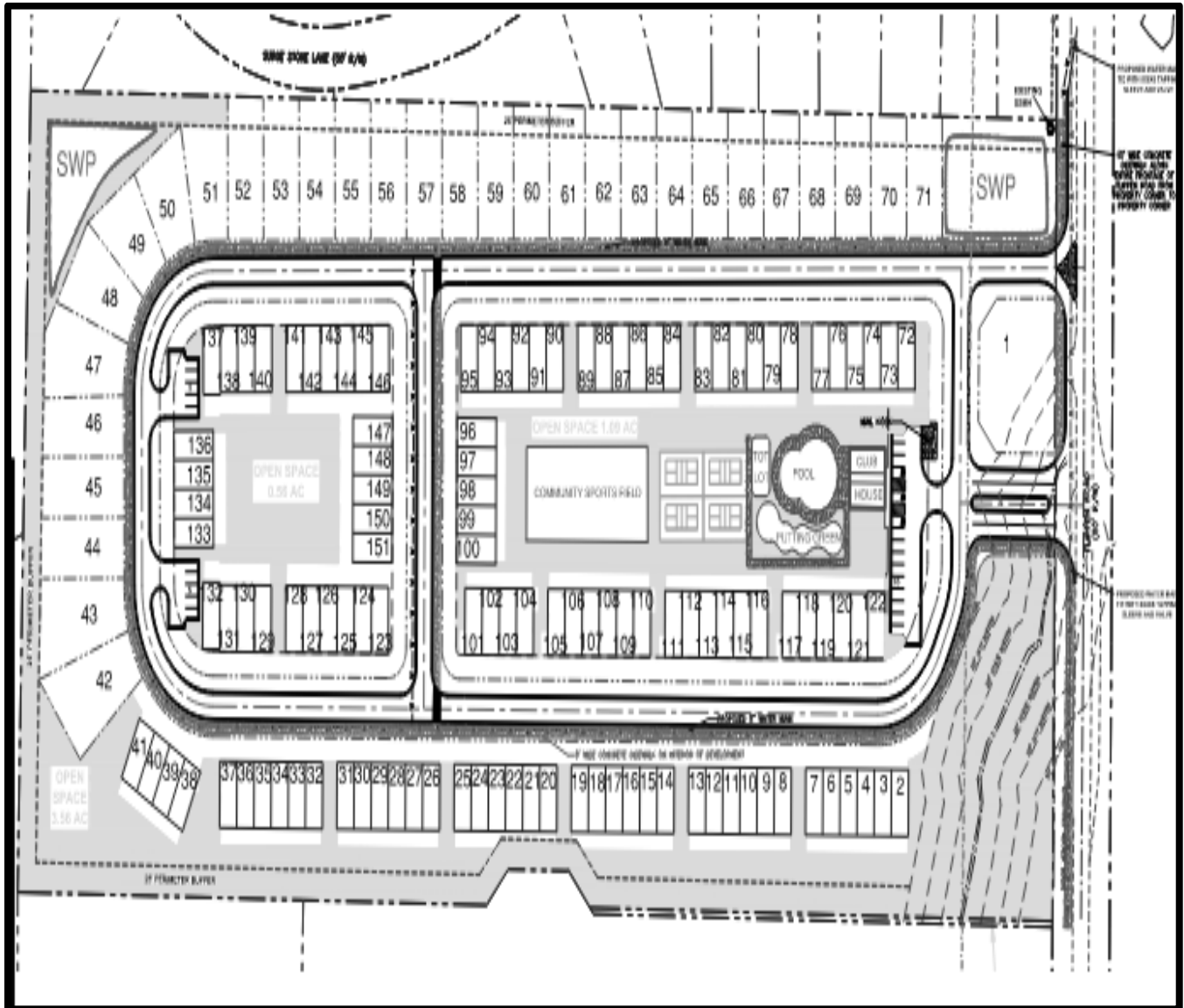
COLORED SITE PLAN



COLORED SITE PLAN, ENLARGED



BLACK AND WHITE SITE PLAN, ENLARGED



V. ANALYSIS OF REQUEST

The applicant requests a rezoning under Section 9.2.1 of the City of Stockbridge's Unified Development Code (UDC). Under Section 9.2.1(C), the UDC states that the Planning Commission and the City Council shall consider nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. An analysis of the compliance of the proposed rezoning with those standards is made below.

STANDARD #1--Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of additional housing in the City of Stockbridge, and the proposed mixed-residential development would help to meet that need. The applicant's requested future land use designation of Medium-Density Residential would be appropriate for the proposed density of 6.94 units per acre. It would also be compatible with several other Medium-Density Residential properties within the vicinity.

STANDARD #2 -- The relation that the proposed rezoning 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 Unified Development Code (UDC). The assignment of the 'PUD' (Planned Unit Development) zoning district to the subject property (after its annexation into the City), instead of 'MFR' (Multiple-Family Residential) is necessary since the proposed development would have two types of residential uses rather than just one. In addition, another large PUD district is located directly across from the subject property, on the east side of Flippen Road, so the proposed rezoning would represent an extension to the west of the existing PUD zoning district.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community. The proposed development would represent an extension of the PUD zoning district on the other side of Flippen Road, which would help to ensure the compatibility of uses. The applicant proposes to include a significant number and variation of amenities, which would be attractive and beneficial to the new residents of the development.

STANDARD #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 subject property appears to be relatively flat, and only the small, northeastern corner of the property at 1448 Flippen Road is a flood zone present. A single-family home is currently located on each parcel, and both homes would be demolished as part of the land development process. The size and shape of the subject property are well-suited to the proposed site plan layout.

STANDARD #5 --The impacts of the proposed development upon adjacent property owners, should the request be granted. The impacts of the proposed development upon adjacent property owners are not anticipated to be significant since single-family detached homes would be included within the proposed development, and they would be compatible with the surrounding single-family detached homes. Further, the single-family detached homes would be located next to other existing single-family detached homes, such as along Surge Stone Lane. This would promote the compatibility of land uses.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure, including the water and sewage system.

The Henry County Water Authority (HCWS) would provide water and sewer services to the proposed development on the subject property. That agency prepared a letter to the applicant, which was dated as January 24, 2025. The letter stated that water service was available to serve the property, and that sewage treatment and sewer line capacity were also available for the property. If, though, there is any deviation in zoning that would increase the density or usage above what the Authority evaluated, then the information in the letter would be voided and a re-evaluation would be required.

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

The applicant has not provided a traffic impact study, so the potential traffic impacts of the proposed development on the surrounding street network is unknown at this time.

Regarding the site access, the proposed site plan shows that two driveway accesses would be provided off Flippen Road, so this would allow two ways to enter and exit the property for residents of the development and for fire and other emergency vehicles. Deceleration lanes and sidewalks would be provided along Flippen Road. The two driveways would also facilitate internal traffic circulation since not all of the site traffic would need to funnel in and out of just one access. Sidewalks would be provided throughout the proposed development.

The total number of parking spaces to be provided, however, would be deficient by 13 spaces. This is due to the fact that the applicant would provide only two regular parking spaces per unit plus 25 guest parking spaces, whereas the parking standard for 3-bedroom units is 2.25 spaces per unit. Therefore, the applicant would need to somehow provide the additional 13 parking spaces or apply for a variance.

STANDARD #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.

No other relevant guidelines and policies for development have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned. The subject property could be developed exclusively for additional single-family detached homes under its existing Henry County zoning district of RA (Residential-Agricultural) if the property is not annexed into the City. Also, the property could be developed with single-family homes only if it is annexed into the City and assigned the City's zoning district of SR (Suburban Residential) instead of PUD.

VI. CONCLUSIONS

1. The proposed mixed-residential development would be well-suited to the site, and the site plan would represent an attractive design with an ample number and variety of amenities.
2. The provision of two accesses into the site would be beneficial for fire and emergency vehicles, and it would reduce congestion at the project entrances.
3. The proposed amount of open space would exceed the amount that would be required.
4. The proposed density, setbacks, and distances between townhome buildings are reasonable.
5. The total number of parking spaces to be provided would be deficient by 13 spaces. Either the site plan must be altered to include the additional spaces, or the applicant must apply for a variance.

VII. RECOMMENDATIONS

Based on the Planning & Zoning Staff's findings, analyses, and conclusions, the Staff recommends that Rezoning Case #RZ-2025-01 for the property at 1448 and 1468 Flippen Road be **APPROVED WITH CONDITIONS**, including the conditions that are listed below.

1. Site Plan--The proposed mixed-residential development shall be constructed according to a site plan which is very similar to the two companion site plans, which are titled "Annexation & Rezoning Plan for Hanover Park", prepared for Land Buyers of America GA, LLC, by Elite Engineering as Project No. 24040 on 4/30/25. The site plans shall serve as the proposed development's PUD Master Plan.
2. Project Entrances--Deceleration lanes and a 10-foot-wide sidewalk shall be provided along Flippen Road. Further, if security gates are installed, flock cameras shall also be provided.
3. Parking--Due to the calculated deficiency in the total number of parking spaces to be provided, the applicant shall either modify the site plan to include the additional required 13 parking spaces or apply for and obtain a variance for such purpose.
4. Architectural Design--The proposed homes shall be constructed with styles and exterior materials which comply with the UDC standards.

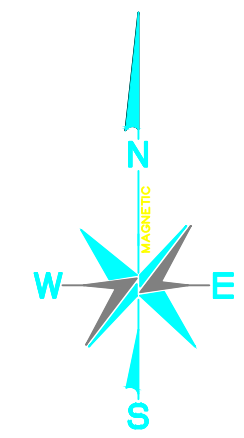
5. Property Maintenance--An HOA or a property management company shall maintain all of the common areas of the property and the common areas of the townhomes.

VICINITY MAP



REZONING PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- CENTERLINE OF CREEK
- CREEK BUFFER
- C/L OF PROPOSED ROAD
- PROPOSED BACK OF CURB



PREPARED BY:

 Elite Engineering
 Engineering | Surveying | Management
 300 W Parkway Dallas, GA 30132
 Jonathan Jones, P.E.
 (678) 215-2968

DATE:	
REVISION:	
No.:	

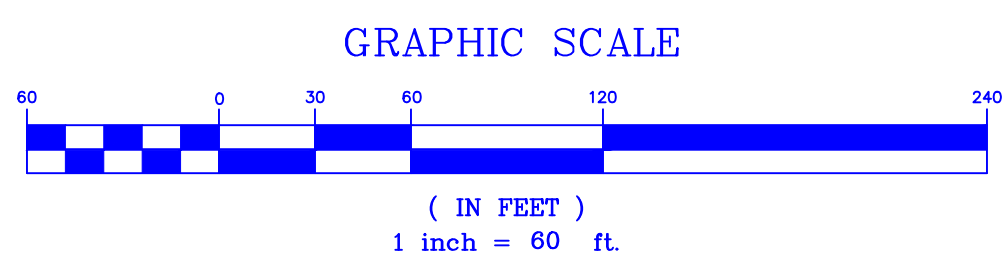
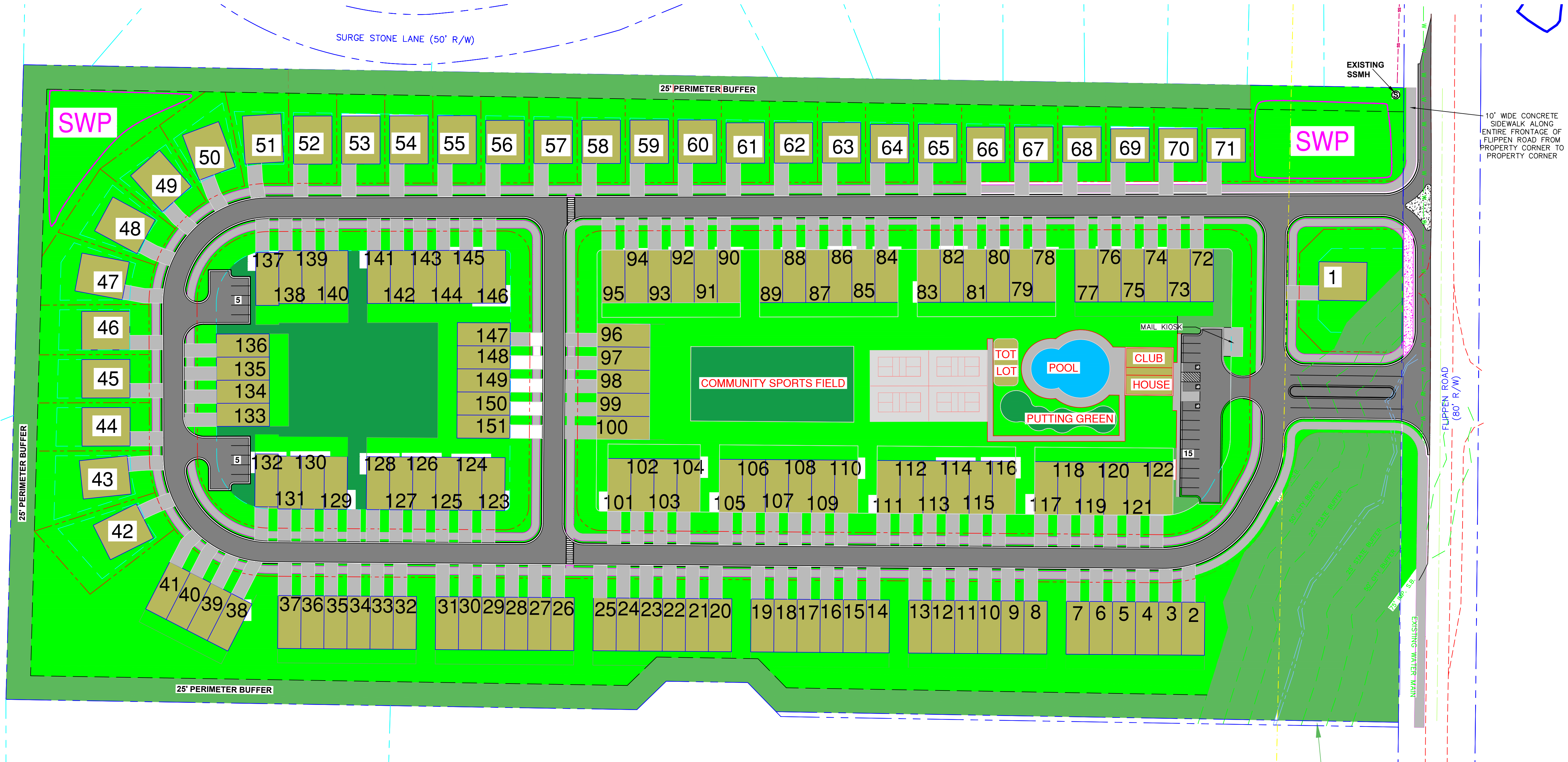
ANNEXATION & REZONING PLAN FOR
HANOVER PARK
 LAND LOTS 11 & 12, 6th DISTRICT, HENRY COUNTY

PREPARED FOR:
 LAND BUYERS OF AMERICA GA, LLC
 24 CONTACT
 MICHAEL KANER
 404-422-6806



PROJECT No. 24040
 DRAWING SCALE: 1"= 60'
 DESIGNED BY: JFJ
 DRAWN BY: JFJ
 CHECKED BY: JFJ
 DATE: 4/30/25
 SHEET
1 OF 1

1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY HENRY COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER : LAND BUYERS OF AMERICA GA, LLC
 24 HR. CONTACT: MICHAEL KANER 404-422-6806
4. ENGINEER : ELITE ENGINEERING, LLC
 300 W PARKWAY DALLAS, GA 30132
 CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. CURRENT ZONING : M-R (HENRY COUNTY)
 PROPOSED ZONING : PUD (CITY OF STOCKBRIDGE)
 TOTAL SITE AREA = 21.77 ACRES
 REQUIRED OPEN SPACE = 4.35 ACRES
 PROVIDED OPEN SPACE = 4.71 ACRES
 PROPOSED NUMBER OF LOTS = 151 (31 SFR, 120 TOWNHOMES)
 PROPOSED DENSITY = 6.94 U/A
 ALL UNITS TO BE 3 BEDROOM/2 BATHROOM
- SETBACKS:
 MIN. FRONT YARD = 20 FEET
 MIN. SIDE YARD = 5 FEET (0 FEET FOR TOWNHOMES, 20' BETWEEN BUILDINGS)
 MIN. REAR YARD = 20 FEET
 60' MIN LOT WIDTH
- PARKING REQUIREMENTS:
 PROVIDED PARKING = 2 CAR GARAGE X 151 UNITS = 302 SPACES
 ADDITIONAL PARKING PROVIDED = 25 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 327 SPACES
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C0088D.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE REQUIRED PER HENRY COUNTY REGULATIONS WITH ESTIMATED DAILY FLOW = 151 UNITS X 400 GPD/UNIT = 60,400 GPD.
10. WATER SERVICE TO BE PROVIDED BY HENRY COUNTY.
11. POWER SERVICE TO BE PROVIDED BY GEORGIA POWER COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE CITY OF STOCKBRIDGE FIRE DEPARTMENT.
13. STORM WATER MANAGEMENT PROVIDED BY TWO EARTHEN DETENTION PONDS.
14. THIS PROPERTY IS NOT WITHIN THE WATER QUALITY CRITICAL AREA





Henry County Water Authority
Engineering Division

January 24, 2025

Re: Water and Sewer Services - Availability

Proposed Development: **Single Family Residential and Townhomes**
Property Information: **1448/1468 Flippen Road (Parcel Nos. 032-02005001,
032-02006000)**
LL 11; District 1; 21.77 +/- acres
Proposed Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	118	psi
Residual:	110	psi
Flow	2500	gpm
Calculated Flow @ 20 psi:	9672	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 750 gpm for said residential development as established by the Henry County Board of Commissioners.

Sewage **treatment** and sewer line **capacity** are available for the property.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

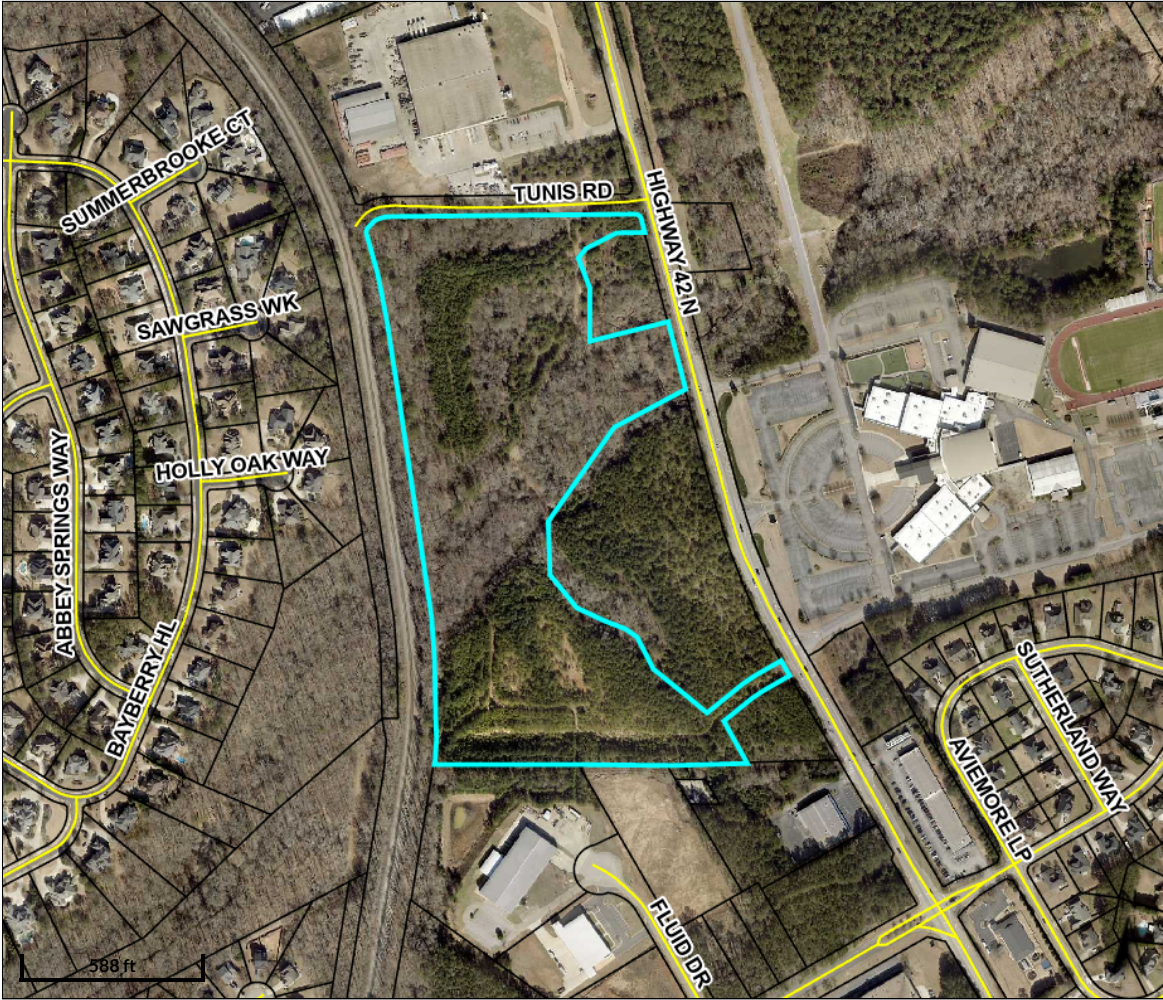
This letter was prepared with information submitted to HCWA on a Plat dated 12/03/2024 prepared by Elite Engineering.

A handwritten signature in cursive script that reads "Fritz Jacques".

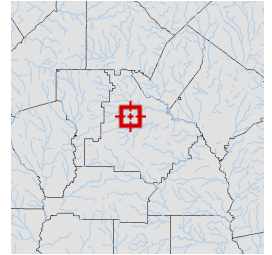
Fritz Jacques
Engineering Supervisor
Henry County Water Authority



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	070-01022001	Class	Industrial	Owner	HENRY HIGHWAY	Land	\$1,194,200				
Property		Acreage	27.72	Address	42 LLC	Value:					
Address					3200	Building	\$0	Last 2 Sales			
District	City/Stockbridge				PRESIDENTAL DR	Value:		Date	Price	Reason	Qual
	SSD				ATLANTA, GA	Misc	\$0	8/31/2010	\$0	VH	U
					30340	Value:		5/8/2008	\$3,211,536	UE	U
						Total	\$1,196,400				
						Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

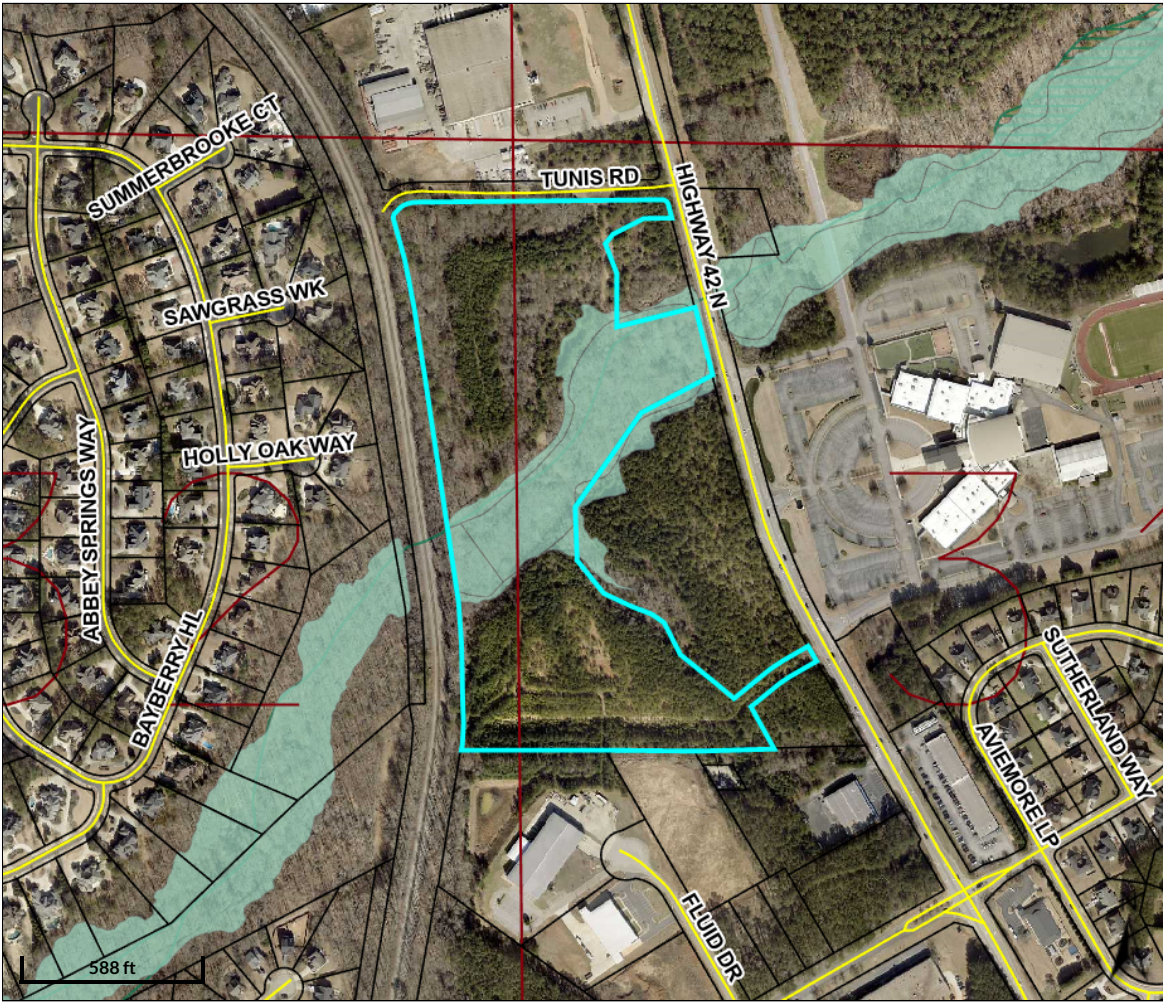
Date created: 5/28/2025

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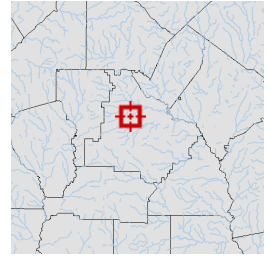
Developed by SCHNEIDER
GEO SPATIAL



Henry County, GA



Overview



Legend

□ County Outlines

Parcel ID	070-01022001	Class	Industrial	Owner	HENRY HIGHWAY	Land	\$1,194,200				
Property		Acreage	27.72	Address	42 LLC	Value:					
Address					3200	Building	\$0	Last 2 Sales			
District	City/Stockbridge				PRESIDENTAL DR	Value:		Date	Price	Reason	Qual
	SSD				ATLANTA, GA	Misc	\$0	8/31/2010	\$0	VH	U
					30340	Value:		5/8/2008	\$3,211,536	UE	U
						Total	\$1,196,400				
						Value:					

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/29/2025

Last Data Uploaded: 5/29/2025 1:30:35 AM

Developed by SCHNEIDER
GEOSPATIAL

Project/Case #

ZMOD-2025.05.0536

Parcel Number(s):

070-01022001

Location Details:

Gadsons Crossing, Highway 42 N, McDonough, GA 30253

City of Stockbridge



APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

Zoning Case Number: RZ-03-45-S

Ordinance Case Number:

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

A. Administrative Modification: Minor changes are those which implement only slight alterations to the approved site design layout; which are made necessary by actual field conditions at the time of development; or which do not alter the impact of the development on nearby properties, nor the intent or integrity of the conditions as they were originally imposed. Any request for a minor change of the master development plan shall be made in written form to the Director. Furthermore, the request for a minor change shall be accompanied by copies of the revised master development plan. This does not require a public hearing, but an administrative decision by the Director of Community Development. Section 9.2.3

B. Zoning Modification (Major): Major modifications to zoning conditions include any changes to allowable uses, maximum density, maximum intensity, or compatibility requirements attached to the zoning approval as conditions of approval. This requires a public hearing by the City of Stockbridge. Section 9.2.4

List previous case number: #M RZ-03-45-S

SECTION II

1. Planner to be assigned during review cycle.

2. Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)

2 (C) 1-5

3. Petition number of the Zoning or Use Permit to which this application applies RZ-03-45-S

4. Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.

Is the property within a recorded subdivision? Yes No

Subdivision Name: GADSON'S CROSSING

Lot Number:

Block Designation:

Land Lot(s): 31 & 32

District / Section: District 5

Recorded in Plat Book:

Page:

Road Name:

HIGHWAY 42

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Name of Owner:	First	Last
	Shaker	Reddy
Mailing Address:	3100 Presidential Dr	
City: Atlanta	State: Georgia	Zip: 30340
Phone #: 6783588722	Email: shakerjcreddy@gmail.com	

Shaker Reddy

Owner Signature

SECTION IV: Applicant, if different from the owner, states under oath that:

- The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type of name of Owner as indicated in Section III; or
- The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

Name of Applicant:	First	Last
	Shaker	Reddy
Applicant's Address:	3100 Presidential Dr	
City: Atlanta	State: Georgia	Zip: 30340
Phone: 6783588722	Email: shakerjcreddy@gmail.com	

Shaker Reddy

Applicant Signature

SECTION V: Attorney or Agent, if different from the applicant and/or owner

Attorney/Agent Name:	First	Last
Address:		
City:	State:	Zip:
Phone #:	Email:	

Check One:

Attorney Agent



APPLICATION FOR ADMINISTRATIVE OR ZONING MODIFICATIONS

The undersigned, having an interest in the property herein described respectfully request:

SECTION I

MODIFICATION #: _____
(To be assigned by the City of Stockbridge)

A. ADMINISTRATIVE MODIFICATION: A modification of a condition(s) of zoning or Use Permit that does not require a public hearing. A decision will be made by the Director of Community Development Services.

B. ZONING MODIFICATION: A modification of a condition(s) of zoning or Use Permit where public interest has been determined. This requires a public hearing by the City of Stockbridge Councilmembers.

If "A" was denied, list previous case number: #M _____

SECTION II

- 1) The planner assigned to work on the Modification: _____
- 2) Identify the specific condition(s) being modified. State the condition number(s) and letter(s) (e.g. 2-b, 2-e)

- 3) Petition number of the Zoning or Use Permit to which this application applies _____
Current zoning district _____
- 4) Attach a copy of Legal Description [must be metes and bounds], or complete the following information if the property is within a recorded subdivision.
- 5) An official survey of the property.
- 6) Copies of pertinent rezoning cases and zoning conditions, with case numbers.
- 7) Copies of any approved development agreements or shared parking agreements.
- 8) Copies of any approved subdivision plats or recombination plats.
- 9) Copies of any approved variances, conditional uses, or administrative waivers, with case numbers.
- 10) Copy of a recently-completed zoning compliance letter.

SUBDIVISION NAME: Gadsons Crossing UNIT/PHASE: _____

LOT NUMBER: _____ BLOCK DESIGNATION: _____ LAND LOT(S): 31 & 32

DISTRICT/SECTION: 7th / _____ RECORDED IN PLAT BOOK: _____ PAGE: _____

ROAD NAME: Hwy 42

NOTICE: Sections III or IV below **MUST** be signed and notarized when the application is submitted. If Section III is signed and notarized, the applicant need only complete Section IV as "Applicant", notarization of Section IV is not necessary.

SECTION III: Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application for a Modification.

Henry Highway 42, LLC

TYPE OR PRINT OWNER'S NAME
3200 Presidential Parkway

ADDRESS
Atlanta, GA 30340

CITY & STATE ZIP CODE

J. Shaker Reddy
OWNER OF PROPERTY (SIGNATURE)

678-358-8532

PHONE NUMBER
shakerjcreddy@gmail.com

EMAIL ADDRESS

Sworn to and subscribed before me this
15th day of *April* 20*15*

Yolanda M. Chief
NOTARY PUBLIC



In Process

SECTION IV: Applicant, if different from the Owner, states under oath that:

- 1) The applicant is the executor or attorney-in-fact under a Power-of-Attorney for the Owner. Attach a copy of Power-of-Attorney and type name of Owner as indicated in Section III; or
- 2) The applicant has an option to purchase said property conditioned upon the property being granted a modification. Attach a copy of the contract and type name of Owner as indicated in Section III; or
- 3) The applicant has an estate for years which permits the applicant to apply for a modification. Attach a copy of the lease and type name of the Owner as indicated in Section III.

APPLICANT (SIGNATURE)

Henry Highway 42, LLC

TYPE/PRINT NAME OF APPLICANT

ADDRESS
Atlanta, GA 30340

CITY & STATE ZIP CODE
678-358-8532

PHONE NUMBER
shakerjcreddy@gmail.com

EMAIL ADDRESS

Sworn to and subscribed before me this

_____ day of _____ 20____

NOTARY PUBLIC

Indicate which of the above is applicable: 1 2 or 3

SECTION V: Attorney or Agent, if different from the applicant and/or owner

SIGNATURE OF ATTORNEY/AGENT

CHECK ONE: [] ATTORNEY [] AGENT

ADDRESS

CITY & STATE ZIP CODE

PHONE NUMBER

FOR OFFICIAL USE:

Total Amount Paid \$ _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BOC Decision: _____

Planning Staff Signature: _____ Date: _____

STATE OF GEORGIA

COUNTY OF HENRY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 14th day of June, 2004, by and between the **CITY OF STOCKBRIDGE, GEORGIA**, a municipal corporation chartered under the laws of the State of Georgia (hereinafter "City"), **KILLEARN PROPERTIES, INC. OF GA** (hereinafter "Owner"), and **CHARRETTE DEVELOPMENT GROUP** (hereinafter "Developer"). The Property encumbered by this Agreement consists of two separate tracts of land more particularly described in **Exhibit "A"**, which is incorporated herein by reference (the "Property").

P R E A M B L E :

WHEREAS, the Property consists of two separate tracts of property lying in Land Lots 31 & 32 of the 7th Land District, Henry County, Georgia, said property being located on State Route 42;

WHEREAS, the Owner has requested a rezoning of the Property from Light Manufacturing (M-1) to Multi-Family Residence District - Townhouses (RM-2);

WHEREAS, the City has determined that the Property should be developed with single-family homes under Medium/High Density Single-Family Residential District (R-3) as depicted in the attached **Exhibit "B"** (the "Projects");

WHEREAS, the parties hereto wish to receive assurances from the other that certain essential elements will occur in order to facilitate the development of the Property; to insure that the Property will be developed pursuant to the Zoning Ordinance, the zoning conditions imposed by the City, and this Agreement and any amendments thereto; to preclude litigation; and to coordinate

development efforts;

WHEREAS, the State of Georgia has enacted The Georgia Development Impact Fee Act, codified at O.C.G.A. §§ 36-71-1, *et seq.*, which provides that impact fees may be imposed by counties and municipalities;

WHEREAS, the City currently has an ordinance which provides for collection of sewer impact fees and is investigating and considering the enactment of other impact fee ordinances;

WHEREAS, the City has not represented, nor can it guarantee that its infrastructure and existing public facilities as defined by O.C.G.A. § 36-71-2, are sufficient to accommodate the proposed Project;

WHEREAS, the Zoning Ordinance permits property zoned R-3 to feature a maximum number of residential dwelling units per acre provided they are in compliance with the impervious requirements of the Stockbridge Zoning Ordinance;

WHEREAS, entry into this Development Agreement is a condition of rezoning; and

WHEREAS, the City and Owner are willing to execute this Agreement to verify and achieve all of said purposes.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of ONE AND 00/100 DOLLARS (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged and undisputed, the parties enter into the following Agreement:

AGREEMENT

1.

Rezoning Application

The City has found that the application filed for the rezoning of the Property is not consistent with zoning policies and goals of the City. The City approved the zoning of the property from M-1 to R-3 subject to this Agreement and its conditions stated herein. All parties agree that said conditions shall be made a part of the ordinance rezoning the Property.

Said zoning shall become effective after the City Council passes the Rezoning Ordinance and the parties execute this Agreement. Failure to so execute this Agreement within thirty (30) days from the date of the zoning hearing will cause the Property to automatically revert back to its previous zoning classification of M-1.

2.

Zoning Requirements of the Property

The parties hereby acknowledge that the Property has been rezoned to R-3 subject to the conditions stated herein. The parties also acknowledge that the net density restrictions imposed by the Zoning Ordinance are applicable to the Project and that the Property shall feature no more than three and six-tenths (3.6) single-family detached dwelling units per net usable acre as allowed hereunder.

- A) **Rezoning.** The Property consists of two separate tracts which are described in **Exhibit "A"**.
- B) **Requirements Generally.** Owner shall comply with all applicable rules, regulations, and conditions of the Zoning Ordinance of the City, except where specifically

excluded herein, in the development of the Property. In addition to said Zoning Ordinance, the Owner shall comply with the conditions contained in this Agreement. If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control. A copy of the R-3 Ordinance Number 03-59 as adopted on March 10, 2003, is attached hereto and incorporated herein as **Exhibit "D"**.

C) **Development Conditions.** The following conditions shall apply to the development of the Property.

- 1) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.
- 2) That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.
- 3) The lot size shall be no less than 10,500 square feet.
- 4) One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.
- 5) Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.
- 6) The Developer shall have the following options for the exterior of the homes: The exterior of the homes shall be either a minimum of three-sided brick or stone or any combination thereof, except for the soffits and gables, and the remaining side shall be constructed of stucco, hardi-plank or wood or any combination thereof. Or, a minimum of seventy-five percent (75%) of the exterior of the home shall be brick or stone or any combination thereof, except for the soffits and gables, and the remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. For all homes, the soffits and gables may be constructed of brick, stone, stucco, hardi-plank, masonry siding, wood, or vinyl with a minimum grade of 0.048 of an inch in thickness, or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or

aluminum.

- 7) Each home shall have an attached two car garage which is defined in section 14 of this Agreement.
- 8) Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.
- 9) Front, side and rear yards will be sodded.
- 10) Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.
- 11) The Building Department shall not issue a building permit until such a time as the City Manager has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.
- 12) Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.
- 13) A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.
- 14) The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.

3.

Variances

The City approves the following variance:

- 1) The minimum lot size can be reduced from 12,000 square feet to no less than 10,500 square feet.
- 2) Minimum lot width shall be reduced from seventy-five feet (75') at building line to sixty feet (60') at building line.

- 3) No other variances shall apply to this Project.

4.

Impact on Services

In conjunction with the development of the Property, the person or entity seeking to make such improvements shall satisfy the following requirements:

A) Submission of Plans and Specifications.

Developer shall submit plans and specifications for development of the Property and construction of any and all improvements thereon in conformance with all applicable rules, regulations, and laws of the State of Georgia, and with all applicable rules, regulations, and ordinances of the City and this Agreement.

B) Traffic and Road Improvements

The Developer shall pay for road improvement costs or complete road improvements as follows:

Those road improvements required by Henry County Department of Transportation or the City after review of Plans referenced in subparagraph 4.A. above.

C) Water and Sewerage Improvements.

- 1) The Developer shall extend and expand, if necessary, the existing water main to the Property.
- 2) The Developer shall extend and expand, if necessary, any additional sewage outfall lines needed to service the Project.
- 3) The Developer shall be responsible for the development of all water and

sewer lines located within the Property in accordance to the public entity having control thereof.

- 4) Developer shall relocate the existing sanitary sewer line on the Property so that they do not run under or within twenty feet (20') of any structure.

5.

Impact Fees and Credits

A) Traffic and Road Impact Fees

If the Owner is assessed at any time in the future traffic and road impact fees by the City, the Owner will be given credit against such impact fees as an amount equal to:

- 1) The installation of any and all acceleration and deceleration lanes as required in section 4.B.1.; and
- 2) All funds expended by the Owner for the improvement of roads.

B) Water and Sewerage Impact Fees

All water and sewer impact fees will be paid to the public entity having control thereof.

6.

Covenants Running With the Land

The terms and conditions of this Agreement shall be binding upon each party and its successors in title and shall run with the title to the Property. Notice of this Agreement shall be filed of record in office of the Clerk of the Superior Court of Henry County, as shown on **Exhibit "E"** hereto attached. Any modifications agreed to by the parties also shall be subject to this notice of filing requirement.

7.

Date of Effectiveness of this Agreement

This Agreement shall be effective between the parties, their successors and assigns, immediately upon execution of this Agreement by all parties hereto.

8.

Date of Effectiveness of Rezoning

The rezoning set forth in this Agreement shall take effect upon: (i) approval of the rezoning ordinance by the City Council; and (ii) the execution of this Agreement.

9.

Relation to Zoning

The terms of this Agreement shall be incorporated into and made a part of any Zoning Ordinance of the City rezoning the Property. The zoning classifications set forth herein shall be conditioned on the terms of this Agreement and binding on the Owner's successors and assigns. If these terms are modified pursuant to Paragraph 11 of this Agreement, such modifications shall be likewise binding on Owner's successors and assigns.

10.

Previous Written and Oral Statements

All previously written or transcribed plans, documents, letters, notes, minutes, and memorandums, together with all oral representations and agreements concerning all matters set forth in this Agreement have been incorporated herein, and the terms and conditions of this Agreement shall supersede any previous agreements between the parties. The parties agree that time shall be of the essence of this Agreement. This Agreement may be executed in counterparts, and each

counterpart, and all counterparts together, shall constitute the original Agreement.

11.

Amendment and Modification of Agreement

This Agreement represents the entire understanding of the parties hereto, and any amendments, changes, additions, or deletions shall be made in writing upon the mutual agreement of the parties, executed by the City and the Owner, or the Owner's assigns and successors in title.

12.

Binding Effect

This Agreement shall be binding upon the undersigned and their agents, heirs, administrators, executors, successors, and assigns. This Agreement shall be binding on any person or entity that develops or uses the Property under the zoning classifications granted herein. The parties expressly stipulate that there are no third party beneficiaries to this Agreement.

13.

Future Changes in Development Standards

All development regulations, guidelines, standards, rules, and conditions of the City in effect as of the date of this Agreement and the regulations, guidelines, standards, rules, and conditions of this Agreement shall control over any future changes in the City regulations, guidelines, standards, rules, and conditions.

14.

Captions and Definitions

Captions, the description headings of the separate articles, sections and paragraphs contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or

construction of any of the provisions hereof.

“Owner” includes Killearn Properties, Inc. of GA and any developer, builder or other person who seeks land disturbance permits for the Property. “Owner” also includes any assignee or successor in interest to the Property.

“Residential garage” shall mean an enclosed structure attached to or part of the principal dwelling used for housing at least two (2) vehicles. All garages shall have the following minimum dimensions: vehicular entrance height, seven feet (7’); vehicular entrance width, sixteen feet (16’); garage interior height, eight feet four inches (8’ 4”); and overall garage width and depth no less than twenty feet by twenty-two feet (20’ x 22’), respectively. The floor shall be constructed of concrete. Concrete floors shall be reinforced, where appropriate, and a minimum of four inches (4”) in thickness with appropriate fill and base. Residential garages shall not be enclosed for living space, storage purposes or any other purpose without first obtaining a variance from the City and constructing an attached residential garage to the main residential structure. The residential garage shall be kept clear so that a minimum of one (1) vehicle may be parked in the garage at all times.

All other terms used in this Agreement which are not otherwise defined herein shall be defined in the manner prescribed by the Zoning Ordinance or R-3 Ordinance in effect as of the date Owner executes this Agreement.

15.

Severability

The invalidity or unenforceability of any provision of this Agreement shall not effect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect.

Each person executing or attesting this Agreement warrants and represents that he or she is fully authorized to do so. Each person also stipulates that he or she has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The parties also agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof and it should not be construed in favor or against either party by a court of competent jurisdiction.

16.

Applicable Law

The laws of the State of Georgia shall govern the validity, interpretation, performance and enforcement of this Agreement and any dispute involving this Agreement or the Property without regard to conflicts of laws principles.

17.

Rights Cumulative

All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

In the event that Owner, its successors, or its assignees fail to comply with the terms of this Agreement, the City shall be authorized to refuse occupancy permits, construction permits,

development permits, and to terminate construction and development of the Property. If Owner, its successors, or its assignees bring an action of any nature or description under this Agreement, or if it becomes necessary for the City to bring such an action, Owner, its successors, or its assignees shall be responsible for reimbursing the City for all costs and expenses, including attorneys fees, incurred in connection with such a proceeding.

18.

Stipulation and Waiver

Owner knowingly and voluntarily waives any right to challenge the validity of this Agreement, in whole or in part, in a court of competent jurisdiction or to seek monetary relief, including but not limited to damages, costs, sanctions, or fees, from the City in connection with this agreement, the zoning of the Property or the development of the Property. Each party agrees to execute this Agreement and any other documents necessary to encumber the Property so as to bind all successors in interest in a similar manner.

19.

Reimbursement of Expenses

The Owner and Developer, both jointly and severally, hereby agree to reimburse the City for all legal fees incurred by the City regarding the preparation of this Agreement which sums shall not exceed \$1,000.00. The Owner and Developer, both jointly and severally, agree to reimburse the City for preparations of any amendments to this Agreement and any litigation expenses incurred by the City in any civil action or administrative action regarding this Agreement whether same is filed by the City, Owner, Developer or third person or entity. The Owner shall remit payment of all said legal fees and costs to the City within ten (10) days of receipt of an invoice for same.

20.

Amenities

There shall be two amenity areas as depicted in Exhibit "B". The area depicted as floodplain shall remain green space and include a walking trail, at least two thousand (2,000) linear feet and a minimum of four feet (4') in width, connecting Tract 1 and Tract 2 as depicted in the site plan attached hereto. Furthermore, each amenity area shall contain the following:

- A pavilion measuring a minimum of forty feet by sixty feet (40'x60') equipped with outdoor benches and picnic tables to seat no less than fifty (50) people, three permanently mounted steel grills, and two permanent outdoor trash receptacles;
- A bathhouse with two (2) toilets and two (2) showering facilities;
- A playground equipped for children ranging in age from one through twelve. Each playground area shall be separated into two parts in order for children ages one through six to have a separate and distinct portion for their age group and one separate and distinct portion for children ages seven through twelve separate and apart from each other;
- A swimming pool measuring no less than eighteen feet by thirty-six feet (18'x36') with varying depths to accommodate children from the age of one to adults; and
- Adequate parking for each of the amenity area.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and


affixed their seals this 14th day of June, 2004.

CITY:

CITY OF STOCKBRIDGE, GEORGIA

By:  (L.S.)
Honorable R. G. Kelley, Mayor

ATTEST:


Merle Manders, City Clerk
[Seal]

Version 4

Signatures on following page

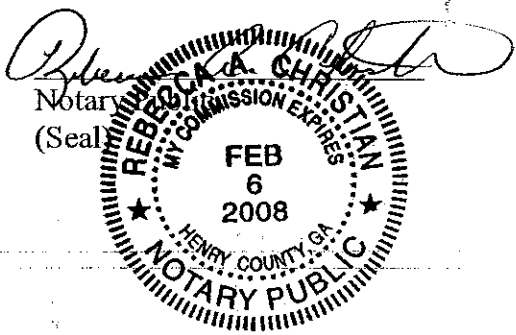
OWNER:

KILLEARN PROPERTIES, INC. OF GA

By: *[Signature]* (L.S.)
David K. Williams, Managing Member

Signed, sealed and delivered
before me this 14 day of
June, 2004.

[Signature]
Witness



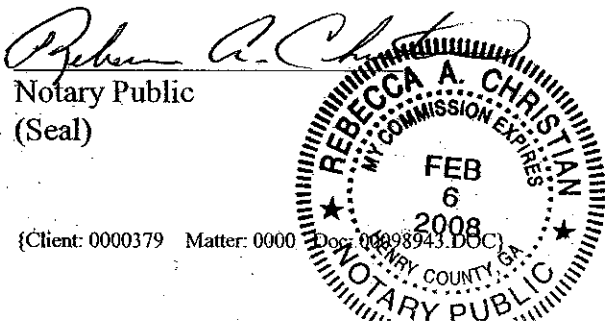
DEVELOPER:

CHARRETTE DEVELOPMENT GROUP

By: *[Signature]* (L.S.)
Lo. H. Woodall III, Managing Member

Signed, sealed and delivered
before me this 14 day of
June, 2004.

[Signature]
Witness



[Signature]
Notary Public
(Seal)

EXHIBIT "A"

LEGAL DESCRIPTION AND PLAT OF THE PROPERTY

EXHIBIT "B"

SITE PLAN

TRACT 1

-SITE DATA-

TOTAL SITE AREA: 14.16 AC.
 LESS FLOODPLAIN: 2.55 AC.
 LESS RIGHT-OF-WAY: 1.61 AC.
 NET RESIDENTIAL AREA: 9.90 AC.
 x 3.6 U/AC

36 TOTAL UNITS ALLOWED

29 TOTAL UNITS PROPOSED
 2.9 U/AC. NET DENSITY

TRACT 2

-SITE DATA-

TOTAL SITE AREA: 13.57 AC.
 LESS FLOODPLAIN: 2.90 AC.
 LESS RIGHT-OF-WAY: 1.59 AC.
 NET RESIDENTIAL AREA: 9.08 AC.
 x 3.6 U/AC

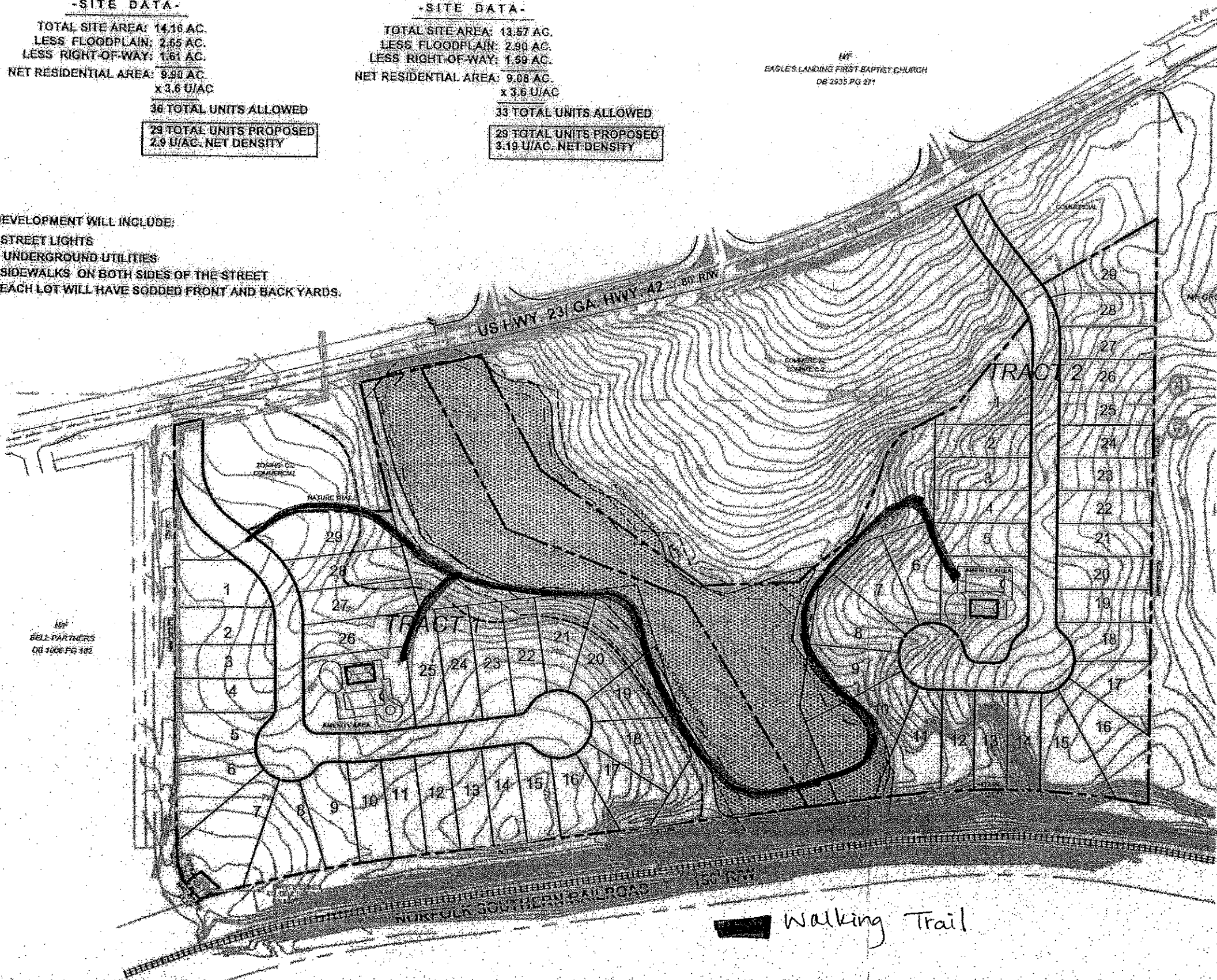
33 TOTAL UNITS ALLOWED

29 TOTAL UNITS PROPOSED
 3.19 U/AC. NET DENSITY

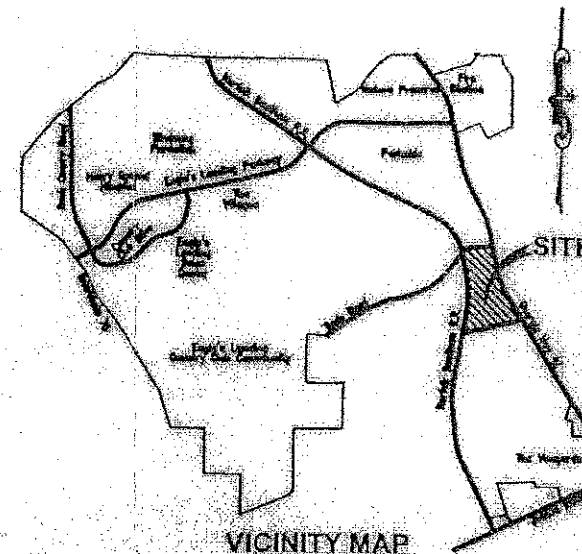
DEVELOPMENT WILL INCLUDE:

- * STREET LIGHTS
- * UNDERGROUND UTILITIES
- * SIDEWALKS ON BOTH SIDES OF THE STREET
- * EACH LOT WILL HAVE SODDED FRONT AND BACK YARDS.

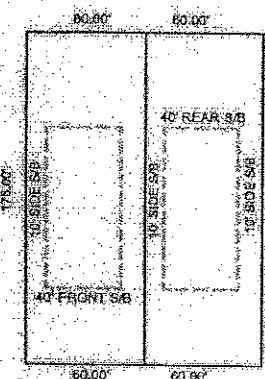
MF
 EAGLE'S LANDING FIRST BAPTIST CHURCH
 DB 2235 PG 271



MF
 BELL PARTNERS
 DB 1006 PG 102



VICINITY MAP
 SCALE: 1" = 3000'



50' RW
 TYPICAL LOT DETAIL

GENERAL DATA

LAND LOTS 1 AND 2 - DISTRICT 7
 CITY OF STOCKBRIDGE, HENRY COUNTY, GA

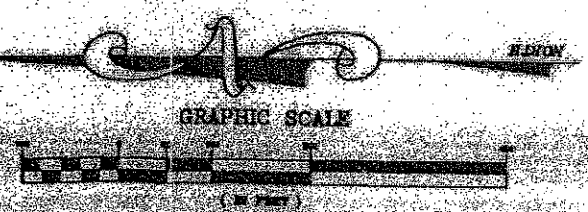
1. OWNER: KILLIAN PROPERTIES, INC.
 100 W. ...
 STOCKBRIDGE, GA 30281
 PHONE: 770-524-3483

2. DEVELOPER: CHARLETTE DEVELOPMENT GROUP
 120 RICHARD PARK DRIVE
 MCDONOUGH, GA 30253
 PHONE: 770-524-3483

3. ENGINEER: MOORE BASS CONSULTING, INC.
 1720 ROCK COUNTRY ROAD
 STOCKBRIDGE, GA 30281
 PHONE: 770-524-4800

4. DEVELOPMENT CONFIGURATION
 A. TOTAL UNITS: HENRY COUNTY G.L.S. (P.F.) CONTROLS
 B. TOTAL ACREAGE: 13.57 ACRES ±

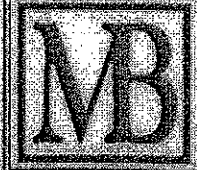
NOTE:
 THE ACTUAL LOT COUNT MAY CHANGE
 DUE TO FINAL ENGINEERING PLANS ARE
 COMPLETE.



Moore Bass
 CONSULTING
 ATLANTA
 TALLAHASSEE

PROJECT NAME: HWY 42 SINGLE FAMILY PROJECT
 CLIENT NAME: CHARLETTE DEVELOPMENT GROUP
 120 RICHARD PARK DRIVE
 MCDONOUGH, GA 30253

REVISIONS:	



DATE: 1/20/20
 SHEET: 10
 CONTRACT: ...

SEAL: ...

SHEET TITLE: CONCEPTUAL MASTER PLAN
 SHEET: 10

TOTAL LOT YIELD HAS INCREASED BY 8 LOTS ABOVE THE MAXIMUM ALLOWABLE BY FOLLOWING R-5 STANDARDS.

Development Agreement between the City of Stockbridge
and Killearn Properties, Inc. of GA dated June, 2004

EXHIBIT "C"

HENRY COUNTY REZONING EVALUATION REPORT



HENRY COUNTY PLANNING & ZONING

Rezoning Evaluation Report
Stockbridge City Council

RZ-03-45-S

Commission District: City of Stockbridge
Planning Board Member: Ray McDonald (770) 474-8654

Applicant: Triad Investments
3108 Jodeco Road
Jonesboro, GA 30236

Location: The property is located in Land Lots 1 & 2 of the 7th District, on Highway 42 South of Brannan Road.

Request: Rezoning from M-1 (Light Manufacturing) to RM-2 (Townhouses).

Proposed Use /Purpose: To develop the property for a Single-Family Townhouse Development.

Sign Posted: September 23, 2003

P&Z Meeting: October 9, 2003

City Meeting: June 14, 2004
November 10, 2003-Postponed

Lot Size: 28.4 +/- acres.

Access Road: Highway 42 (major arterial), South of Brannan Road.

Public Facilities: Water and Wastewater Treatment Availability – water and sewer (at owner's expense).

Zoning History:

The proposed development is currently zoned M-1 (Light Manufacturing). The property was zoned prior to the adoption of the Official Henry County Zoning Map on June 3, 1986. Herein is the zoning for the adjacent properties:

- *North* – M-1 (Light Manufacturing)
- *South* – M-1 (Light Manufacturing)
- *West* – Southern Railroad and R-2 (Single-Family Residence)
- *East* – RM (Multi-Family Residence)

Current Land Use: Vacant and Heavily wooded
Future Land Use: Industrial and Wholesale

Henry Highway 42, LLC
3200 Presidential Parkway
Atlanta, GA 30340

April 18, 2025

City of Stockbridge
Community Development Director
4640 N Henry Blvd
Stockbridge, GA 30281

Subject: Request for Zoning Modification to Development Agreement for RZ-03-45-S

Dear Ryan Anderson,

On behalf of Henry Highway 42, LLC, I am submitting this letter of intent to formally request a modification to the existing development agreement between our entity and the City of Stockbridge. We appreciate the City's commitment to responsible growth and development, and we seek to amend the agreement to better align with our evolving project needs while maintaining compliance with the City's zoning objectives. Our intent is to develop the community within the same guidelines as in the successful Winding Creek community along Campground Road in the City of Stockbridge.

Henry Highway 42, LLC respectfully requests the following modifications to 2. (C) Development Conditions:

1. (4) 1/3 of single-story homes shall be a minimum of 2,400 sq. ft. rather than 2,500 sq. ft.;

2. (6) Front of home shall be a mixture of 50% brick or stone and hardi-plank or Cementous fiber siding with a brick or stone water table on the two sides of the homes;
3. (10) Hardwood Street trees shall only be required along Highway 23/42;
4. (12) Landscape strip between curb and 4-foot sidewalk shall be a minimum of 24 inches along all public streets;
5. (14) Home Plan approval shall be issued by director of Community Planning or other staff prior to issuance of approval of final plat.

We appreciate your time and consideration of this request and look forward to working collaboratively with the City of Stockbridge. Please feel free to contact me at your earliest convenience to discuss the next steps.

Sincerely,
Shaker Reddy

A handwritten signature in blue ink that reads "Shaker Reddy". The signature is written in a cursive style with a large initial "S".

Henry Highway 42, LLC



2 Story Front



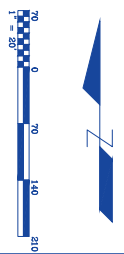
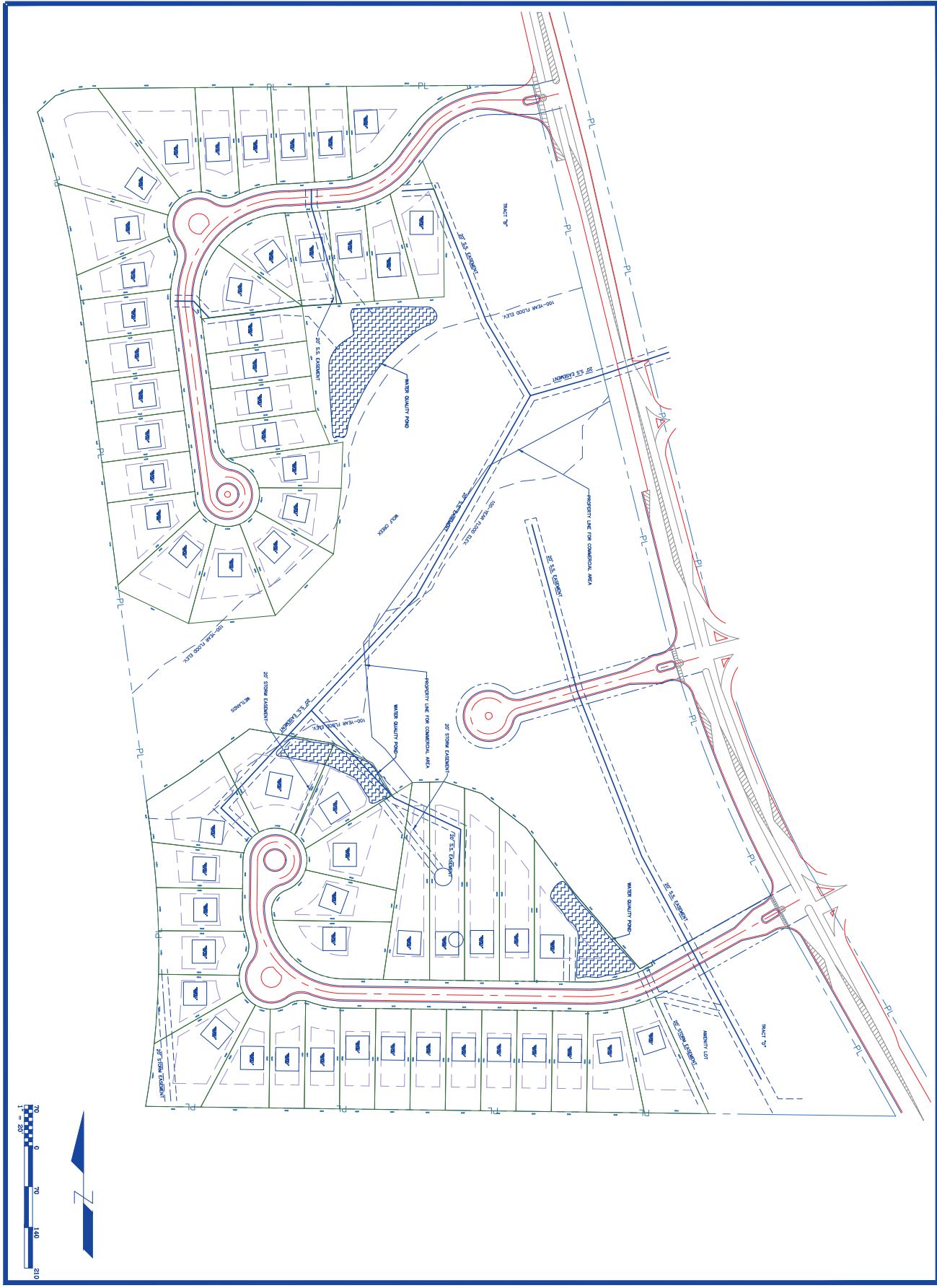
Street Scene



Clubhouse



Mailbox Bank



DRAWN BY	JLE
CHECKED BY	ZH
DATE	05/25/2025
SCALE	1" = 70'
DIST. NO.	GADSON
SHEET NUMBER	1

GADSON SUBDIVISION
SITE PLAN
LAND LOTS 31 & 32, 7TH DISTRICT
CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA
SITE ADDRESS: XXXX XXXX XX, STOCKBRIDGE, GA 3XXXX

REVISIONS	BY



ACCURA ENGINEERING AND CONSULTING SERVICES, INC.
 3200 PRESIDENTIAL DRIVE • ATLANTA, GA 30340
 OFFICE: 404-241-8722 • ACCURA.COM



TO: Planning Commission; Mayor and Council
FROM: Gordon Linton, Senior Planner
CC: R. Ryan Anderson, Community Development Director
DATE: June 26, 2025 (Planning Commission)
July 14, 2025 (Mayor and Council)
Subject: #ZM-2025-01 (Gadson's Crossing)

I. Purpose

Consideration of a request for a major zoning modification to provide for modifications to the Development Conditions from a previously approved rezoning and Development Agreement for the proposed Gadson's Crossing single-family detached residential subdivision.

II. Property Information

Proposed Development	Development of 59 single-family detached units
Site Address	The site is located at the southwest corner of Highway 42 North and Tunis Road
Parcel Identification	070-01022001
Parcel Acreage	27.72 +/- acres

Applicant	Shaker Reddy
Owner	Henry Highway 42, LLC
Current Zoning of Property	SR (Suburban Residential)
Current Future Land Use Designation of Property	Low-Density Mixed Use
Proposed Number of Units Per Acre	2.12 units per acre
Current Use of Property	The property is currently vacant and undeveloped, but the layout of the approved subdivision is still visible through existing clearings. The site is also heavily wooded and crossed by Wolf Creek with two existing access points from U.S. Highway 23.

SURROUNDING ZONING PROPERTY INFORMATION

Location	Existing Zoning	Existing Land Use
Property to the North	M-2 (Heavy Industrial) – Henry County C-3 (Heavy Commercial) – Henry County M-1 (Light Industrial) – Henry County	Fortune Metal Georgia SecurCare Self Storage Disco, Inc.
Property to the South	M-1 (Light Industrial) – Henry County	Crash Champions Collision Repair McDonough

		Trinity Chapel
Property to the East	O-1 (Office Institutional) C-2 (General Commercial)	Eagles Landing First Baptist Church/ Eagle's Landing Christian Academy Vacant Land
Property to the West	PD (Planned Development) – Henry County	Eagles Landing Subdivision

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	High Density Suburban – Henry County	Fortune Metal Georgia SecurCare Self Storage Disco, Inc.
Property to the South	High Density Suburban – Henry County	Crash Champions Collision Repair McDonough Trinity Chapel
Property to the East	Low Density Residential Low Density Mixed Use	Eagles Landing First Baptist Church/ Eagle's Landing Christian Academy Vacant Land
Property to the West	High Density Suburban – Henry County	Eagles Landing Subdivision

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Number of Units	Estimated Density Per Acres
Subject Property (Gadson Crossing)	59	2.25
Highlands	81	1.67
Magnolia's	158	6.13
Summit	307	2.69
Clark Meadows	141	2.76
Moss Pointe	124	1.70
Winding Creek	118	3.01
The Terrace at Eagle's Landing	179	2.43
Winslow at Eagle's Landing	309	2.97
Eagle's Landing	696	2.97
SouthGate at Eagle's Landing	138	2.08
Parkside	215	2.41
Brannan's Walk	51	2.41

Lakeside at Eagle's Landing	192	2.91
-----------------------------	-----	------

III. Finding of Facts

1. The vicinity of the proposed use is mostly commercial and residential with the following zoning classifications: M-2 (Heavy Industrial) – Henry County, C-3 (Heavy Commercial) – Henry County, M-1 (Light Industrial) – Henry County, O-I (Office Institutional), C-2 (General Commercial), and PD (Planned Development) – Henry County.
2. The subject property is surrounded by the following current future land use designations: High Density Suburban – Henry County, Low Density Residential, and Low Density Mixed Use.
3. The subject property has frontage on U.S. 23 (Highway 42 North), which is classified by the Georgia Department of Transportation as a minor arterial road.
4. The subject property is surrounded by the following subdivisions: Highlands, Summit, Clark Meadows, Moss Point, and the Magnolia's.
5. The subject property is part of the Parkway Mixed-Use Overlay District.

IV. Maps, Site Plan, and Renderings

Aerial Photo of Subject Property



Close up Aerial Photo Showing Existing Layout of Gasdon's Crossing



Flood Map Showing Wolf Creek



Joint Zoning Map of Parcel #070-01022001

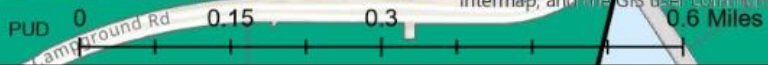


Subject Property:
Parcel #070-01022001

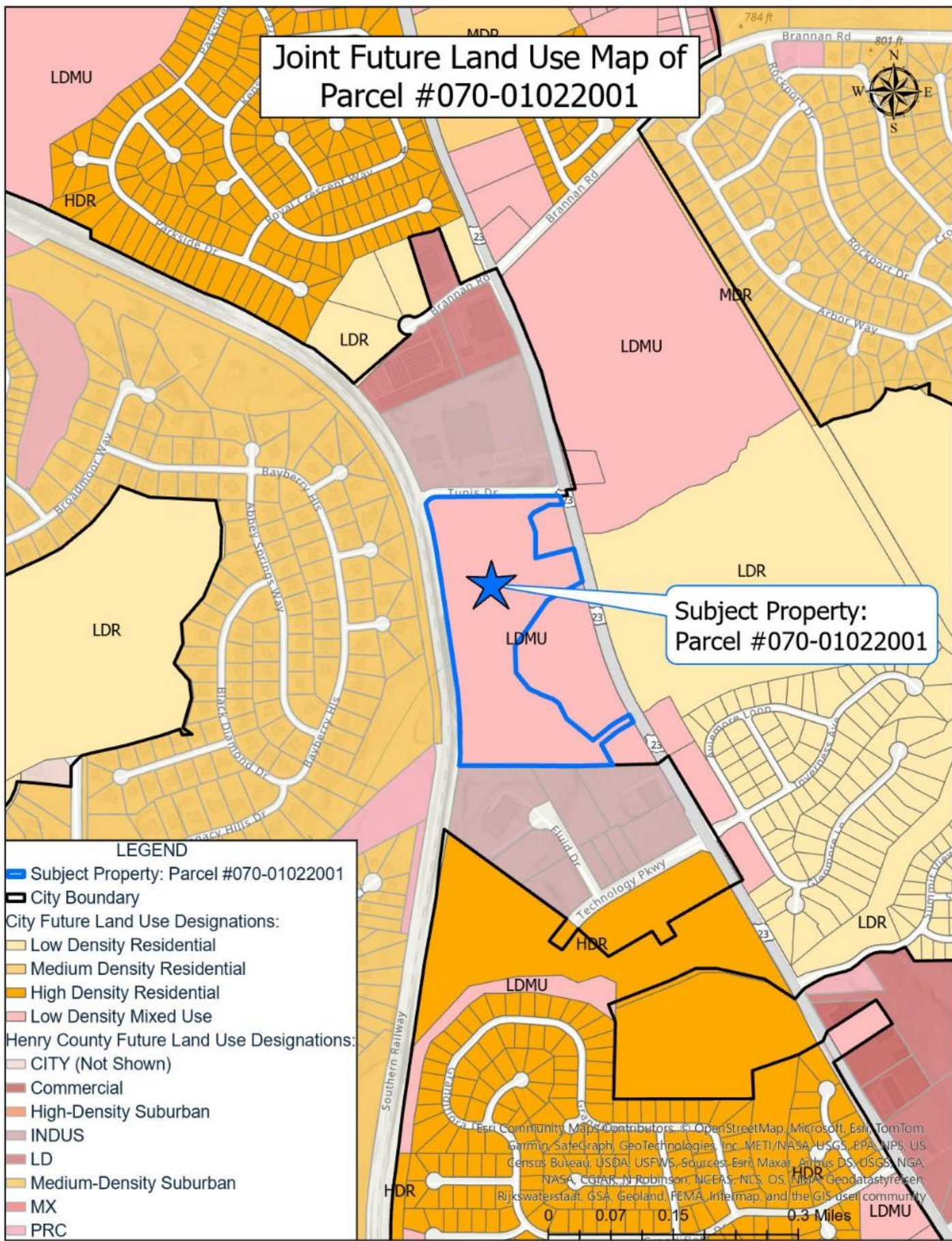


- LEGEND**
- SubjectProperty
 - City Boundary
 - City Zoning Districts:
 - C1 - Neighborhood Commercial District
 - C2 - General Commercial District
 - LI - Light Industrial District
 - MFR - Multiple Family Residential District
 - OI - Office Institutional District
 - PUD - Planned Unit Development District
 - SR - Suburban Residential District
 - Henry County Zoning Districts:
 - C1
 - C2
 - C3
 - CITY
 - M1
 - M2
 - MU
 - PD
 - R1
 - R2
 - R3
 - R4
 - RA
 - RM

Esri, Community Mass Contributor, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, J. Robinson, NCEAS, NLS, OF, NMA, Geobase, geobase, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



Joint Future Land Use Map of Parcel #070-01022001



LEGEND

- ▬ Subject Property: Parcel #070-01022001
- City Boundary
- City Future Land Use Designations:
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Low Density Mixed Use
- Henry County Future Land Use Designations:
 - CITY (Not Shown)
 - Commercial
 - High-Density Suburban
 - INDUS
 - LD
 - Medium-Density Suburban
 - MX
 - PRC

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA/USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NIMA, Geodatastyresen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

0 0.07 0.15 0.3 Miles

Overlay Map of Parcel #070-01022001

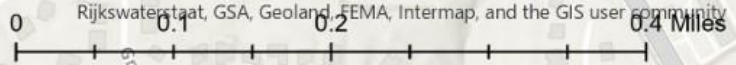


**Subject Property:
Parcel #070-01022001**

LEGEND

- Subject Property: Parcel #070-01022001
- Overlay Districts
 - ▨ DV-Downtown Village
 - ▨ PMU-Parkway Mixed Use

Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



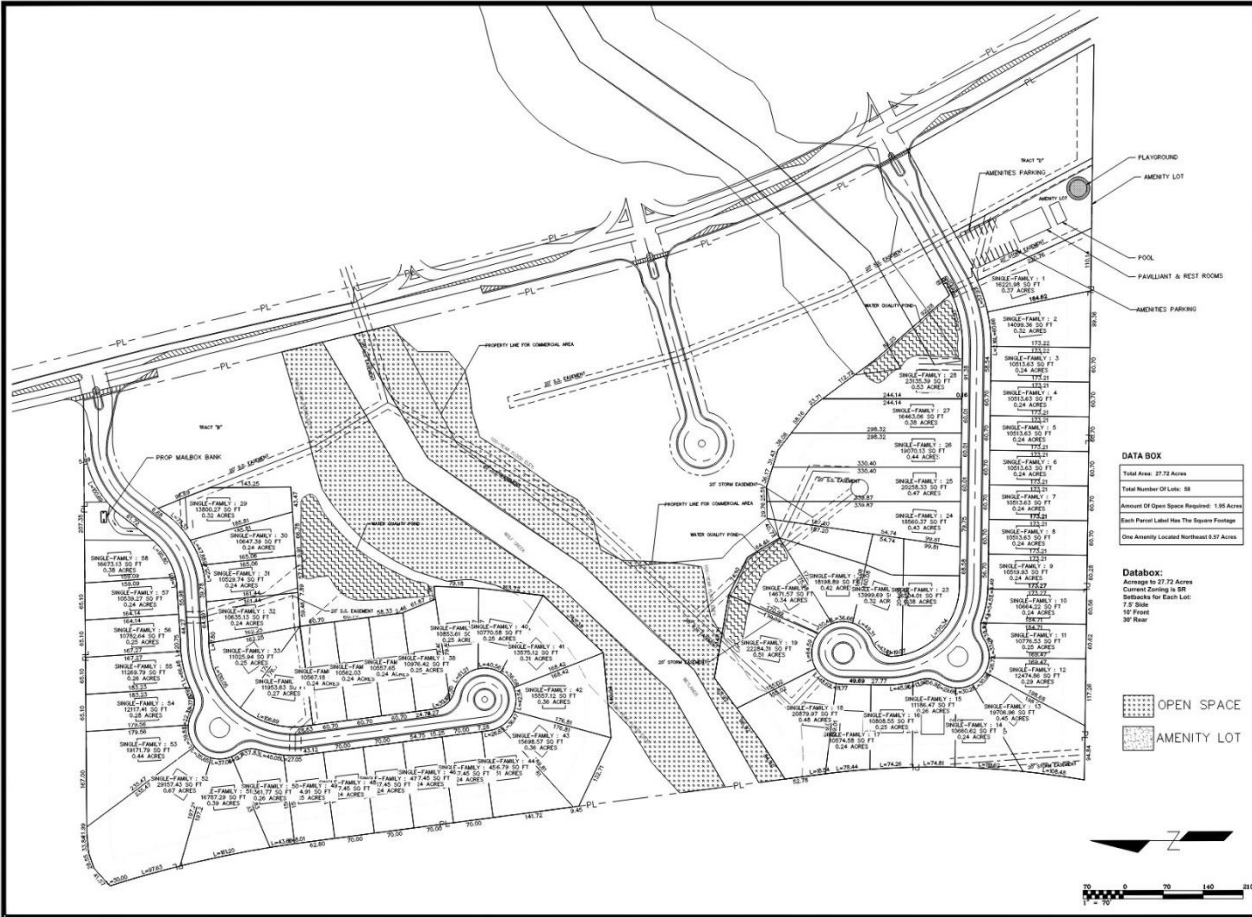
Site Plan of Gadson's Crossing



GADSON SUBDIVISION
 SITE PLAN
 LAND LOTS 31 & 32, 7TH DISTRICT
 CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA
 SITE ADDRESS: XXXX XXXX XX, STOCKBRIDGE, GA 30087

REVISIONS BY	DATE

DRAWN BY: JJE
 CHECKED BY: ZH
 DATE: 06/10/2025
 SCALE: 1" = 70'
 JOB NO.: GADSON
 SHEET NUMBER: 1



DATA BOX

Total Area:	37.73 Acres
Total Number of Lots:	32
Amount of Open Space Required:	1.55 Acres
Each Parcel Label Has The Square Footage	
The Amenity Located Northeast 0.57 Acres	

Databox:
 Average to 37.73 Acres
 Current Zoning is SR
 Setbacks for Each Lot:
 7.5' Side
 10' Front
 30' Rear

OPEN SPACE
 AMENITY LOT

Renderings of Proposed Subdivision







Clubhouse



Mailbox Bank

V. Zoning History

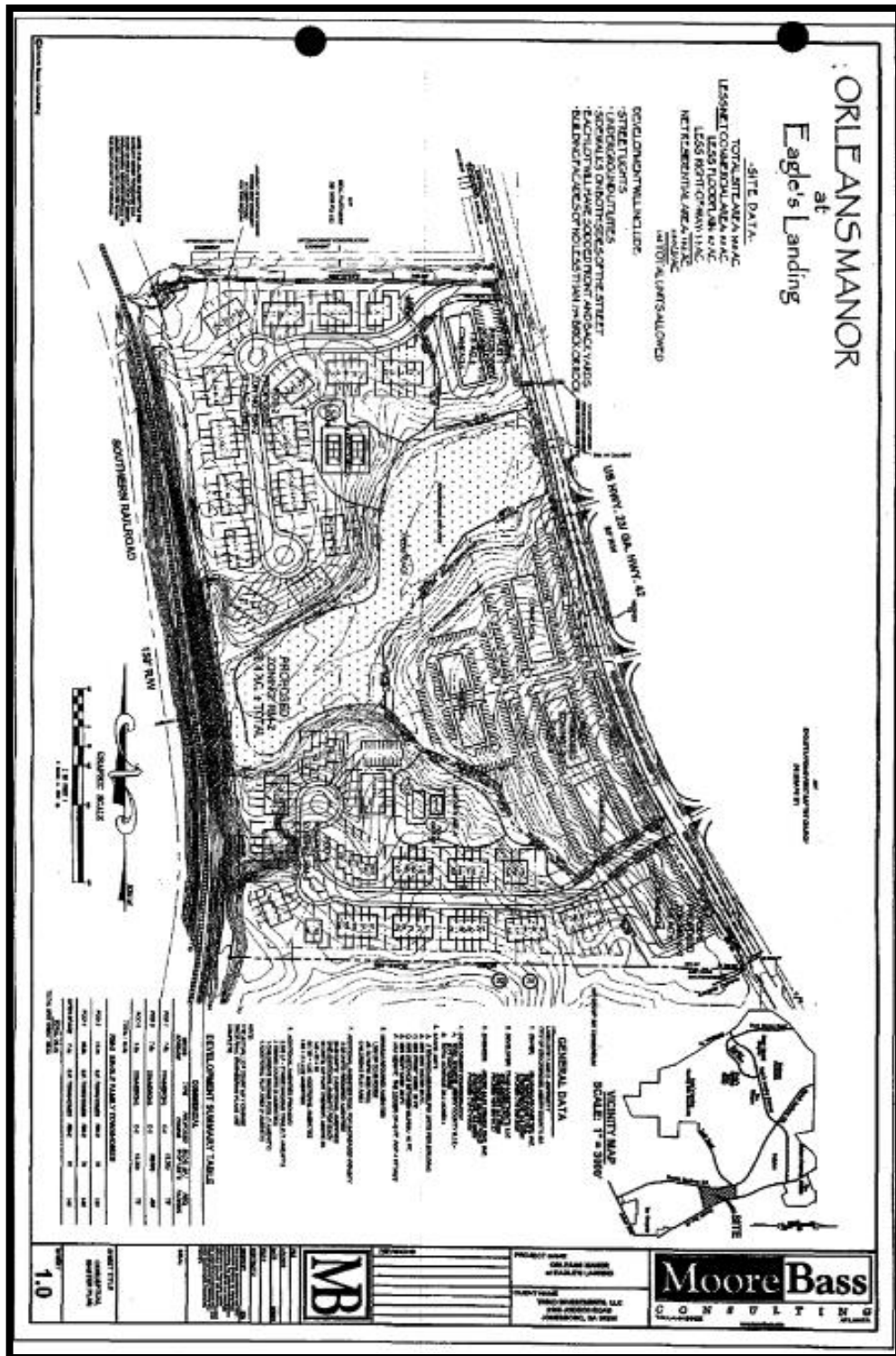
The previous applicant, Triad Investment, LLC. originally submitted a rezoning request on August 18, 2003 to rezone the subject property from M-1 (Light Manufacturing) to RM-2 (Multi-Family Residence District – Townhouses) to construct a 148-unit townhome community known as Orleans Manor at Eagles Landing.

On October 9, 2003, the Henry County Municipal Planning Commission reviewed the application and recommended approval, subject to thirteen (13) conditions. However, the Stockbridge City Council tabled the case during its meeting on November 10, 2003, due to an active moratorium on multi-family developments within the city. On December 10, 2003, the applicant submitted a revised rezoning request and site plan to rezone the subject property from M-1 (Light Manufacturing) to RM-3 (Single-Family Residence) to construct 73 single-family detached lots. On June 10, 2004, the Stockbridge Council approved the request with fourteen (14) conditions, and a Development Agreement was written and adopted soon thereafter.

A preliminary site plan was prepared by Paragon Consulting Group and submitted to Henry County in June 2005 as part of the formal development review process. This preliminary plan proposed 65 single-family lots, two designated amenity areas, a looped walking trail, 7 water quality ponds, and 5-foot-wide sidewalks throughout the subdivision. The layout reflected a traditional estate-style design with minimum lot sizes of 10,500 square feet, 60-foot lot widths, and larger building setbacks (40' front and rear, 10' side). The plan received staff approval on July 17, 2006.

The development of the site began around 2006 to 2007. However, the global financial crisis that occurred between 2007 and 2009 resulted in the foreclosure of the site in 2008. Eventually, the property was purchased by Henry Highway 42 in 2010.

Proposed Townhome Development Submitted on August 18, 2003



Rezoning Conditions Approved by Mayor and Council in June 14, 2004 for RZ-03-45

EXHIBIT "D"

CONDITIONS

Conditions. The Mayor and City Council grant this rezoning request subject to the following conditions:

1. The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.
2. That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.
3. The lot size shall be no less than 10,500 square feet.
4. One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.
5. Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.
6. The homes shall be three-sided brick or stone or any combination thereof, except for the soffits and gables. The remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or aluminum. Soffits and gables shall consist of brick, stone, stucco, hardiplank or other masonry siding, wood or any combination thereof.
7. Each home shall have an attached two car garage which is defined in section 14 of this Agreement.
8. Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.
9. Front, side and rear yards will be sodded.
10. Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.
11. The Building Department shall not issue a building permit until such a time as the City Manager has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.

**Rezoning Conditions Approved by Mayor and Council in June 14,
2004 for RZ-03-45 (cont.)**

12. Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.
13. A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.
14. *The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.*

Approved Zoning Conditions in Development Agreement Signed on June 14, 2004

Development Agreement between the City of Stockbridge
and Killearn Properties, Inc. of GA dated June, 2004

excluded herein, in the development of the Property. In addition to said Zoning Ordinance, the Owner shall comply with the conditions contained in this Agreement.

If there is a conflict between the Zoning Ordinances and this Agreement, the terms of this Agreement shall control. A copy of the R-3 Ordinance Number 03-59 as adopted on March 10, 2003, is attached hereto and incorporated herein as **Exhibit "D"**.

C) **Development Conditions.** The following conditions shall apply to the development of the Property.

- 1) The Applicant shall submit, to the City Clerk and City Attorney, an updated legal description and plat (11"x17"), certified by an engineer or surveyor licensed in the State of Georgia, of the Property that fully describes the Property and verifies that all conditions of the Zoning Ordinance and this Agreement have been complied with.
- 2) That the Projects shall feature no more than a total of sixty-nine (69) single-family detached homes.
- 3) The lot size shall be no less than 10,500 square feet.
- 4) One-third (1/3) of the one-story homes shall have a minimum of 2,000 square feet of heated space, excluding basement areas. One-third (1/3) of the one-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas. The remainder of the one-story homes shall have a minimum of 2,500 square feet of heated space for one story homes, excluding basement areas. All two-story homes shall have a minimum of 2,200 square feet of heated space, excluding basement areas.
- 5) Revise site plan to adhere to all R-3 ordinance requirements, unless otherwise specified herein.
- 6) The Developer shall have the following options for the exterior of the homes: The exterior of the homes shall be either a minimum of three-sided brick or stone or any combination thereof, except for the soffits and gables, and the remaining side shall be constructed of stucco, hardi-plank or wood or any combination thereof. Or, a minimum of seventy-five percent (75%) of the exterior of the home shall be brick or stone or any combination thereof, except for the soffits and gables, and the remaining side may be constructed of stucco, hardiplank or other masonry siding, wood or any combination thereof. For all homes, the soffits and gables may be constructed of brick, stone, stucco, hardi-plank, masonry siding, wood, or vinyl with a minimum grade of 0.048 of an inch in thickness, or any combination thereof. In no case shall any structure of the development have siding consisting of vinyl or

Approved Zoning Conditions in Development Agreement Signed on June 14, 2004 (cont.)

Development Agreement between the City of Stockbridge
and Killearn Properties, Inc. of GA dated June, 2004

- aluminum.
- 7) Each home shall have an attached two car garage which is defined in section 14 of this Agreement.
 - 8) Cars shall not be allowed to park on the public street or within the setback areas, except on the paved driveway.
 - 9) Front, side and rear yards will be sodded.
 - 10) Developer shall install hardwood street trees along all streets to be placed between the sidewalk and the front property lines with a minimum two & half inch (2.5") caliper (d.b.h.), shall have a minimum twenty-four square foot (24 sq. ft.) planting area and shall be spaced an average of forty-five feet (45') apart. No more than one third (1/3) of the trees can be Bradford Pears or any hybrid pear variety.
 - 11) The Building Department shall not issue a building permit until such a time as the City Manager has certified that for each prospective phase of development, sewer capacity is sufficient to accommodate the additional sewage that would be generated by the proposed development.
 - 12) Developer shall install concrete sidewalks of at least four feet (4') in width and four inches (4") in depth and at least four feet (4') from the curb along State Route 42 and on both side of the roads throughout the development. The area between the curb and the sidewalk shall be sodded.
 - 13) A streetscape plan shall be submitted to and be approved by the City Manager and to include sidewalks, street trees, landscaping, street lighting and street furniture prior to the issuance of any permits.
 - 14) The Applicant must present its architectural and façade design for any structures on the Property to the City Council for approval prior to the issuance of a building permit.

**Approved Amenity Package in Development Agreement Signed on
June 14, 2004 (cont.)**

Development Agreement between the City of Stockbridge
and Killearn Properties, Inc. of GA dated June, 2004

20.

Amenities

There shall be two amenity areas as depicted in **Exhibit "B"**. The area depicted as floodplain shall remain green space and include a walking trail, at least two thousand (2,000) linear feet and a minimum of four feet (4') in width, connecting Tract 1 and Tract 2 as depicted in the site plan attached hereto. Furthermore, each amenity area shall contain the following:

- A pavilion measuring a minimum of forty feet by sixty feet (40'x60') equipped with outdoor benches and picnic tables to seat no less than fifty (50) people, three permanently mounted steel grills, and two permanent outdoor trash receptacles;
- A bathhouse with two (2) toilets and two (2) showering facilities;
- A playground equipped for children ranging in age from one through twelve. Each playground area shall be separated into two parts in order for children ages one through six to have a separate and distinct portion for their age group and one separate and distinct portion for children ages seven through twelve separate and apart from each other;
- A swimming pool measuring no less than eighteen feet by thirty-six feet (18'x36') with varying depths to accommodate children from the age of one to adults; and
- Adequate parking for each of the amenity area.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals this 14th day of June, 2004.

CITY:

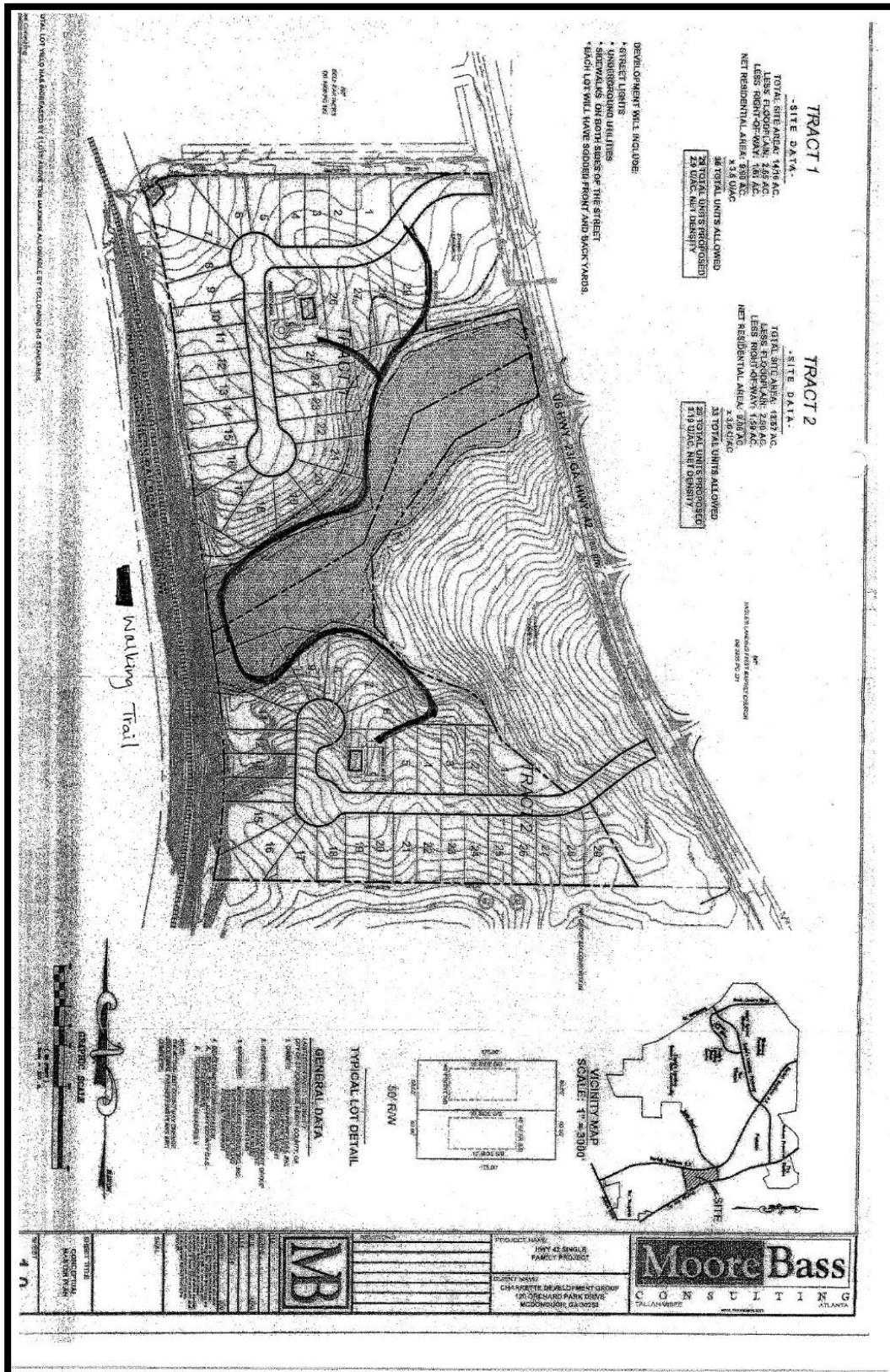
CITY OF STOCKBRIDGE, GEORGIA

By:  (L.S.)
Honorable R. G. Kelley, Mayor

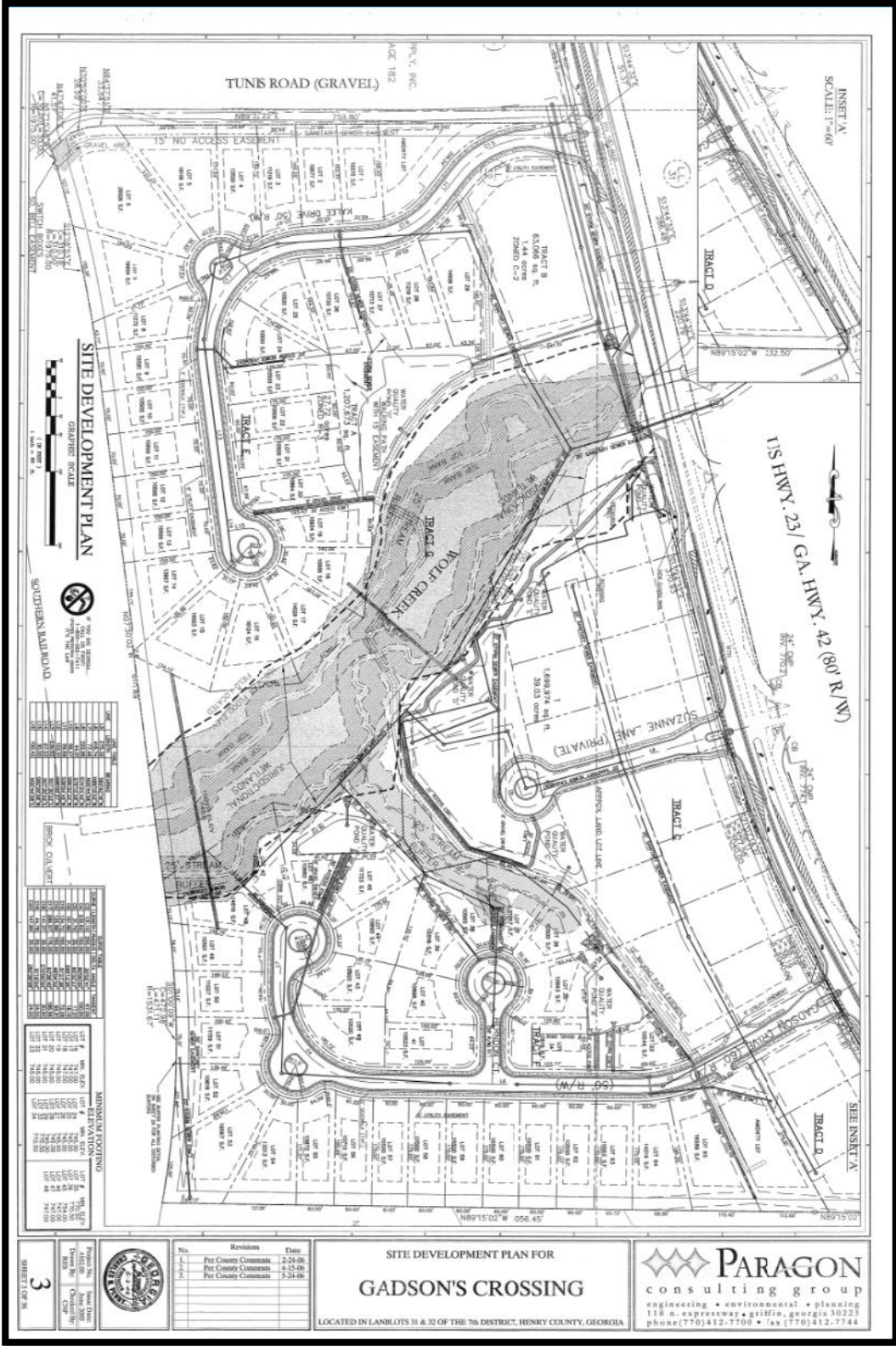
ATTEST:


Merle Manders, City Clerk
[Seal]

Proposed Subdivision Submitted in Development Agreement on June 14, 2004



**Site Plan Submitted by Paragon Consulting That Was Approved by
Henry County Staff in July 17, 2006**



Original Site Development in 2006



Original Site Development in 2008



VI. Development Information

A. Overview of Development

The applicant, Shaker Reddy of Henry Highway 42, LLC. is proposing to construct a 59-lot residential subdivision on a 27.72-acre site that was previously approved for development under Rezoning Case #RZ-03-45 S. The site plan features two cul-de-sacs and winding streets designed to enhance traffic circulation among the residents. The site plan also includes an amenity lot to the northeast corner of the property that is equipped with 16 amenity parking spaces, a playground, a mail kiosk, a pavilion with rest rooms, and a pool. The property is divided by Wolf Creek which runs through the center of the site and is protected by both a stream buffer and floodplain area. These natural features divide the site into two main sections, with 33 lots located on the western side of the creek and 26 lots located on the eastern side of the creek. The lots of the houses range in size from 7,200 to 12,000 square feet. The site plan also includes three quality ponds, which are designed to treat the stormwater runoff before it enters Wolf Creek. In addition, the site plan includes both drainage and utility easements, which allows for the maintenance and installation of infrastructure.

Currently the property is zoned SR (Suburban Residential), which is designed for low to medium density neighborhoods. The site plan shows a 10-foot front yard setback, a 30-foot rear yard setback, and a 7.5 side yard setback. Two entrance points are located along Highway 42, providing direct access to the development from this major arterial road. One entrance is located near the northwest corner of the site serving the 33 lots on the west side of Wolf Creek, while the second entrance is located toward the northeast section of site, providing access to the 26 lots that are located on the eastern side of Wolf Creek. Both entrance access points to the neighborhood's internal street network.

According to the letter from the Henry County Water Authority, which was received on April 29, 2025, public water and service is available for the proposed development. However, the service provision is contingent upon the re-permitting of the Gadson's Crossing development.

B. Letter of Intent.

The applicant submitted a Letter of Intent explaining the reasons to modify the Development Agreement. The reasons can be found in the table below:

Condition #	From	To	Reason
4	1/3 of single-story homes shall be a minimum of 2,500 sq. ft.	1/3 of single-story homes shall be a minimum of 2,400 sq. ft.	SF of a 2,500 SF home may not fit on all lots
6	Home exteriors: 3-sided brick/stone or 75% brick/stone	Front of home shall be a mixture of 50% brick or stone and hardi plank or cementous fiber siding with a brick or stone water table on the two sides of the homes	To be marketable development and compete with similar new developments in the area

10	Hardwood street trees required throughout development	Hardwood street trees shall only be required along Highway 23/42	Distance between front exterior and the street is limited
12	No minimum landscape strip width between sidewalk and curb specified	Landscape strip between curb and 4-foot sidewalk shall be a minimum of 24 inches along all public streets	Amount of space needed for utilities
14	Council approval required for all home plans prior to building permit	Home Plan approval shall be issued by Director of Community Planning or other staff prior to issuance of approval of final plat	To streamline approval and allow administrative-level review
20	Two amenity areas with extensive requirements (trail, pavilion, bathhouse, divided playground, pool, grills, trash, parking)	One amenities lot shall include a pool, cabana, playground and parking lot	To further clarify the prior development agreement's vague description of the development's amenities package

C. Site Plan Comparison

The site plan that was prepared by Paragon Consulting in 2005 and was approved by the Henry County staff on July 17, 2006, proposed 65 lots on approximately 27.7 acres. The development was divided by Wolf Creek into two sections: Tract 1 to the east included 29 lots, and Tract 2 to the west contained 36 lots. The site plan featured two amenity lots, one located in each tract, along with a walking trail, and 5-foot sidewalks. Each lot has a minimum of 10,500 square feet with the minimum lot width being 60 feet. In addition, the layout of the site plan follows a traditional grid pattern with wider setbacks of 40 feet in both the front and rear yard setback, and 10 feet on the sides. The site plan includes two points of vehicular access, both located along Highway 42, one serving Tract 1 and the other serving Tract 2. The 2005 site plan also included seven quality ponds throughout the development to handle the stormwater runoff.

The site that was prepared by Accura Engineering and submitted to the staff in 2025 proposes 59 lots on approximately 27.72 acres. Like the previously approved site plan, the site is divided by Wolf Creek into two sections: Tract 1, which is east to the creek contains 29 lots, and Tract 2, to the western section of the creek also contains 29 lots. The layout shifts away from the site plan and introduces a street network with curved roads and cul-de-sacs. The setbacks are reduced to 10 feet in the front, 30 feet in the rear yard, and 7.5 feet on the sides. The plan features two entrance points both along Highway 42, similar to the previous version with access roads leading to each tract. An amenity lot is located on the western side of Wolf Creek and includes a swimming pool, pavilion, and 16 amenity parking spaces. A mail kiosk is shown near the entrance. Although the site plan does not include a walking trail like the previous site plan, the applicant has expressed in keeping it. The revised site plan also features 1.95 acres of open space.

Comparative Table – 2005 vs. 2025 Gadson’s Crossing Site Plans

Feature	2005 Site Plan (Paragon Consulting Group)	2025 Site Plan (Accura Engineering)
Date of Plan	Approved July 17, 2006	Submitted June 10, 2025
Total Acreage	~27.7 acres	27.72 acres
Total Residential Lots	65 lots	59 lots
Tract 1 (North of Wolf Creek)	29 lots	29 lots
Tract 2 (South of Wolf Creek)	36 lots	29 lots
Minimum Lot Size	10,500 sq ft (all lots)	Mix of lot sizes; several below 10,500 sq ft; some in Tract 1 exceed 40,000 sq ft
Minimum Lot Width	60 feet	Several lots narrower than 60 feet
Setbacks	40' Front / 40' Rear / 10' Side	10' Front / 30' Rear / 7.5' Side
Street Network	Straight grid layout with two tracts	Curved roads with cul-de-sacs and roundabouts
Entrances	2 entrances from Highway 42 (one per tract)	2 entrances from Highway 42 (one per tract)
Sidewalks	5-foot-wide sidewalks throughout	Not labeled; presence to be confirmed
Walking Trail	Yes – looped trail connecting tracts	Not shown, but applicant is open to including it
Amenity Lots	2 unlabeled amenity lots (1 per tract)	1 amenity lot (0.57 acres) with pool, pavilion, playground, restrooms, and parking
Mail Kiosk	Not included	Yes – centralized kiosk near entrance
Water Quality Ponds	7 ponds	Fewer ponds (consolidated)
Open Space Provided	Not specified	1.95 acres (meets minimum requirement)
Development Intent	Traditional, estate-style subdivision with passive recreation	Modernized suburban neighborhood with active amenities and lot size variety

Staff Analysis

1. Reasonableness of Applicant's Request.

The applicant's request to modify the conditions of the original development agreement for Gadson's Crossing is reasonable given both the age of the agreement and the evolving development environment since its adoption. The original Development Agreement was connected to a rezoning approval in 2004, with a site plan developed in 2005 and approved in 2006. However, no construction ever occurred due to the 2008-2009 financial crisis and foreclosure in 2010, and the agreement has remained inactive for twenty years. Many of the applicant's proposed changes – such as the reduction of the minimum square footage of some homes, updating the exterior material standards, and the revision of the landscaping requirements are common of the modern style residential development. Furthermore, the requested changes do not remove the intent or structure of the agreement but instead wants to provide clarification of the amenity package and add features to the development such as addition of the mail kiosk and the decision of whether to keep the mail kiosk.

2. Suitability for the Proposed Development

The applicant's revised site plan and requested changes to the Development Agreement are suitable for the development of a single-family neighborhood under the SR (Suburban Residential) zoning district. The request to adjust the square footage for one-third of the single-story homes (from 2,500 to 2,400 square feet) will be consistent with the surrounding neighborhoods. The landscape modifications such as the limitations of the street trees to Highway 42 and the addition of a 24-inch utility strip between the sidewalk and the curb will improve the utility access and safety. The amenity lot, located on the western section of Wolf Creek features a pool, pavilion, playground and restrooms, which were not shown on the 2005 site plan. The addition of a mail kiosk, as shown on the revised site plan, meets the standard requirement. Overall, the requested changes help the project move forward while keeping the development well designed.

3. Effects on Surrounding Properties and Infrastructure

The proposed changes to the Development Agreement and the site plan are not expected to negatively impact on nearby properties or the city infrastructure. The subject property is surrounded by a mixture of uses including industrial and commercial businesses to the north and south, churches and schools to the east and the Eagles Landing subdivision to the west. The development will have two entrance points on Highway 42, which had a traffic count of 15,300 vehicles per day in 2023, according to the traffic count data obtained by the Georgia Department of Transportation. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition), the proposed 59 single-family homes are expected to generate 556 vehicles per day. Peak traffic hour is estimated at 48 trips per day during the morning and 55 trips per day during the evening. The trip generation estimates for the Gadson's Crossing (59 lots) are calculated using the following formula:

Gadson's Crossing – Trip Generation Estimates

Using ITE Trip Generation Manual, 11th Edition – Land Use Code 210 (Single-Family Detached Housing)

Trip Generation Assumptions

- Daily Trip Rate: **9.44 trips/unit/day**
- {Trip Rate} X {Number of Units} = {Total Trips}
- $9.44 \times 59 = \mathbf{556 \text{ total daily trips}}$

Total Trips: $59 \times 0.86 = \mathbf{51 \text{ trips in the AM Peak Hour}}$

- **AM Peak Hour:** 25% inbound, 75% outbound
 - $51 \times 0.25 = \mathbf{13 \text{ vehicles inbound}}$
 - $51 \times 0.75 = \mathbf{38 \text{ vehicles outbound}}$

Total Trips: $59 \times 0.93 = \mathbf{55 \text{ trips in the PM Peak Hour}}$

- **PM Peak Hour:** 63% inbound, 37% outbound
 - $55 \times 0.63 = \mathbf{35 \text{ vehicles inbound}}$
 - $55 \times 0.37 = \mathbf{20 \text{ vehicles outbound}}$

Trip Generation Breakdown

Time Period	Formula Used	Total Trips	Inbound Trips	Outbound Trips
Daily Trips	(9.44×59)	556 trips	-	-
AM Peak Hour	(0.86×59)	51 trips	13 trips (25%)	38 trips (75%)
PM Peak Hour	(0.93×59)	55 trips	35 trips (63%)	20 trips (37%)

In addition, stormwater will be managed through the quality ponds, and the developer is open to keeping the walking trail. The proposed density of 2.25 units per acre is consistent with the nearby subdivisions. The density is similar to subdivisions like Summit (2.69), Clark Meadows (2.76), Winding Creek (3.01), and Eagles Landing (2.97). The proposed density is lower than Magnolia's (6.13) and higher than both Highlands (1.69) and Moss Pointe (1.70) making it very balanced.

VII. STAFF RECOMMENDATION

This staff report has demonstrated that the applicants' proposed changes to the Development Agreement and site plan would be acceptable. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of this zoning modification request, with the following zoning conditions:

1. One-third (1/3) of the one-story homes shall have a minimum of 2,400 sq. ft. of heated space, rather than the originally required 2,500 sq. ft.
2. The front elevation of all homes shall consist of a mixture of 50% brick or stone and hardiplank or cementitious siding, with a brick or stone water table along both sides of the home.
3. Hardwood street trees shall be required only along Highway 42.
4. A minimum 24-inch landscape strip shall be maintained between the back of curb and the 4-foot sidewalk along all public streets.
5. One designated amenities lot shall include a swimming pool, cabana or covered pavilion, playground, and parking area.
6. A centralized mailbox bank shall serve the entire development.
7. The developer shall comply with all the other requirements of the approved zoning case (RZ-03-45-S), including the original Development Agreement adopted on June 14, 2004.
8. Flock Safety cameras shall be installed at each entrance of the subdivision.
9. A 10-foot-wide sidewalk shall be installed along the Highway 42 frontage of the subject property.
10. The subject property shall be developed in substantial conformance with the revised site plan titled "Gadson Subdivision: Site Plan", prepared by Accura Engineering and dated June 10, 2025.



Henry County Water Authority
Engineering Division

April 29, 2025

Re: Water and Sewer Services - Availability
Proposed Development: **Gadson's Crossing (Henry Highway 42, LLC)**
Property Information: **Highway 42 North Parcel No. 070-01022001**

TO WHOM IT MAY CONCERN:

Please be advised that the referenced property will receive public water and sewer service from the Henry County Water Authority. *However, the service provision is contingent upon re-permitting the development known as "Gadson's Crossing Residential" (DEV1124).*

This letter was prepared with information submitted to HCWA on a Site Plan dated 10/10/2020 prepared by Accura Engineering and Consulting Services, Inc.

If you have questions regarding this matter, please contact me.

Sincerely,

Fritz Jacques
Engineering Supervisor
Henry County Water Authority