

**STOCKBRIDGE
PLANNING COMMISSION
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Linda Logan
Senior Planner, Secretary

Gordon Linton,
Senior Planner

Brennen Reilly,
GIS Analyst / Planner II

Valerie Ross, Attorney

Planning Commission Meeting Agenda December 2, 2025 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

TUESDAY, DECEMBER 2, 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**

Planning Commission Summary Minutes for June 26, 2025

NEW BUSINESS

Item # 1 - FINAL PLAT CASE #FP-2025-01. (Council District 5)

Consideration of the proposed final plat for the creation of a mixed residential subdivision (with townhomes and single-family detached homes) on property at 1448 and 1468 Flippen Road. The final plat has been approved by the Community Development Staff, and it now requires the Planning Commission Chairman's signature prior to being officially recorded at Henry County Superior Court. 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

VIII. PUBLIC HEARING

Item # 1 - 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 restaurant. Zoning District: C-2 (General Commercial). The property is located in Land Lot 61 of District 12 within the Stockbridge City Limits, and it contains 1.32 +/- acres. The applicant intends to develop only a 0.8-acre portion of the property.

Presented by: Gordon Linton

Item # 2 - 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 are 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).

Presented by: Gordon Linton

Item # 3 - 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.

Presented by: Gordon Linton

Item # 4 - 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.

Presented by: Gordon Linton

Item # 5 - 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.

Presented by: Gordon Linton

- IX. STAFF COMMENTS**
- X. BOARD COMMENTS**
- XI. PROJECT UPDATES**
- XII. ADJOURN**