

**STOCKBRIDGE
COMMUNITY ZONING
INFORMATION MEETING**

ADMINISTRATION

Ryan Anderson

Community Development Director

Vacant

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Senior Planner

**Community Zoning
Information Meeting
Agenda
November 12, 2025 6:00 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

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AGENDA COMMUNITY ZONING INFORMATION MEETING CITY OF STOCKBRIDGE

WEDNESDAY, NOVEMBER 12, 2025 6:00 PM

I. WELCOME

II. OVERVIEW OF THE ZONING PROCESS

PowerPoint Presentation on the Zoning Process in the City of Stockbridge

III. ZONING CASE DISCUSSIONS

SPECIAL USE PERMIT CASE #SP-2025-04. (Council District 4.)

Consideration of a request for a special use permit for a portion of the property at 4498 North Henry Boulevard to allow the development and operation of a quick-serve restaurant with drive-through windows and/or lanes. Property Owner: City of Stockbridge. Applicant: Royal TH, LLC. Agent: Battle Law, PC. Proposed Business: Tim Wharton's, a coffee store. The property is located in Land Lot 61 of District 12, and it contains 1.32 +/- acres. The applicant intends to develop only a 0.8-acre portion of the property.

ZONING MODIFICATION CASE #ZM-2025-02. (Council District 4.)

Consideration of a request for a zoning modification to Rezoning Case #RZ-2023-02 for property at 258 and 264 Valley Hill Road, plus Parcel #S08-01020000, for the purposes of 1) increasing the number of subdivision lots from 16 to 28, and 2) changing the location and types of amenities to be included within the subdivision. Zoning District: SR (Suburban Residential). Property Owners: Claudia Perez Granados (for 258 Valley Hill Road) and Alejandro Granados Encinales (for 264 Valley Hill Road and Parcel #S08-01020000). Applicants: Claudia Perez Granados and Alejandro Granados Encinales. Agent: Jacqueline Funicello. The property is located in Land Lot 92 of District 12 within the Stockbridge City Limits, and it contains 17.062 +/- total acres within three parcels, as is described below.

- 258 Valley Hill Road (Parcel #S09-06010000)--Contains 2.2492 +/- acres.
- 264 Valley Hill Road (Parcel #S08-01010000)--Contains 6.5254 +/- acres
- Unaddressed Parcel (Parcel #S08-01020000)--Contains 8.2874 +/- acres).

ANNEXATION CASE #AX-2025-02. (Property would be located in Council District 5.)

Consideration of a request for the annexation, using the 100 percent

annexation method, of the property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-03. (Property would be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment for property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of “High-Density Mixed-Use”, and the applicant requests that it be assigned the City of Stockbridge’s future land use designation of “High-Density Residential.” Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

REZONING CASE #RZ-2025-04. (Property would be located in Council District 5.)

Consideration of a request for the rezoning of the property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits. The property’s current Henry County zoning district is ‘C-3’ (Heavy Commercial), and the applicant requests that the property be assigned the City of Stockbridge’s zoning district of ‘MFR’ (“Multiple Family Residential”). Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

IV. OTHER BUSINESS

V. UPCOMING MEETINGS

VI. ADJOURN