Stockbridge

Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor Anthony S. Ford

At-Large

Mayor Pro Tem Yolanda Barber

Council District 4

Councilman Elton Alexander

Council District 5

Councilman Kyle Berry

Council District 3

Councilwoman LaKeisha Gantt

Council District 1

Councilman Alphonso Thomas

Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Vacant

CITY ATTORNEY

Quinton G. Washington

Samantha Embry

Council Meeting Agenda January 8, 2024 6:00 PM

STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

Translation and Interpretation Services are available with (7) days prior notice. Please contact the City's HR Manager at 770-389-7908 for assistance.

Stockbridge
Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, JANUARY 8, 2024 6:00 PM

CALL TO ORDER

1 Oath of Office - Councilmembers: Elton Alexander, Yolanda Barber and Kyle D. Berry, Sr.

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

2 Council Meeting Minutes November 13, 2023
Council Meeting Minutes November 28, 2023
Council Meeting Minutes December 11, 2023

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

CEREMONIAL REVIEW

3 Proclamation Review - ML King, Jr. Day;
Swearing In of Board/Committee Members

ORGANIZATIONAL APPOINTMENTS

4 Appointment of the City Clerk

Appointment of the Executive Assistant to Mayor & Council

Appointment of the City Auditor

Appointment of the City Attorney

Selection of the Mayor Pro Tem

PUBLIC HEARING

5 **ANNEXATION CASE #AX-2023-05. (To be located in Council District 5.)**
Council consideration of a request for the annexation of certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The applicant is Pulte Group, Inc., c/o Battle Law, P.C. The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval. .

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.
1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/- acres.
Parcel #088-02056000—Contains 87.33 +/- acres.
Parcel #070-01005001—Contains 12.89 +/- acres. - Presented by: Community Development Staff

6 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-06. (To be located in Council District 5.)**
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'Low-Density Residential' to certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The applicant is Pulte Group, Inc., c/o Battle Law, P.C. The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval.

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.
1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.
Parcel #088-02056000—Contains 87.33 +/- acres.
Parcel #070-01005001—Contains 12.89 +/- acres. - Presented by: Community Development Staff

7 **REZONING CASE #RZ-2023-07. (To be located in Council District 5.)**
Council consideration of a request for a rezoning to assign the zoning district of 'SR' (Suburban Residential District) to certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The applicant is Pulte Group, Inc., c/o Battle Law, P.C The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval.

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.
1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.
Parcel #088-02056000—Contains 87.33 +/- acres.
Parcel #070-01005001—Contains 12.89 +/- acres. - Presented by: Community Development Staff

8 **VARIANCE CASE #VR-2023-03. (To be located in Council District 5.)**
Council consideration of a request for a variance on certain property on Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The purpose of the variance request is to allow the reduction in the front yard setbacks from the required 50 feet to 35 feet. The applicant is Pulte Group, Inc., c/o Battle Law, P.C. The property contains four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31+/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval.

941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.
1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.
Parcel #088-02056000—Contains 87.33 +/- acres.
Parcel #070-01005001—Contains 12.89 +/- acres. - Presented by: Community Development Staff

9 **ANNEXATION CASE #AX-2023-06. (To be located in Council District 5.)**
Council consideration of a request for the annexation of certain property on and near Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses on a portion of the property. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP. The property contains four parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval.
Parcel #052-01025027—Contains 11.428 +/- acres.
Parcel #052-01025028—Contains 4.279 +/- acres.
Parcel #052-01025021—To be annexed but not included within the proposed development. Contains 1.164 +/- acres. - Presented by: Community Development Staff

10 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-07. (To be located in Council District 5.)**
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'Medium Density Mixed-Use' to certain property on and near Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP). The property contains three parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval.

Parcel #052-01025024—Contains 4.035 +/- acres.
Parcel #052-01025027—Contains 11.428 +/- acres.
Parcel #052-01025028—Contains 4.279 +/- acres. - Presented by: Community Development Staff

11 **REZONING CASE #RZ-2023-08. (To be located in Council District 5.)** Council consideration of a request for a rezoning to assign the zoning districts of 'PUD' (Planned Unit Development) and 'PMU' (Parkway Mixed-Use Overlay District) to certain property on Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP). The property contains three parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval.

Parcel #052-01025024—Contains 4.035 +/- acres.
Parcel #052-01025027—Contains 11.428 +/- acres.
Parcel #052-01025028—Contains 4.279 +/- acres. - Presented by: Community Development Staff

12 **VARIANCE CASE #VR-2023-04. (To be located in Council District 5.)** Council consideration of a request for three variances on certain property on Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential and retail commercial uses. The applicant has requested three variances on the property: 1) a variance to allow residential uses on the first floor of buildings; 2) a variance to eliminate the requirement for a vehicular connection between adjoining properties; and 3) a variance to allow parking in front of the buildings. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP). The property contains three parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County. The Planning Commission recommends denial. Staff recommends approval.

Parcel #052-01025024—Contains 4.035 +/- acres.
Parcel #052-01025027—Contains 11.428 +/- acres.
Parcel #052-01025028—Contains 4.279 +/- acres. - Presented by: Community Development Staff

NEW BUSINESS

13 Council consideration to reclassify a Crime Scene Investigator position and to approve a job description for Property & Evidence Custodian. - Presented by: Frank Trammer

14 Council consideration to reclassify a Police Sergeant position and approve the job description for a Crime Scene Investigation Supervisor. - Presented by: Frank Trammer

15 Council consideration to approve the purchase of (4) four Ford Mavrick XL trucks not exceeding $117,200.00.Funding Source: Police Department Operating Budget. - Presented by: Frank Trammer

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- **Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Jan 9)**
- **Main Street Advisory Board Meeting 2nd Friday of each month - Welcome Center/Main Street Offices located at 130 M L King, Sr. Heritage Trail at 9am (Jan 12).**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jan 16)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 16)**
- **Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber - (Jan 24)**
- **City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Jan 30)**
- **Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Feb 1)**
- **City Council Meeting 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Feb 12)**
- **Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Feb 12)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Councilman Alexander for the Annual MLK Jr. Day of Service Community Cleanup on Hudson Bridge Rd., Saturday, January 13th from 9am - 11am; Please park the Hudson Bridge Parking Lot, For more information please contact Rosalynd Rawls at 678-833-3348 or rrawls@stockbridgega.org**
- **Join Councilman Thomas for the monthly Senior Bingo Bash on Wednesday, January 17th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun! For more information, please contact Rosalynd Rawls at 678-833-3348 or rrawls@stockbridgega.org**
- **Join Mayor Ford for the monthly *Meet the Mayor* on Monday, January 22nd from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@stockbridgega.org**

- **Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.**
- **Councilman Thomas is honoring *Veterans with a Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@stockbridgega.org**

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT

Stockbridge
Where Community Connects

CITY COUNCIL MEETING
SUMMARY MINUTES

MONDAY, NOVEMBER 13, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – City Treasurer
Quinton Washington – City Attorney

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.

The meeting was called to order by Mayor Ford at 6:00 p.m.

Invocation by Mr. Mike Davis

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present.

Motion to amend the Agenda - to defer Items #12, Item #13, Item #14 to be heard at the December 11, 2023 meeting per the applicant's request made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

Motion to adopt the Agenda – Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

1. Council Meeting Minutes September 11, 2023
2. Work Session Minutes September 26, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.
There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the proclamations for: World Pancreatic Cancer Day, Small Business Saturday, the 2023 Bizness Matters Expo and National Native American Indian Month.
   Motion to amend the Agenda to recognize an employee who recently retired with 32 years of service made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

   The Mayor & Council presented retiree Tommy Mosley with a plaque from the city for his 32 years of service.

PRESENTATION

4. REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.
   A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.
   Presented by: Ryan Anderson, Chief Planner and Ms. Rebecca Keifer of Clark, Patterson, Lee (CPL).
   Motion to approve Revised Provisions to the State Zoning Procedures Lawas presented and timeline made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed unanimously 5-0.

   Attorney Washington stated that none of the Public Hearing cases presented tonight are subject to the new State Zoning Procedures Law.

   Ms. Keifer stated that all cases that existed prior to today would be considered on a case by cases basis.

   Councilwoman Gantt stated the policy should preserve the rights of the landowner, and should be applicant driven, and requested a mandate of Zoning Information Meetings to be required and written into the policy.

5. 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
   Presented by: Frederick Gardiner, City Manager and Hope Pendergrass of Mauldin & Jenkins, CPA.
   Ms. Pendergrass noted the FY2022 Audit Report and Auditor Adjustments reports prepared by Mauldin & Jenkins have been submitted to the city's Management staff, noting City has received an unmodified opinion; and noted the City's Finance Department has prepared an Annual Comprehensive Financial Report for FY2022 and gave an overview of the city's CAFR (Comprehensive Financial Report) for FY2022; noting the Fund Balance is approximately $4.5 million, and Utility Funds are holding steady; noted there were material findings that can be corrected in 2023.

Councilman Alexander noted the firm's history and footprint of over 600 clients throughout the southeast; noted the city's adoption of the 3.77 millage rate, and noted the city's implementation of the police department for public safety reasons has impacted the budget; and asked the City Manager to review the impact of the property tax.

Mr. Gardiner noted the property tax will not be the major source of revenue, and that LOST and SPLOST is the city's major source of revenue, and noted the city is headed toward 50,000 fast and needs to take that into consideration, and projects escrows to be around $5 million to $6 million dollars.

Ms. Pendegrass noted with the city's budget cycle that ends December 31, you will receive most revenue at the end of the year 12/31, noting the city's expenditures are throughout the year, and the Council needs to take that into consideration.

Mr. Gardiner noted that while the city approved a 3.77 millage rate, citizens were already paying 1.904 for public safety to Henry County, therefore, the actual millage added to the budget will be approximately 1.866.

Councilman Alexander noted the millage allows for public safety with 60 officers patrolling the city of Stockbridge.

Mayor Pro Tem Barber asked if the Engagement Letter, and Budget and General Ledger Adjustments were included in the report.

Ms. Pendegrass noted they were not, however, there are budget to actual reports included.

Mayor Pro Tem Barber made a request to receive a copy of the Engagement Letter for the audit firm, the FY2022 Audit Report, all Management Reports and Auditor Adjustments that were submitted to management staff from Mauldin & Jenkins.

Councilman Thomas requested to receive the reports as well, noting Management has a copy, but Council does not.

Ms. Pendegrass noted it is the practice of the auditor to submit the reports to management for distribution to the governing body.

Mr. Gardiner confirmed the reports would be submitted as requested.

Councilwoman Gantt asked the Auditor to explain audit adjustments.

Mr. Pendegrass noted Management records the activities of the city in a general ledger, which is essentially the books and records of the city's transactions; and the city's finance staff presents the final numbers to the Auditor for audit, and findings and corrections are submitted to the city's management as audit adjustments and included as part of the final audit.

CONSENT AGENDA

6. Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023. Motion to approve the Consent Agenda made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

   Mayor Ford asked for a Motion to amend the Agenda to hear Item #18 (Homestead Exemptions). Motion to amend the Agenda made by Councilwoman Gantt; seconded by Councilman Blount.

   During discussion, Mayor Pro Tem Barber noted that Homestead Exemption item, along with the audit information was just distributed to the Governing Body right before the meeting and that the Council has not had an opportunity to read and review the information and will only vote for discussion and not approval of the item.

   The motion to amend the Agenda passed unanimously 5-0.

   Mr. Gardiner noted the information would not require a vote tonight, and apologized for the late distribution of information, and suggested the Council review the information and come back for a vote on the exemptions at the next meeting where a Resolution will be presented to the state legislature.

   Mayor Pro Tem Barber asked that her vote to be rescinded to allow for the Public Hearing Items to be heard as presented on the Agenda,

   Councilman Thomas stated that because Item #18 is a presentation, and out of respect for the citizens present for the Public Hearing, and also considering the information was just presented to the Governing Body tonight, and that the item should remain in its current position on the Agenda, and rescinded his vote and asked that other members of the Council do the same.

   Councilman Blount noted the Homestead Exemption item is important for homeowners to hear as it relates to their taxes and did not view this matter as disrespect to the citizens.

   Councilman Thomas noted the disrespect is leapfrog Item #18 over the Public Hearing items.

   Mayor Ford asked legal for an opinion to remedy the action on the floor.

   Councilman Thomas motioned to hear Item #18 in its current position on the Agenda; seconded by Councilman Blount. The motion passed unanimously 5-0.

   Mayor Ford read the Public Hearing Rules.

PUBLIC HEARING

7. Council consideration to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE).Presented by: Ryan Anderson, Chief Planner
   Mr. Anderson gave a brief overview of the projects and categories included in the plan.
   Public Hearing Opened There were no comments. Public Hearing Closed.
   Motion to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE) made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Councilman Thomas was not present for the vote).

8. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
   Council consideration of a request for a zoning modification to amend the Bridges at Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). The Staff recommendation is approval, and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting.
   Presented by: Ryan Anderson, Interim Community Development Director
   Mr. Anderson presented an overview of the case.

   Mr. Jeff Grant noted the only request is to approve the modification as requested and highlighted current and future development in the Bridges of Jodeco area.

   Public Hearing Opened. There were no comments. Public Hearing Closed.

   Motion to approve ZM-2023-01 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)
   Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge city limits.
   The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.
   Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case no. CP-2023-02 and gave an overview of the Comprehensive Plan Amendment request, noting a new site plan had been submitted by the applicant earlier today and is therefore different than what has been submitted to the Council, noting the number of units has been reduced.

Ms. Hogan, who represents the applicant, D. R. Horton, Inc., gave an overview of the Comprehensive Plan Amendment request relating to the proposed development, and introduced Mr. Clay Smith of Keck and Wood, who noted a Traffic Study had been completed.

Public Hearing Opened. No opponents spoke in favor.
Speakers Opposed: Mr. Stehen Bradford; Mr. Richard Barrett; Ms. Joyce Andrews; Ms. Sandra Goings; Mr. John Reith; and Mr. Mike Davis.

Public Hearing Closed.

Ms. Hogan and Mr. Smith addressed inquiries from Mayor Pro Tem Barber, Councilman Alexander, Councilman Blount, and Councilwoman Gantt regarding the development.

Motion to approve CP-2023-02 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-2. (Alexander, Blount, Gantt Approved), (Barber and Thomas Opposed).

10. REZONING CASE #RZ-2023-03. (Council District 4)
Council consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Chief Planner
Mr. Anderson presented case #RZ-2023-03.

Councilwoman Gantt made a request for a legal opinion as to whether the city is required to hold a Public Hearing for each related item.

Attorney Washington stated the items could all be presented together with a single Public Hearing; however, each item would require a separate vote of the Council.

Mayor Pro Tem Barber exited the meeting at 8:50 p.m.

Ms. Hogan noted the reduction in the number of units to 156, noted there would be (84) additional guest parking throughout the development, noted all units are 3-bedroom units and (1) 4-bedroom unit on the end; noted all will be smart homes; noted the cul-de-sac has been removed; noted there

would be 10’ sidewalks outside and 8’ sidewalks on both sides of the street internally; noted the applicant agrees with the 5% rental cap and the gate; and the conditions as requested by staff.

Public Hearing Opened. No opponents spoke in favor. Speakers Opposed: Mr. Stehen Bradford; Ms. Eve Bradford; Ms. Jan Chappell; and Mr. Richard Barrett.

Public Hearing Closed.

Mr. Anderson read the STAFF RECOMMENDATIONS into the record. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:
1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant’s requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property’s future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. Variance – The rezoning shall not be approved unless the applicant’s requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023- 03.
3. Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant’s submitted site plan, entitled “Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.”, which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. Additional Buffers -- The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. Sanitary Sewer Availability – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. Traffic Impact Study – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. Environmental Impact Study – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.
The additional conditions for a gate and 5% Rental Cap were added to the conditions.

Attorney Washington restated his legal opinion noting public hearing items could all be presented together in a single Public Hearing; however, each item would require a separate vote of the Council.

Motion to approve RZ-2023-03 with the conditions recommended by staff and the added conditions of a gate to be consistent, and 5% rental cap made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-0-1 (Alexander, Blount and Thomas approved) (Blount Abstained). (Barber was not present for the vote).

11. VARIANCE CASE #VR-2023-02. (Council District 4)
Council consideration of a request for a variance on property at 55 Valley Hill Road to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. Mr. Anderson presented case #VR-2023-02.

Public Hearing Opened There were no speakers in favor.
Speaker Opposed: Mr. Dione Smith.
Public Hearing Closed.

Motion to approve VR-2023-02 with 30' setback made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0 (Barber was not present for the vote).

12. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)
Council consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting.
Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

13. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density

Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. The property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting.
Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

14. REZONING CASE #RZ-2023-04. (To be located in Council District 5.)
Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting.
Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04.
(Council District 2)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by

Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

16. REZONING CASE #RZ-2023-05. (Council District 2)
    Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

17. First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures.
    Presented by: Frederick Gardiner, City Manager
    Mr. Gardiner presented the Proposed FY2024 Operating Budget and Capital Expenditures of $26.7 million dollars with the major revenue source being sales tax; noted the Memo to Council includes a proposal of a 4% COLA (Cost of Living Adjustment) for employees who have not had a COLA in the last two years and is contingent upon Council approval; moted the request for (4) additional police department employees, with no other department staff hires; noted no increase to employee health plan deductions, noting this may change upon further discussions with the city's broke and bids received; referenced the 3.77 millage rate adopted; noted the City is grow to approximately 50,000 residents over the next few years.

    Councilwoman Gantt suggested bringing Building, Permitting and Inspections in-house.

    Mr. Gardiner noted he would have information and analysis at the next meeting.
    Public Hearing Opened. No speakers in Favor.
    Speaker Opposed: Ms. Anne Fields
    Public Hearing Closed.
    Second Reading Date: November 28, 2023 6pm

NEW BUSINESS

18. Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.
    Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor
    Mr. Gardiner and Mr. Wall presented a cafeteria list of exemptions and asked for the Council to provide feedback that would be included in a Resolution to be presented to the General Assembly in the 2024 session.

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Nov 14)
- Downtown Development Authority Meeting, at the Welcome Center 130 M L King, Sr. Heritage Trail – Rescheduled Date (Nov 14)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber – Rescheduled Meeting Date (Nov 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)
- 2nd Reading of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Nov 28).
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Dec 7)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Dec 11)
- Adoption of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Dec 11).
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Dec 11)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Blount for ***Bingo Bash***, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly ***Meet the Mayor*** on Monday, November 27th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.

- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring *Veterans with a Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS

Mayor Ford noted the city recently held an outstanding Veterans Day Luncheon, and noted veterans were honored with a variety of activities throughout the weekend; noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots; and wished everyone a Happy Thanksgiving.

Attorney Washington noted the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Citywide Development Authority that was discussed at the last meeting with changes by Councilwoman Gantt noting the revised copy has been placed on the dais and is ready for the Council to approve.

Motion to approve the IGA between the City of Stockbridge and the Citywide Development Authority made by Councilman Blount; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote).

Motion to adjourn made by Councilman Thomas; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote). The meeting adjourned at 10:40 p.m.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

Stockbridge
Where Community Connects

WORK SESSION MEETING
SUMMARY MINUTES

TUESDAY, NOVEMBER 28, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney

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.

The meeting was called to order by Mayor Ford at 6:04 p.m.

Invocation by Councilwoman Gantt

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present except Councilman Blount.

Motion to amend the Agenda - to add Item # 11 – Transfer of Properties to the Citywide Development Authority made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 4-0.

Motion to adopt the Agenda – Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 4-0.

Review of Draft Minutes for the following meetings with no action:

1. Council Meeting Minutes October 9, 2023
2. Work Session Minutes October 30, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.
There were no public comments.

PRESENTATION

3. Presentation - Transportation Improvement Project for Valley Hill Road.
   Presented by: Decius Aaron, Public Works Director and
   Frederick Gardiner, City Manager
   Mr. Gardiner referenced a meeting with the County Manager, noting the County did an assessment of the deteriorating roads and agreed to a partnership for road improvements.

   Mayor Pro Tem Barber expressed her support of the collaboration and requested the full assessment.

   Councilman Alexander commended Mayor Pro Tem Barber and Commissioner Robinson for working together on infrastructure improvements.

   Mr. Aaron stated he would provide the road assessment reports as requested.

   Motion to approve collaboration between the City of Stockbridge and Henry County to repave sections of Valley Hill Road – 50/50 Split with the County - $200,000 each entity with the City utilizing SPLOST funds made by Mayor Pro Tem Barber; seconded by Councilman Alexander. The motion passed unanimously 4-0.

4. Presentation - Improved Service Delivery for Building and Development Inspections. Presented by: Ryan Anderson, Chief Planner
   Mr. Anderson noted the Engineering positions would remain with the contractors as they are providing excellent service, and that the Building Official, Building Inspector and Permit Technician positions would be brought in-house in the Community Development Department.

   Councilman Thomas referenced the request and presentation he presented to Council for this action and is glad to see that this is now moving forward.

   Motion to authorize staff to move forward with Improved Service Delivery for Building and Development Inspections positions in the Community Development Department made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed unanimously 4-0.

5. Presentation – Potential future development of area under an approved Master Plan that will provide for the coordinated growth of a new mixed-use project.
   Presented by: Frederick Gardiner, City Manager
   Mr. Gardiner presented Patrick Henry Master Plan noting an opportunity to develop the Southern Crescent; noted the city has been working with property owners in the area with a portion already dedicated for development with several entities expressing interest and will include public/private partnerships; noting this would be a huge win for the southside, with the goal of adoption by the Planning Commission and Governing Body.

   Councilman Alexander noted the proposed Master Plan will change the map for Stockbridge, and the standards will be those presented in the rendering.

   Councilwoman Gantt expressed excitement, noting this is very much needed for the City.

   Councilman Thomas stated the presentation was great and is in favor.

   Mayor Ford noted the Master Plan would be presented to the Planning Commission in February and to the Governing Body in March 2024.

   No Action Taken.

6. Presentation – Proposed Streetlight Assessment Program (3 Options)
   Presented by: Decius Aaron, Public Works Director
   Mr. Aaron presented options for streetlights in the city, noting costs are escalating, and the County is turning the subdivisions previously in the county over to the city. Option 1 – (Shared Cost by every Parcel)
   Option 2 (City pays for lights on major thoroughfares, shared cost by every parcel in subdivisions/neighborhoods). Option 3 (City pays 100% costs).

   Mr. Aaron noted the current cost is $850,000 and that number does not include the newly annexed areas.

   Motion to approve Option 2 – The City pays for streetlights on major thoroughfares and intersections and residents pay for streetlights in neighborhoods and subdivisions. Homeowners not located in a neighborhood or subdivision would be considered as if they were on a major thoroughfare; staff shall return the assessment to Council for final approval made by Councilwoman Gantt; seconded by Mayor Pro Tem Barber. The motion passed unanimously 4-0.

7. Presentation – Proposed SPLOST VI List.
   Presented by: Frederick Gardiner, City Manager and
   Decius Aaron, Public Works Director
   Mr. Gardiner referenced the timeline and meeting dates and noted an IGA (Intergovernmental Agreement) will need to be I place; discussion included meetings with the City Managers from sister cities sooner to agree upon a percentage; talk with citizens to get their buy in; and include the item on the February 2024 Retreat Agenda to prioritize and categorize projects.

PUBLIC HEARING

8. Second Reading of the Proposed FY2024 Operating Budget and Capital Expenditures.
   Presented by: Frederick Gardiner, City Manager
   Mr. Gardiner presented an overview of the proposed FY2024 Operating Budget and Capital Expenditures, noting the city's growth, and the costs associated with providing services to the current and future residents and businesses throughout the city; and the importance of investing and making renovations and improvements where needed to remain competitive; fielded questions and comments from the Council including Other Fees and Taxes, Hotel/Motel Tax, Sanitation, Subsidizing the Merle Manders Conference Center and developing a strategy or marketing plan to help offset expenses; noted the increase in businesses in the downtown spurred from the Amphitheater, and businesses associated with the lottery due to the increase in population; discussion from the Council included a referenced to the proposed Other Fees and Taxes line item being drastically lower than 2024, where Mr. Gardiner's response was that the 2023 numbers had been overstated; Councilman Alexander noted the transfer to offset the expenses of the Conference Center is excessive and there needs to be changes to better market the facility and reduce expenses; Mayor Pro Tem Barber recommended the city engage in more partnerships and requested the Auditor's Engagement Letter and Budget Adjustments and Audit Adjustment Reports for 2022; Councilman Thomas noted the City Events should place more emphasis on the intention of the event; and noted the budget report numbers were low in comparison and requested a more current YTD2023 Budget Report for comparison to the proposed FY2024 budget. Mr. Gardiner confirmed, noting the reports contains YTD numbers through July 2023.
   Public Hearing Opened. No opponents spoke in favor. Speakers Opposed: Tasha Kemple.
   Public Hearing Closed.
   No Action Taken. Next Reading and Adoption Scheduled for December 11, 2023 at 6:00 p.m.

NEW BUSINESS

9. Council consideration to approve Site Engineering, Inc. to perform the water utilities relocation for the Georgia Department of Transportation State Route 138 and State Route 42 project (PI 322050) under the City's Annual Contractor Agreement in amount of $239,832.50. The funding source is from SPLOST V.

Presented by: Decius Aaron, Public Works Director
Motion to approve made by Councilwoman Gantt; seconded by Mayor Pro Tem Barber. The motion passed unanimously 4-0.

10. Council review and consideration of Property Tax Homestead Exemption Plan and Ordinance for 2025.
Presented by: Frederick Gardiner, City Manager
Mr. Gardiner noted the Council's request to mirror the Henry County exemptions that would take effect January 2025 following approval by the Council and submission to the Local Delegation for approval by the General Assembly and a ballot referendum; noted the 3.77 mil assessed by the Council and the proposed exemptions could cause a $200,000 gap if implemented as proposed; discussion of the Septic Exemption where staff was tasked with bringing an assessment to the Council for approval and an overall cafeteria list of exemptions for Council consideration and approval.

11. Council consideration to transfer city property parcel ID No. 032-010-30015 (North Park) to the Citywide Development Authority for development.
Presented by: Frederick Gardiner, City Manager

Motion to approve w/two-year claw back included made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 3-0-1 (Alexander, Gantt and Thomas Approved) (Baber Abstained).

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or the website www.stockbridgega.org for updates.

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Dec 7)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Dec 11)
- Adoption of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Dec 11).
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Dec 11)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Dec 12)
- Downtown Development Authority Meeting, at the Welcome Center 130 M L King, Sr. Heritage Trail – Rescheduled Date (Dec 19)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber – Dec/Jan Meetings to be announced.

- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Dec 19)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 19)

UPCOMING CITY EVENTS/INITIATIVES

- Councilman Thomas wants the community to be safe during the holiday season and will be distributing FREE Smoke Detectors to the community. Date and Location to be announced. Stay tuned for more information.
- Join Mayor Ford for the monthly Meet the Mayor on Monday, December 18th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@stockbridgega.org.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@stockbridgega.org.
- The City's Annual Holiday and Tree Lighting Festival is scheduled to take place on Friday, December 1st from 5:30 – 9:00 p.m. at the Stockbridge Amphitheater Parking Lot. However, the event may be rescheduled due to the threat of rain. Stay tuned to the city's Facebook page and website for updates.

MAYOR'S COMMENTS

Mayor Ford noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots and stay healthy; offered condolences to the Carter family for the recent passing of former first lady Rosalynn Carter, who was a great humanitarian, and asked that everyone keep the Carter family in prayer; noted Early Voting for District 2 Commissioner was underway at the Merle Manders Conference Center, with the Special Election Runoff Day on December 5th; hoped everyone enjoyed their Thanksgiving holiday with friends and family; congratulated the Atlanta Falcons with the win over the New Orleans Saints; noted the upcoming SEC Championship game between Alabama and the Georgia at the Mercedes Benz Stadium this Saturday; referenced an outstanding performance by the Lighthouse Jr. Choir and Dance Team that took place last Saturday at the Merle Manders Conference Center, and thanked State Representative Angela Moore and El Mahdi Holly for inviting the group to perform in Stockbridge; and noted the city Holiday Festival is scheduled to take place this Friday, but to stay tuned due to approaching bad weather..
Motion to adjourn made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 4-0. The meeting adjourned at 8:42 p.m.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

CITY COUNCIL MEETING
SUMMARY MINUTES

MONDAY, DECEMBER 11, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney

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.

The meeting was called to order by Mayor Ford at 6:00 p.m.

Invocation by Councilman Blount

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present except Councilwoman Gantt.

Motion to adopt the Agenda made by Councilman Alexander seconded by Councilman Blount. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

1. Council Meeting Minutes October 9, 2023
2. Work Session Minutes October 30, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.
There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the Proclamation for the 100th Anniversary of the Equal Rights Amendment presented to the N.O.W. President, Ms. Triana Arnold James.

   Councilwoman Gantt joined the meeting at 6:04 p.m.

CONSENT AGENDA

4. Approval of the 2024 Public Meetings Schedules
   Approval of the 2024 Agenda Timeline
   Approval of the 2024 Holiday Calendar
   Approval of the 2024 City Council Initiatives Calendar
   Approval of the 2024 Events Calendar Approval of the re-appointment of Main Street Advisory Board Members: Andrea Burnett, Anika Potts, Willie Hopkins, Linda Jones, Shomari Furtch, Vanessa Gibson, Camille Reynoso Mason
   Approval of the re-appointment of Downtown Development Authority Board Members: Frangela Merritt, Robert Anderson and Warren Washington
   Approval of the re-appointment of Youth Council Advisory Committee Members: Alfreda Renee Gourdine, Sharika Zellars, Arvia Hall, Derius Peurifoy
   Approval of the re-appointment of Public Facilities Authority Board Members: Rashawn Rich George, and Toney Collins
   Approval of the acceptance of a $300,000 grant from U.S. D.O.J./Bureau of Justice Administration
   Approval to procurement of(18) Flock License Plate Readers with (1) Portable for the ease of deployment - $108,700.
   Approval to accept a $165,000 grant from the office of Senator Raphael Warnock via Edward G. Byrne's Law Enforcement for Mental Health and Wellness Program.
   Approval to accept the grant award of $2,000 from Walmart/5600 N. Henry Blvd. & $3,400 from Walmart/1400 Hudson Bridge Rd.
   Approval to accept the award of THE DOJ $160,000 for the Accreditation Grant
   Approval of the 2024 Worker's Compensation Renewal Policy - Key Risk $107,107.00
   Approval of the 2023 Bad Debt Write-Offs in the amount of $8,406.04.
   Motion to approve the Consent Agenda made by Councilman Alexander; seconded by Councilman Thomas. The motion passed unanimously 5-0.

UNFINISHED BUSINESS

5. Council Consideration to approve an Ordinance referencing the Cafeteria List of Homestead Exemptions for the City of Stockbridge effective January 1, 2025.
   Presented by: Frederick Gardiner, City Manager
   Motion to approve the List of Homestead Exemptions effective January 1, 2025 for the City of Stockbridge made by Councilman Alexander; seconded by Mayor Pro Tem Barber. The motion passed unanimously 5-0.

Mayor Ford read the Public Hearing Rules.

PUBLIC HEARING

6. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)
   Council consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting.
   Presented by: Mr. Ryan Anderson, Chief Planner
   Mr. Anderson presented an overview of the associated cases: ANNEXATION CASE #AX-2023-03; COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03; and REZONING CASE #RZ-2023-04.
   The Applicant's Attorney, Michele Battle gave a presentation of the proposed development and fielded questions from the Mayor & Council, and requested the Recombination of Parcels language be removed, staff agreed; requested the new site plan as of November 30, 2023 relocating the dumpster location replace the previous version dated March 29, 2023, staff agreed; noted the development would utilize a property management company not a Homeowners Association; agreed to a 10' path along Patrick Henry Pkwy.;6' Internal Sidewalks, and the 25' buffer would not be required; and added the Condition to add 8' path along Holloway Rd.; and added a Condition to add flock cameras at both entrances, along with Staff Recommended Conditions.
   Public Hearing Opened
   No Speakers in Favor
   Speakers Opposed: Ms. Connie Snow, Ms. Tasha Kemple and Ms. Anne Fields read by the City Clerk.
   Public Hearing Closed.
   Motion to approve ANNEXATION CASE #AX-2023-03 made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

7. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)
   Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with

14.162 +/- total acres. The property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting.
Motion to approve COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0-1 (Alexander, Blount, Gantt and Thomas Approved); (Barber Abstained).

8. REZONING CASE #RZ-2023-04. (To be located in Council District 5.)
Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting.
Motion to approve REZONING CASE #RZ-2023-04 with Amendments and Conditions: Recombination of Parcels language be removed, staff agreed; requested the new site plan as of November 30, 2023 relocating the dumpster location replace the previous version dated March 29, 2023, staff agreed; noted the development would utilize a property management company not a Homeowners Association; agreed to a 10' path along Patrick Henry Pkwy.; 6' Internal Sidewalks; 25' buffer would not be required; 8' path along Holloway Rd.; flock cameras at both entrances and Staff Recommended Conditions made by Councilman Alexander; seconded by Councilman Blount. The motion passed 4-0-1 (Alexander, Blount, Gantt and Thomas Approved); (Barber Abstained).

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04.
(Council District 2)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is

denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. This item was not presented. It was noted that the city's updated Comprehensive Plan addresses this.

10. REZONING CASE #RZ-2023-05. (Council District 2)
    Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting.
    Mr. Anderson presented an overview of REZONING CASE #RZ-2023-05.
    The Applicant's Attorney, Tiffany Hogan, gave a presentation of the proposed development and fielded questions from the Mayor & Council.
    Ms. Hogan asked for the case to be deferred.
    Motion to Defer to be heard at the March 4, 2024 meeting at the applicant's request made by Councilman Thomas; seconded by Councilman Blount. The motion passed unanimously 5-0.

11. ANNEXATION CASE #AX-2023-04. (To be located in Council District 5.)
    Consideration of a request for the annexation of property at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, into the Stockbridge City Limits to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.
    2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
    2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.
    Presented by: Ryan Anderson, Chief Planner
    Mr. Anderson presented an overview of the associated cases: ANNEXATION CASE #AX-2023-04; COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-05; and REZONING CASE #RZ-2023-06.
    The Applicant's Attorney, Kathy Watts Jones, gave a presentation of the proposed development and fielded questions from the Mayor & Council, and agreed to roof top, black mast poles, street pavers (with GDOT approval) and flock cameras at the entrance.
    Public Hearing Opened
    No Speakers in Favor
    No Speakers Opposed
    Public Hearing Closed
    Motion to approve ANNEXATION CASE #AX-2023-04 made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

12. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-05. (To be located in Council District 5.)
    Consideration of a request to assign the future land use designation of 'High-Density Mixed-Use' to property at 2250 and 2206 Jodeco Road**,** located in unincorporated Henry County, into the Stockbridge City Limits to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.
    2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
    2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.
    Presented by: Ryan Anderson, Chief Planner
    Motion to approve COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-05 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

13. REZONING CASE #RZ-2023-06 (To be located in Council District 5.)
    Consideration of a request to assign the zoning district of 'PUD' (Planned Unit Development) to four parcels at 2250 and 2206 Jodeco Road, located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits, to allow for the construction of a mixed-use development. The applicant is Marketplace Storefronts, LLC. The property contains two parcels, as are listed below, in Land Lot 78 of District 6, with 20.408 +/- total acres.
    2250 Jodeco Road (Parcel #053-01017005) – Contains 20.138 +/- acres within 3 tracts.
    2206 Jodeco Road (Parcel #053-01017000) – Contains 0.27 +/- acres.
    Presented by: Ryan Anderson, Chief Planner
    Motion to approve REZONING CASE #RZ-2023-06 with additional Conditions: roof top, black mast poles, street pavers (with GDOT approval) and flock cameras at the entrance along with Staff Recommended Conditions made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0

14. Final Reading and Adoption of the Proposed FY2024 Operating Budget and Capital Expenditures.
    Presented by: Frederick Gardiner, City Manager
    Mr. Gardiner presented an overview of the Proposed FY2024 Operating Budget and Capital Expenditures of $26,711,636.00 and an overall combined budget of $61,134,478.00, noting there were no comments received from the Governing Body.

    Mayor Pro Tem Barber stated she has not received a copy of the Engagement Letter or the Audit Report from Mauldin & Jenkins, Budget Adjustments or Audit Adjustments and requested the reports be emailed to her.

Councilman Thomas motioned to amend the Organizational Chart to move Events under the Economic Development Department; there was not a second; the motion was withdrawn.
Public Hearing Opened.
No speakers in Favor.
No speakers Opposed.
Speaker Opposed: Ms. Anne Fields
Public Hearing Closed.
Motion to approve the FY2024 Operating Budget and Capital Expenditures in the amount of $26,711,636 and Overall Budget of $61,134,478 as presented made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 4-0-1 (Alexander, Blount, Gantt and Thomas Approved) (Barber Abstained, noting her request for information has not been received).

NEW BUSINESS

15. Council Consideration to fill a vacancy and appoint members to the Citywide Development Authority.
    Presented by: Vanessa Holiday, City Clerk
    Motion to appoint Terri Marie Gleaton and Deverick Morgan to fill unexpired terms made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously 5-0.

16. Council Consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee.
    Presented by: Vanessa Holiday, City Clerk
    Motion to appoint Paige Jones, III for a two-year term made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

17. Council Consideration to fill a vacancy and appoint a member to the Downtown Development Authority.
    Presented by: Vanessa Holiday, City Clerk
    Motion to appoint Darrell Stamper for a four-year term made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 for updates.

- The City Council Work Session Scheduled for Tuesday, December 19th at 6pm has been canceled.

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Jan 4)
- City Council Meeting 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jan 8)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday each month - City Hall Levi Meeting Room (Jan 8)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Jan 9)
- Main Street Advisory Board Meeting 2nd Friday of each month - Welcome Center/Main Street Offices located at 130 M L King, Sr. Heritage Trail at 9am (Jan 12).
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jan 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 16)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber - (Jan 24)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Jan 30)

UPCOMING CITY EVENTS/INITIATIVES

- Councilman Thomas will distribute *FREE Smoke Detectors*, Saturday, December 16th from 11am and while supplies last: Location 9900 Davidson Pkwy behind Jiffy Lube on North Henry Blvd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, December 18th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@stockbridgega.org
- Join Councilman Blount for *Bingo Bash* on Wednesday, December 20th from 10am – noon at the Merle Manders Conference Center for FREE fun, games, and snacks.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring *Veterans with a Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@stockbridgega.org

MAYOR'S COMMENTS

Mayor Ford noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots, wishing everyone to remain healthy during this holiday season and spend time with friends and family; and wished everyone Happy Holidays, Merry Christmas, and a prosperous new year in the City of Stockbridge as we continue to move the city forward; asked everyone to keep the faith as we continue to do the best that we can to serve our citizens.

Councilman Blount stated he has served the city diligently over the last eight years in the best way that he could, and what he thought was best for the city; stated no one comes in the position with the intention to mess up the city, and that everyone here has a heart for the city; noted his prayers are with each councilmember as they continue to diligently work for the city; stated he believes we are leaving this seat in good hands with a man who loves the Lord and is a fellow Jaguar and welcomed the new councilmember as a neighbor and friend; wished fellow colleagues well.

Motion to convene Executive Session for Personnel, Litigation and Real Estate made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and approve an Affidavit made by Councilman Thomas; seconded by Councilman Alexander. The motion passed 4-0 (Blount was not present for the vote).

Motion to reconvene the meeting made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0. 0 (Blount was not present for the vote).

Motion to approve the transfer of 114 M L King, Sr. Heritage Trail to the Downtown Development Authority made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 4-0 (Blount was not present for the vote).

Motion to adjourn made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0. (Blount was not present for the vote). The meeting adjourned at 10:31 p.m.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk Anthony S. Ford, Mayor

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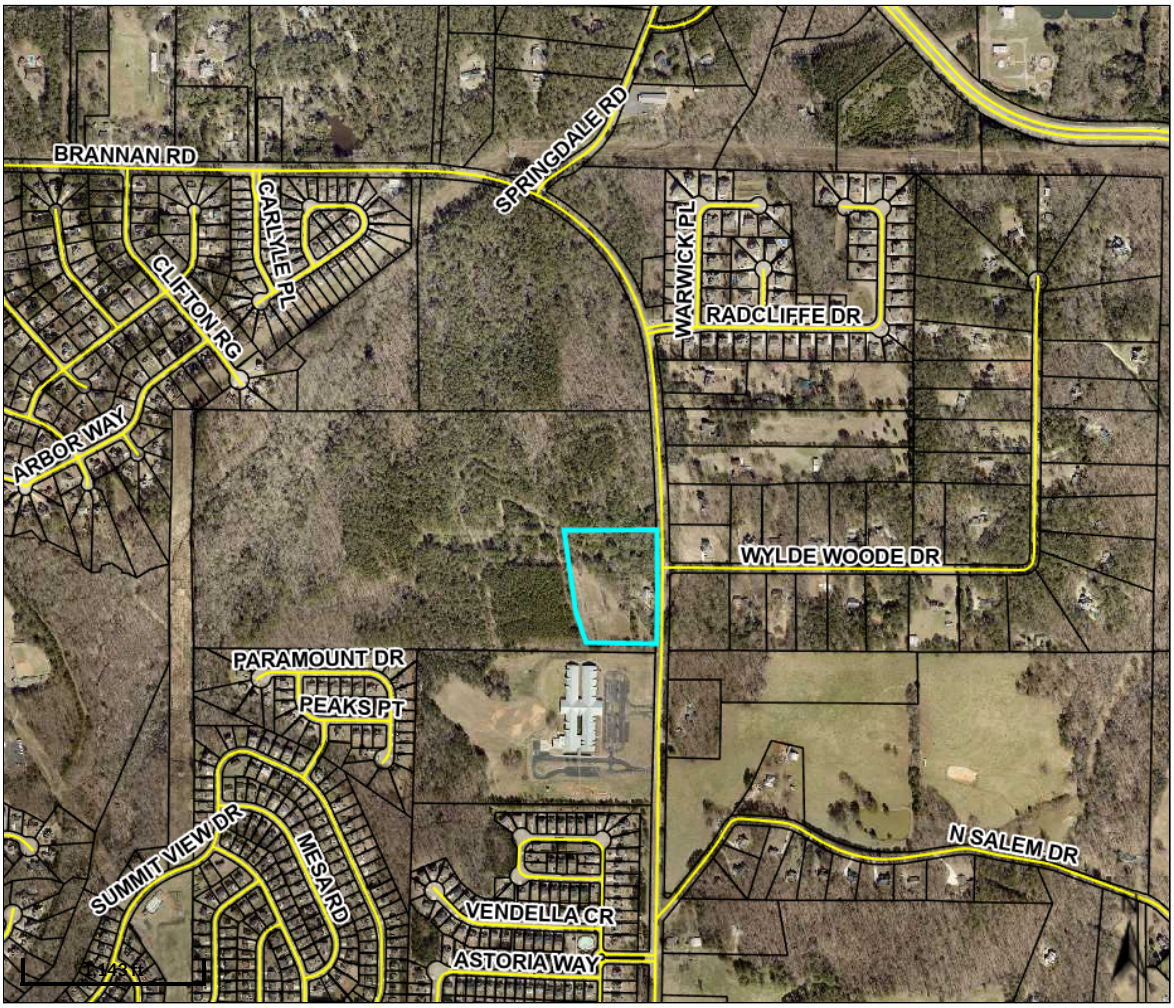
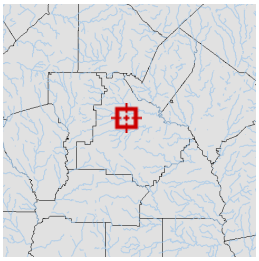


Overview



Legend

- Parcels
- Roads

Parcel ID	088-02055000	**Class**	R	**Owner**	PIERSON, MELVIN WADE &	**Land Value:**	$65000			
Property Address	941 BRANNAN RD	**Acreage**	5.0	**Address**	ANNIE IRENE 1100 BRANNAN RD	**Building Value:**	$82800	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA 30253			**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$2100	7/29/2021	$0	FAMLY/GIFT	U
								6/29/1980	$0	n/a	U
						Total Value:	$149900				

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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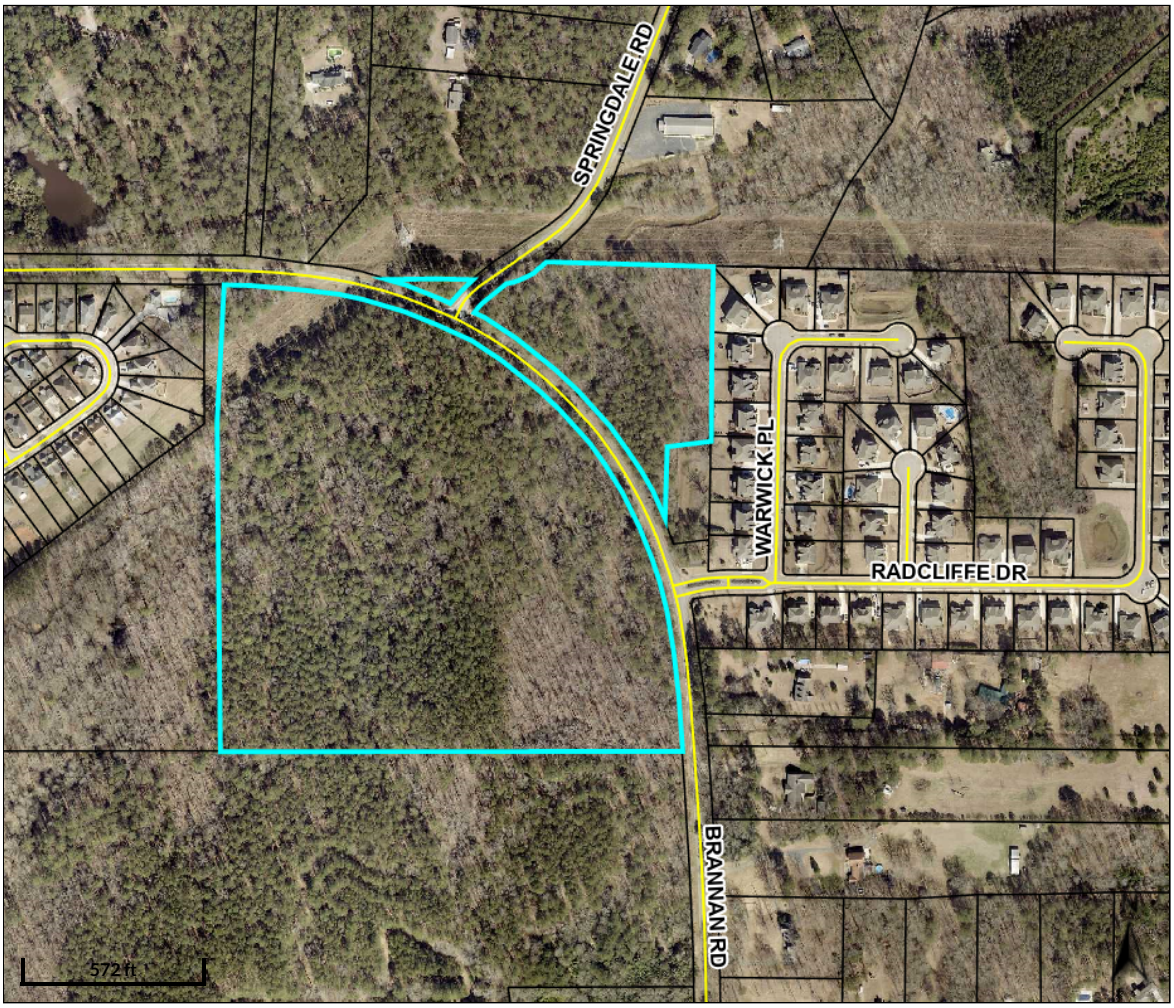
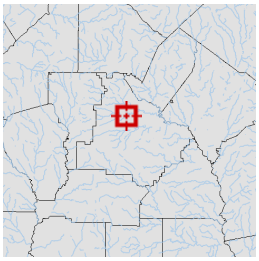


Overview



Legend

Parcels

Roads

Parcel ID	088-02057000	**Class**	R	**Owner**	PIERSON MELVIN W &	**Land**	$228300			
Property	1100 BRANNAN	**Acreage**	42.11	**Address**	ANNIE I	**Value:**				
Address	RD				1100 BRANNAN RD	**Building**	$281900	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					30253	**Misc**	$500	3/3/2020	$0	FAMLY/GIFT	U
						Value:		1/1/1973	$0	n/a	U
						Total	$510700				
						Value:					

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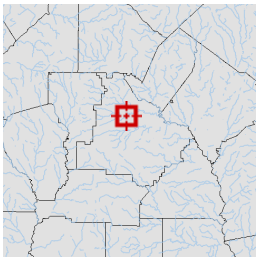
Overview



Legend

- Parcels
- Roads

Parcel ID	070-01005001	**Class**	R	**Owner**	CLARK FAMILY	**Land**	$16900			
Property		**Acreage**	12.994	**Address**	INVESTMENTS LP	**Value:**				
Address					10587 COUNTY LINE	**Building**	$0	**Last 2 Sales**		
District	County/UnIncorp				RD	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MIDLAND GA 31820	**Misc**	$0	7/5/2011	$3,200	GOVERNMENT	U
						Value:		6/30/2009	$0	CORPORATE	U
						Total	$16900				
						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.

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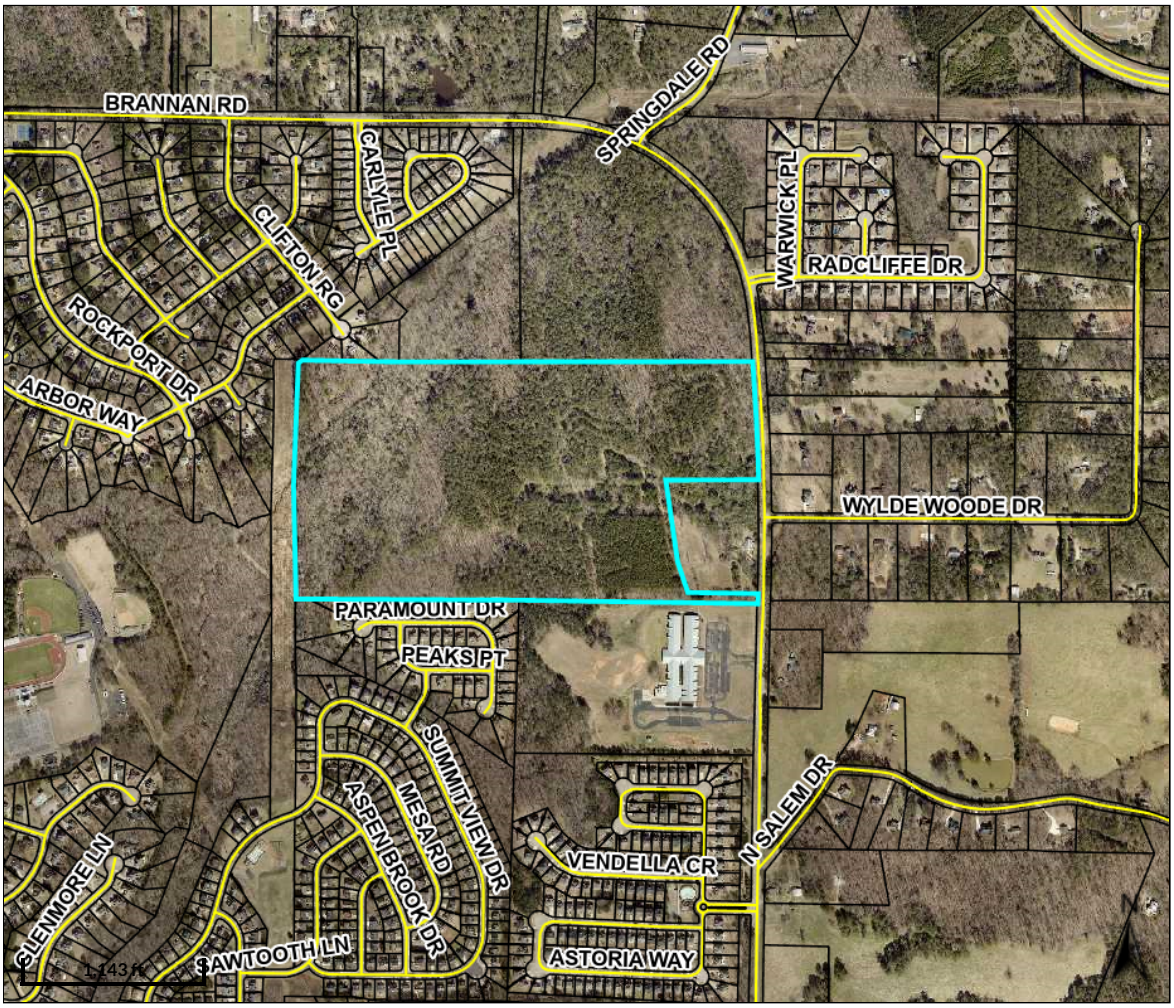
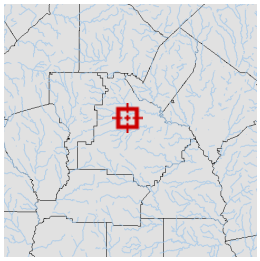


Overview



Legend

- Parcels
- Roads

Parcel ID	088-02056000	**Class**	R	**Owner**	PIERSON H B	**Land Value:**	$647200	**Last 2 Sales**	
Property Address		**Acreage**	95.6	**Address**	941 BRANNAN RD MCDONOUGH GA 30253	**Building Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
District	County/UnIncorp					**Misc Value:**	$0	10/1/1984	$0	n/a	U
						Total Value:	$647200	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: 7/10/2023
Last Data Uploaded: 7/10/2023 1:19:56 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: 941 Brannan Road, 1100 Brannan Road 088-02056000 and 070-01005001

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: *Please See Attachment "A" County Zoning Classification: _____

Present Land Use: _____ Requested Zoning Classification: _____

PROPERTY OWNER

Name: *Please See Attachment "B"

Mailing Address: _____

Telephone: (_____) _____ Email: _____

Signature: _____ Date: _____

* 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: Pulte Group c/o Battle Law P.C.

Mailing Address: 3562 Habersham at Northlake Building J, Suite 100, Tucker ,Georgia 30084

Telephone: (404) 601-7616 Email: mlb@battlelawpc.com

Signature: _____ Date: June 20, 2023

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____

Attachment "A"

Survey Tract 1

Parcel ID: 070-01005001
Owner: Clark Family Investments LP
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: R3
Requested Zoning Classification: SR

Survey Tract 2

1100 Brannan Road
Parcel ID: (Portion of) 088-02057000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 3

Parcel ID: 088-02056000
Owner: Estate of H. B. Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 4

941 Brannan Road
Parcel ID: 088-02055000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

Attachment "B"

Parcel ID: 088-02056000
Owner: Estate of H. B. Pierson
c/o Sharon P. Wilson as Executor
P.O. Box 1860
Stockbridge, GA 30281
Phone: 404-406-5273
Email: spwilson51@gmail.com

941 and 1100 Brannan Road
Parcel ID: 088-02055000 and Portion of 088-02057000
Owner: Melvin and Annie Pierson
1100 Brannan Road
McDonough, GA 30253
Phone: 770-957-6627
Email: None Provided

Parcel ID: 070-01005001
Owner: Clark Family Investments LP
10587 County Line Rd
Midland, GA 31820
Phone: 706-570-8550
Email: grasshopperjeff@gmail.com

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

Annie I. Pierson

Property Address: 914 Brannan Road, and 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Annie Irene Pierson Date: 4-26-23

Personally appeared before me

Anne Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

T Hiett
Notary Public

April 26, 2028
Date

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Melvin Wade Pierson

Property Address: 914 Brannan Road & 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Melvin W. Pierson Date: 4/21/23

Personally appeared before me

Melvin Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

T Hiett
Notary Public

April 26 2023
Date

T HIETT NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 13, 2027 HENRY COUNTY, GEORGIA

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:
Sharon P. Wilson as Executor of the Estate of Hubert Beman Pierson a/k/a H. B. Pierson

Property Address: Tax Parcel 088-2056000

Telephone: (404) 406.5273 Email: spwilson51@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Sharon P. Wilson as Executor of the Estate of Hubert Beman Pierson a/k/a H B Pierson Date: 04/27/2023

Personally appeared before me

Sharon P. Wilson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

4/27/2023
Date

TRACI C. CARVER NOTARY PUBLIC HENRY COUNTY, GEORGIA
(Affix Seal Here)

Exp: November 29, 2024

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:
Clark Family Investments, LP

Property Address: Tax Parcel 070-01005001 (Portion)

Telephone: (706) 570-8550 Email: grasshopperjeff2@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: [signature] Date: 5/1/23

Personally appeared before me
Jeff C. Hammock

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Rachel Golden
Notary Public

5-01-2023
Date

RACHEL GOLDEN NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 19, 2025
Affix Seal Here

Print

VERIFIED LEGAL DESCRIPTIONS

The undersigned hereby verifies that attached hereto as Exhibit A-1 thru Exhibit A-4 are the legal descriptions for the following tax parcels for which the undersigned is seeking annexation into the City of Stockbridge from Henry County, GA:

Parcel ID: 070-01005001
Owner: Clark Family Investments LP

1100 Brannan Road
Parcel ID: (Portion of) 088-02057000
Owner: Melvin and Annie Pierson

Parcel ID: 088-02056000
Owner: Estate of H. B. Pierson

941 Brannan Road
Parcel ID: 088-02055000
Owner: Melvin and Annie Pierson

Executed this 16th day of May, 2023.

PULTE GROUP, INC.

By: _____

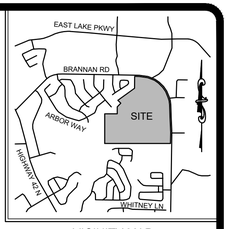
Printed Name: Rick Edward Martin

Title: Director of Land Acquisition

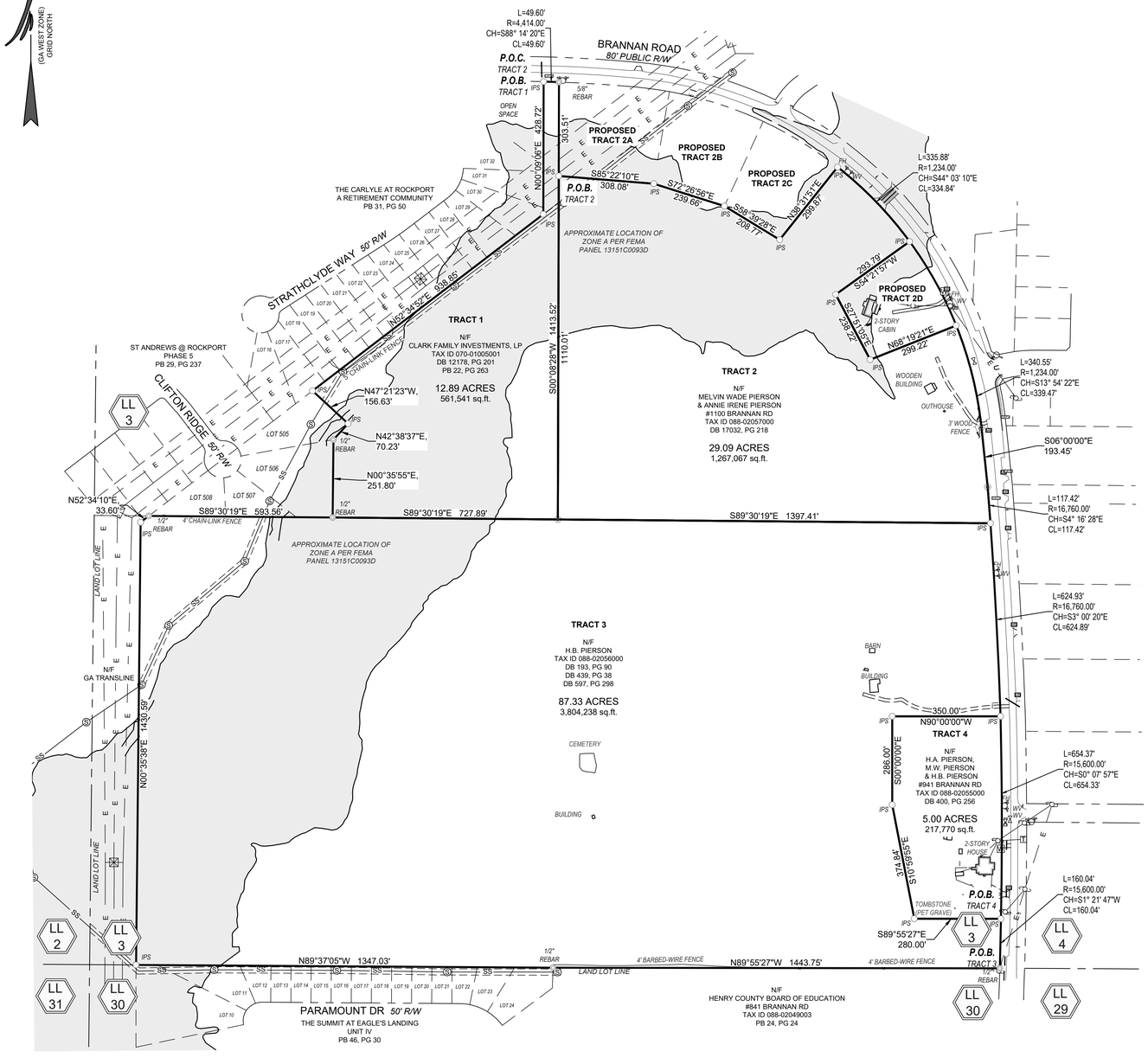
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℞	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PEA 001781
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
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40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
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CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 987-7200

www.fdc-llc.com

PURCHASE AREA EXHIBIT
PULTE HOME COMPANY, LLC
BRANNAN ROAD

LAND LOT 3, 7TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND IS NOT TRANSFERABLE OR TO EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

DATE:	01-03-2022
SCALE:	1" = 200'
FILE NUMBER:	213.017
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN

01/03/22

COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 of 1

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TRACT 1 *- Parcel #07001005001 (Clark Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), SAID POINT BEING THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 49.60 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 4,414.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET) TO A 5/8 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 1,413.52 FEET TO A POINT;
THENCE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 727.89 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST, 251.80 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 42 DEGREES 38 MINUTES 37 SECONDS EAST, 70.23 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST, 156.63 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 52 SECONDS EAST, 938.85 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 09 MINUTES 06 SECONDS EAST, 428.72 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***12.89 ACRES (561,541 SQUARE FEET)***.

TRACT 2 *– Part of Parcel #08802057000 (Melvin and Annie Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), AT THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD, SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET TO A 5/8 INCH REBAR;
THENCE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 303.51 FEET TO A 1/2 INCH REBAR AND CAP SET AT THE ***POINT OF BEGINNING***.
THENCE, SOUTH 85 DEGREES 22 MINUTES 10 SECONDS EAST, 308.08 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 72 DEGREES 26 MINUTES 56 SECONDS EAST, 239.66 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 58 DEGREES 39 MINUTES 28 SECONDS EAST, 208.77 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 38 DEGREES 31 MINUTES 51 SECONDS EAST, 299.87 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 335.88 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 44 DEGREES 03 MINUTES 10 SECONDS EAST, 334.84 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 54 DEGREES 21 MINUTES 57 SECONDS WEST, 293.79 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 27 DEGREES 51 MINUTES 05 SECONDS EAST, 238.22 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 68 DEGREES 19 MINUTES 21 SECONDS EAST, 299.22 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 340.55 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 13 DEGREES 54 MINUTES 22 SECONDS EAST, 339.47 FEET) TO A POINT;
THENCE, SOUTH 06 DEGREES 00 MINUTES 00 SECONDS EAST, 193.45 FEET TO A POINT;

THENCE, 117.42 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 04 DEGREES 16 MINUTES 28 SECONDS EAST, 117.42 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 1,397.41 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, 1110.01 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***29.09 ACRES (1,267,067 SQUARE FEET)***.

TRACT 3 - *Parcel #08802056000 (H.B. Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) AND THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, WITH SAID LAND LOT LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 1,443.75 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, 1,347.03 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 35 MINUTES 38 SECONDS EAST, 1,430.59 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 10 SECONDS EAST, 33.60 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 593.56 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 727.89 FEET TO A POINT;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 1,397.41 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 624.93 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 03 DEGREES 00 MINUTES 20 SECONDS EAST, 624.89 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 10 DEGREES 59 MINUTES 55 SECONDS EAST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 160.04 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 01 DEGREES 21 MINUTES 47 SECONDS WEST, 160.04 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***87.33 ACRES (3,804,238 SQUARE FEET)***.

TRACT 4 - *Parcel #08802055000 (Pierson Brothers Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) LOCATED NORTH 01 DEGREES 21 MINUTES 47 SECONDS EAST, 160.04 FEET FROM THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 10 DEGREES 59 MINUTES 55 SECONDS WEST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 654.37 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, 654.33 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***5.00 ACRES (217,770 SQUARE FEET)***.

Presentation for AX-2023-05

Presented To:

Planning Commission – December 21, 2023

Mayor and Council – January 8, 2024

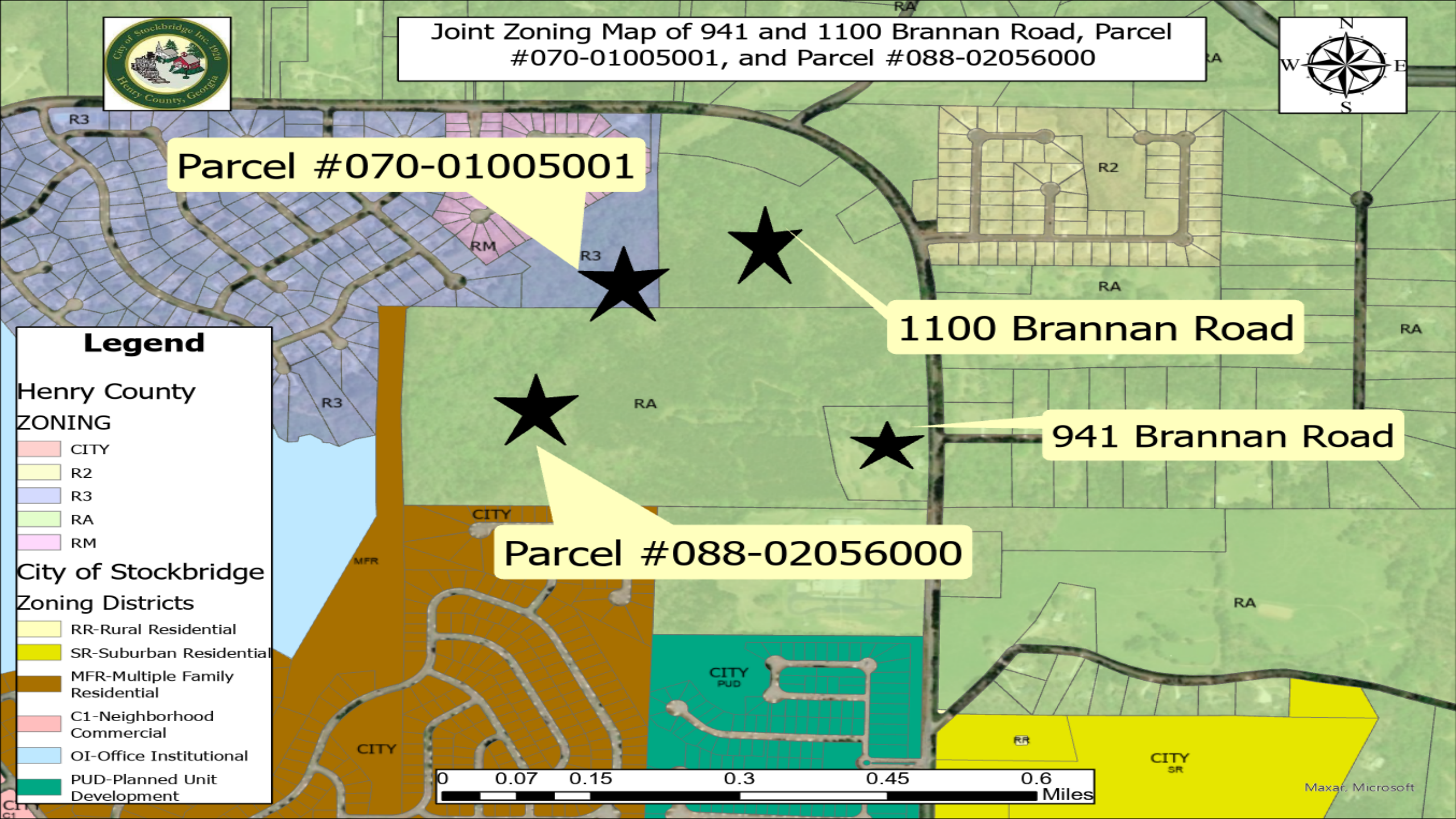
Case Facts

- Applicant: Pulte Group (Battle Law, LLC)
- Owner: 941 and 1100 Brannan Road: Melvin and Annie Pierson; #088-0256000: Estate of H.B. Pierson; #070-01005001: Clark Family Investments, LP
- Applicant's Request: Consider a request for the annexation of property at 941 and 1100 Brannan Road, and Parcels #088-0256000 and #070-01005001, located in unincorporated Henry County, into the Stockbridge City Limits.
- Address of Property: 941 Brannan Road, 1100 Brannan Road, #088-0256000 and #070-01005001
- Number of Acres: 134.31 +/- acres
- Current Use: 1 single family residence; Vacant; Heavily wooded
- Current County Zoning: 941 and 1100 Brannan Road and #088-02056000: **RA** (Residential Agricultural); #070-01005001: **R3** (Single Family Residential)
- County Land Use Designation: 941 Brannan Road: Low Density Residential; 1100 Brannan Road: Low and Medium Density Residential; #088-02056000: Low Density Residential; #070-01005001: Medium Density Residential

BRANNAN RD
1100 Brannan Road
Parcel #070-01005001
Parcel #088-02056000
941 Brannan Road
STONEHAVEN CHASE
CARLYLE PL
STRATHCLYDE WAY
CLIFTON RG
CROSSHAVEN WAY
ARBOR WAY
ABERDEEN CT
WARWICK PL
DUNSTON CT
RADCLIFFE DR
PARAMOUNT DR
PEAKS PT

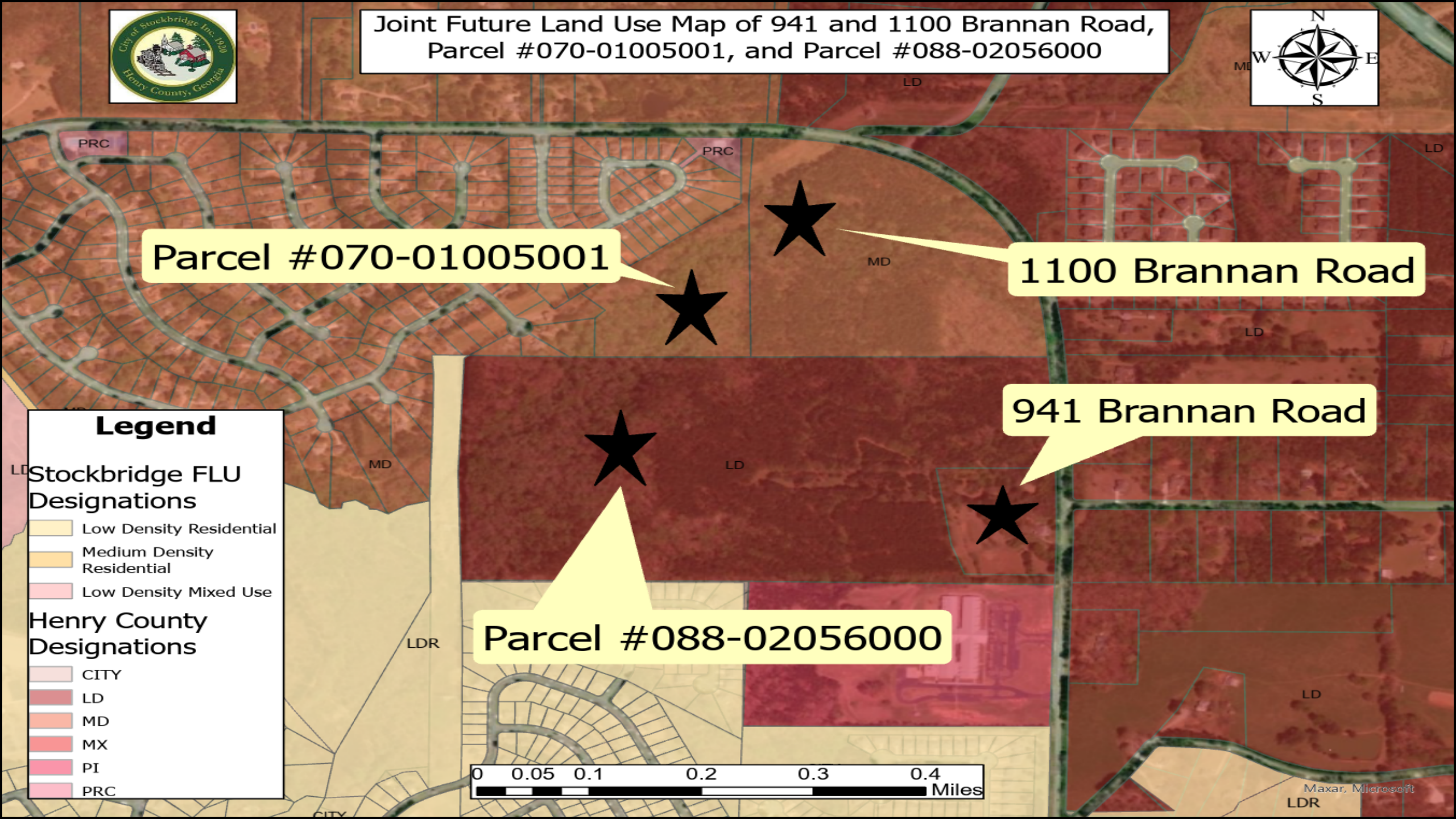
ADJACENT PROPERTY ZONING

Location	Adjacent Property Zoning
Properties to the North	**RA** – Residential Agricultural (Henry County)
Properties to the South	**PUD** – Planned Unit Development (City of Stockbridge), **MFR** (Multi- Family Residential) (City of Stockbridge), **SR** (Suburban Residential) (City of Stockbridge)
Properties to the East	**R2** – Single Family Residential (Henry County), **RA** (Residential Agricultural) (Henry County)
Properties to the West	**R3** – Single Family Residential (Henry County), **RM** (Multi-Family Residential) (Henry County), **OI** – Office Institutional (City of Stockbridge)


Joint Zoning Map of 941 and 1100 Brannan Road, Parcel #070-01005001, and Parcel #088-02056000
N
W
E
S
Parcel #070-01005001
1100 Brannan Road
941 Brannan Road
Parcel #088-02056000
Legend
Henry County
ZONING
CITY
R2
R3
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
SR-Suburban Residential
MFR-Multiple Family Residential
C1-Neighborhood Commercial
OI-Office Institutional
PUD-Planned Unit Development
0 0.07 0.15 0.3 0.45 0.6
Miles
Maxar, Microsoft

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Single Family Residence	Low and Medium Density Residential
Property to the South	Hickory Flat Elementary School Clark Meadows Subdivision Moss Pointe Subdivision	Public/Institutional Low Density Residential Low Density Residential
Property to the East	Single Family Residences Providence Harbour Subdivision	Low Density Residential (Henry County) Low Density Residential (Henry County)
Property to the West	Carlyle at Rockport Subdivision St. Andrews at Rockport	Medium Density Residential (Henry County) Medium Density Residential (Henry County)


Joint Future Land Use Map of 941 and 1100 Brannan Road, Parcel #070-01005001, and Parcel #088-02056000
Parcel #070-01005001
1100 Brannan Road
941 Brannan Road
Parcel #088-02056000
Legend
Stockbridge FLU Designations
Low Density Residential
Medium Density Residential
Low Density Mixed Use
Henry County Designations
CITY
LD
MD
MX
PI
PRC
LDR
0 0.05 0.1 0.2 0.3 0.4 Miles
N
S
E
W
Maxar, Microsoft

Project Information

- The applicant proposes to build a subdivision with 161 single family detached lots with 22 guest parking spaces and amenities like a playground and 10-foot multi-use path.

10' MULCHED TRAIL
25' BUFFER
EXISTING STREAM
WATER QUALITY
WATER QUALITY
25' BUFFER
25' BUFFER
10' MULTI-USE PATH
RADCLIFFE DR
EXISTING STREAM
AMENITY (1.0ac)
WATER WORKS DR
50' UNDISTURBED BUFFER
15' MULTI-USE PATH
PRIVACY FENCE
(ADJACENT TO SCHOOL)

Section 9.8 of the Unified Development Code

9.8 Zoning of Annexed Property with Common Zoning Classification.

Property annexed from Henry County into the City shall be automatically zoned by the City through the operation of this section for the same use for which the property was zoned immediately prior to annexation, so long as the City and county zoning ordinances share a common zoning classification for such use. As provided under Official Code of Georgia Annotated Section 36-66-4(e), a zoning action taken pursuant to this section shall exempt the City from the notice and public hearing requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-l et seq., and the zoning amendment procedures under this code. Property which was zoned pursuant to this section may later be rezoned upon compliance with the requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-1 et seq., and the zoning amendment procedures under this code.

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

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 is contiguous with the following subdivisions that are located within the City limits of Stockbridge: The Summit at Eagles Landing.
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 Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, and the Georgia Power Company.

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

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 to build a subdivision with 161 single family detached lots. The proposed subdivision would include amenities and 22 guest parking spaces.

6. **Is the proposed annexation consistent with the Comprehensive Plan?** No, the subject property has a Henry County Future Land Use designation of Low and Medium Density Residential. The applicant has submitted a Comprehensive Plan Amendment (CP-2023-06) to assign the future land use designation of Low Density Residential.

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?** No, the applicant has submitted a rezoning application (RZ-2023-07) to assign the zoning district of 'SR' (Suburban Residential).

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

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 subdivision would provide additional single family housing options for residents. With close proximity to an elementary school and other subdivisions, the residential feel of the surrounding community will be maintained.

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 issue 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 consists mainly of single-family residential zoning districts. Thus, adjacent property owners may see an increase in vehicular traffic if the development of 161 single family lots is approved.

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

11. **The potential impact of the annexation on City infrastructure including water and sewage system:** A letter from the Henry County Water Authority, dated August 23, 2023, states that water service is available for the property and that sewage treatment and sewer line capacity are available for the property. However, an offsite sanitary sewer line extension is required at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.

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 a result, staff is unable to comment on the overall impact the proposed subdivision will have on Brannan Road. However, the addition of 161 single family lots may result in increased traffic.

Staff Recommendation

- This Staff Report has demonstrated that the requested annexation via AX-2023-05 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-06) to assign the future land use designation of Low Density Residential, the requested variance VR-2023-03, and the requested rezoning of RZ-2023-07 to assign the zoning district of ‘SR’ (Suburban Residential). Therefore, the Planning and Zoning staff recommends APPROVAL.

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: December 21, 2023

Subject: #AX-2023-05 For 941 and 1100 Brannan Road, #088-02056000, and #070-01005001

I. PURPOSE

Consider a request for the annexation of property at 941 and 1100 Brannan Road, and parcel IDs #088-0256000 and #070-01005001, located in unincorporated Henry County, into the Stockbridge City Limits. The property contains four parcels with 134.31 +/- acres. The applicant is Pulte Group (Battle Law, LLC).

II. Background

Proposed Development	Subdivision with 161 single family detached lots and amenities
Site Address	941 Brannan Road 1100 Brannan Road #088-02056000 #070-01005001
Parcel Identification	#088-02055000 (941 Brannan Road) #088-02057000 (1100 Brannan Road) #088-02056000 #070-01005001
Parcel Acreage	134.31 +/- acres
Applicant	Pulte Group (Battle Law, LLC)
Owner	941 Brannan Road: Melvin and Annie Pierson 1100 Brannan Road: Melvin and Annie Pierson #088-02056000: Estate of H.B. Pierson

	#070-01005001: Clark Family Investments, LP
County Land Use Designation	941 Brannan Road: Low Density Residential 1100 Brannan Road: Low and Medium Density Residential #088-02056000: Low Density Residential #070-01005001: Medium Density Residential
County Land Use Zoning	941 Brannan Road: RA (Residential Agricultural) 1100 Brannan Road: RA (Residential Agricultural) #088-02056000: RA (Residential Agricultural) #070-01005001: R3 (Single Family Residence)
Current Use	1 single family residence; Vacant; Heavily wooded

SURROUNDING ZONING

Location	Adjacent Property Zoning
Properties to the North	**RA -** Residential Agricultural (Henry County)
Properties to the South	**PUD –** Planned Unit Development (City of Stockbridge), **MFR –** Multi-Family Residential (City of Stockbridge), **SR** – Suburban Residential (City of Stockbridge)
Properties to the East	**R2** – Single Family Residential (Henry County), **RA** – Residential Agricultural (Henry County)
Properties to the West	**R3 –** Single Family Residential (Henry County), **RM –** Multi-family Residential (Henry County) **OI –** Office Institutional (City of Stockbridge)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Single Family Residence	Low and Medium Density Residential (Henry County)
Property to the South	Hickory Flat Elementary School Clark Meadows Subdivision Moss Pointe Subdivision	Public/Institutional (Henry County) Low Density Residential (City of Stockbridge) Low Density Residential (City of Stockbridge)

Property to the East	Single Family Residences Providence Harbour Subdivision	Low Density Residential (Henry County) Low Density Residential (Henry County)
Property to the West	Carlyle at Rockport Subdivision St Andrews at Rockport	Medium Density Residential (Henry County) Medium Density Residential (Henry County)

III. Findings of Fact:

1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2023-06) to assign the future land use designation of Low Density Residential.

2. The applicant has also applied for a Rezoning application (RZ-2023-07) to assign the zoning district of 'SR' (Suburban Residential District).

3. Three subject property parcels are currently zoned as RA (Residential Agricultural) by the Henry County Zoning Ordinance; these addresses are 941 and 1100 Brannan Road and Parcel ID: 088-02056000. The fourth parcel, Parcel ID# 070-01005001 is currently zoned as R3 (Single Family Residence) by the Henry County Zoning Ordinance.

4. The four subject property parcels are designated as either Low Density Residential or Medium Density Residential by the Henry County Future Land Use Map.

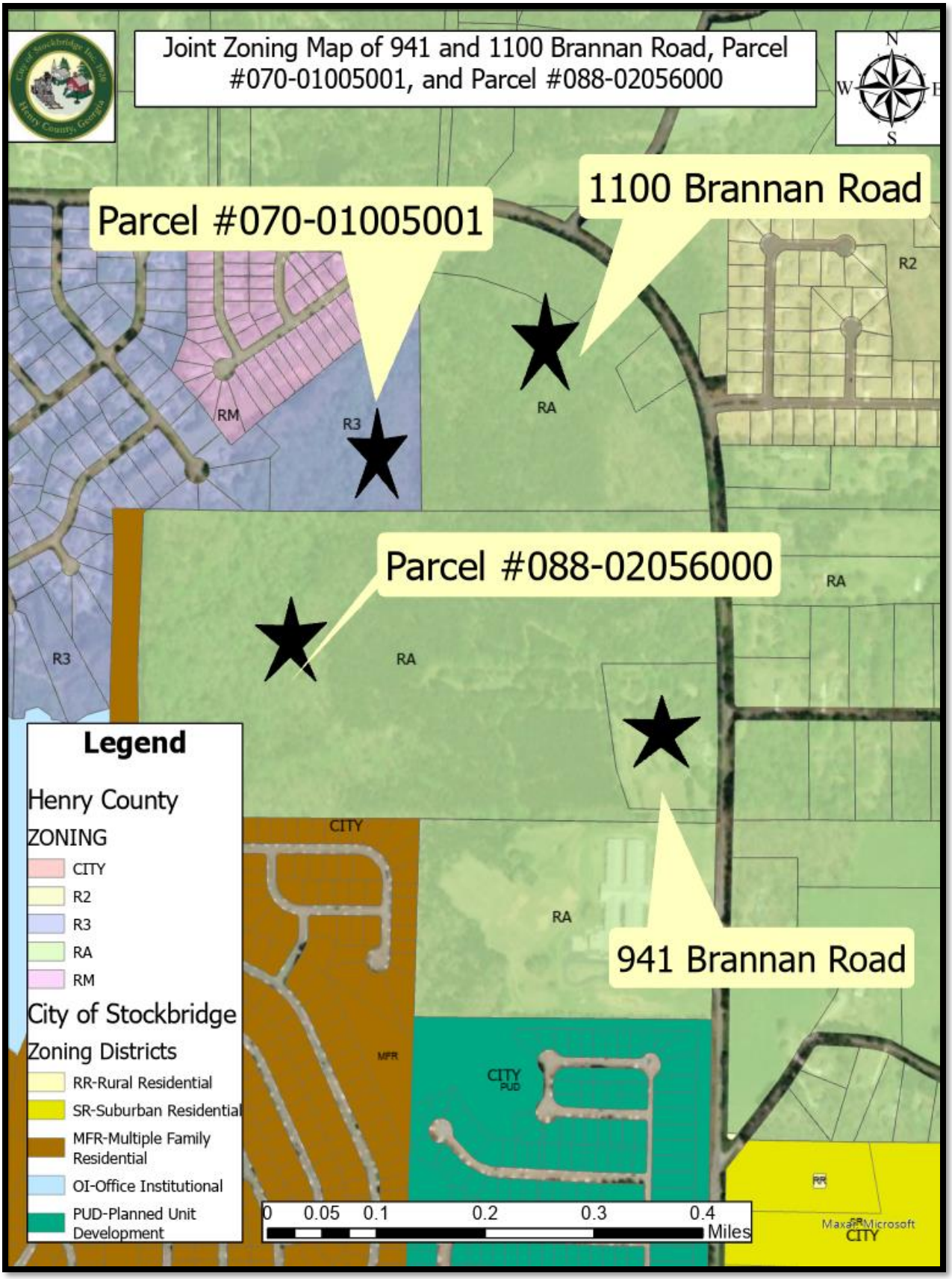
5. The vicinity of the area is mostly residential with the following zoning classifications: RA (Residential Agricultural) (Henry County), R2 (Single Family Residential) (Henry County), R3 (Single Family Residential) (Henry County), RM (Multi Family) (Henry County), PUD (Planned Unit Development) (City of Stockbridge), MFR (Multi Family Residential) (City of Stockbridge), SR (Suburban Residential) (City of Stockbridge), and OI (Office Institutional) (City of Stockbridge).

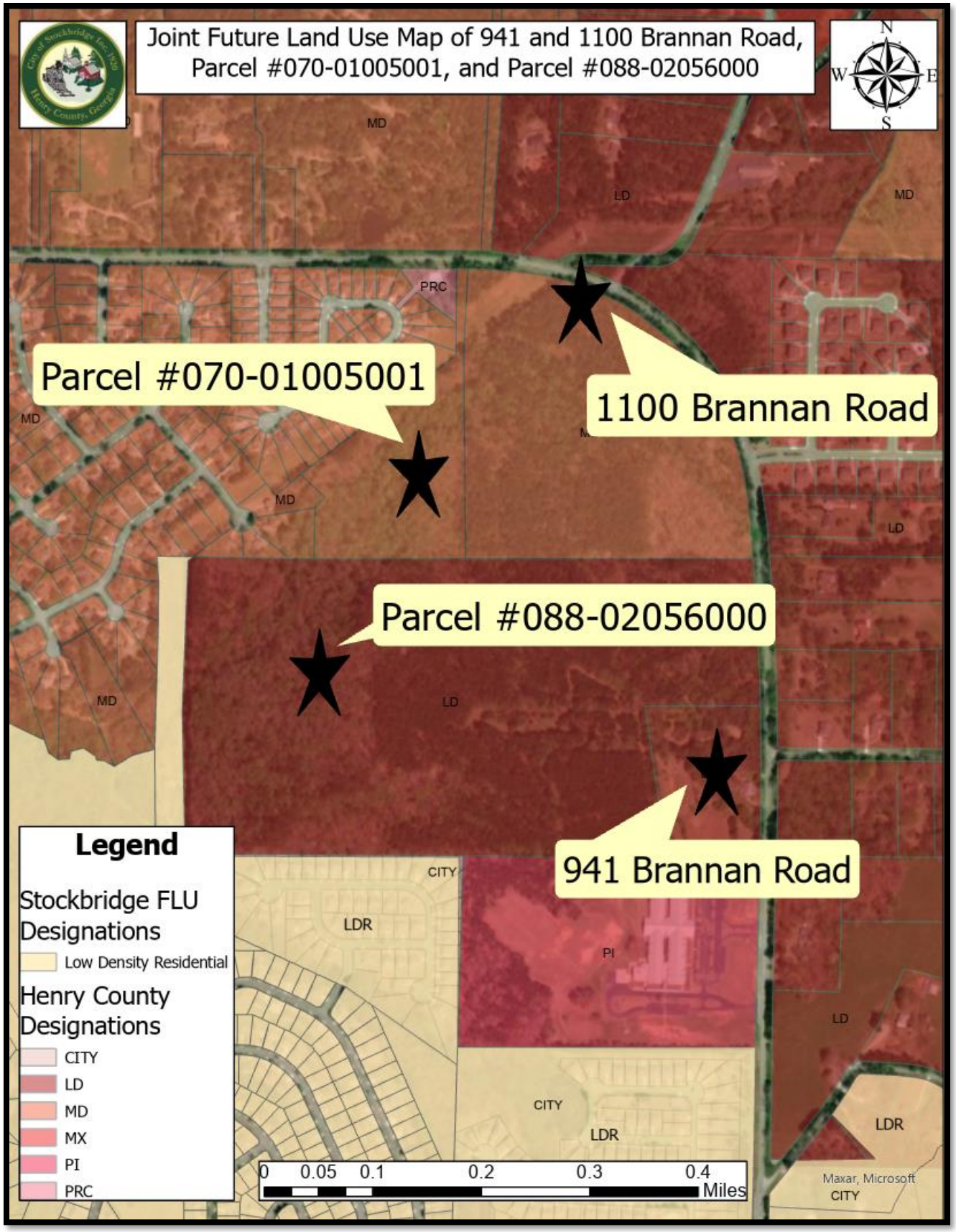
6. The vicinity of the area is designated as mostly residential with the following designations: Low Density Residential (Henry County), Medium Density Residential (Henry County), Public/Institutional (City of Stockbridge), and Low Density Residential (City of Stockbridge).

IV. Maps and Illustrations

Aerial Photo of 941 and 1100 Brannan Road, #070-01005001 and #088-02056000

Aerial Photo with Site Plan


Joint Zoning Map of 941 and 1100 Brannan Road, Parcel #070-01005001, and Parcel #088-02056000
N
W
E
S
Parcel #070-01005001
1100 Brannan Road
Parcel #088-02056000
941 Brannan Road
R2
RM
R3
RA
CITY
MFR
CITY PUD
RR
Legend
Henry County
ZONING
CITY
R2
R3
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
SR-Suburban Residential
MFR-Multiple Family Residential
OI-Office Institutional
PUD-Planned Unit Development
0 0.05 0.1 0.2 0.3 0.4
Miles


Joint Future Land Use Map of 941 and 1100 Brannan Road, Parcel #070-01005001, and Parcel #088-02056000
N
W
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Parcel #070-01005001
1100 Brannan Road
Parcel #088-02056000
941 Brannan Road
MD
LD
PRC
CITY
LDR
PI
MX
Legend
Stockbridge FLU Designations
Low Density Residential
Henry County Designations
CITY
LD
MD
MX
PI
PRC
0 0.05 0.1 0.2 0.3 0.4 Miles
Maxar, Microsoft

Site Plan of 941 and 1100 Brannan Road, Parcel #088-02056000, and Parcel #070-01005001

V. Analysis

Description

The applicant, Pulte Group (Battle Law, LLC), requests the annexation of four properties at 941 and 1100 Brannan Road, Parcel #088-02056000, and Parcel #070-01005001 in unincorporated Henry County.

The applicant proposes to build a subdivision with 161 single family detached lots with 22 guest parking spaces. The amenities shown on the site plan include a playground and 10-foot multi-use path.

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 is contiguous with the following subdivisions that are located within the City limits of Stockbridge: The Summit at Eagles Landing.

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 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 Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, 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 to build a subdivision with 161 single family detached lots. The proposed subdivision will include amenities and 22 guest parking spaces.

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

   No, the subject property has a Henry County Future Land Use designation of Low and Medium Density Residential. The applicant has submitted a Comprehensive Plan Amendment (CP-2023-06) to assign the future land use designation of Low Density Residential.

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

   No, the applicant has submitted a rezoning application (RZ-2023-07) to assign the zoning district of 'SR' (Suburban Residential).

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 this subdivision will provide additional single family housing options for residents. With close proximity to an elementary school and other subdivisions, the residential feel of the surrounding community will be maintained.

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 issue 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 consists mainly of single-family residential zoning districts. Thus, adjacent property owners may see an increase in vehicular traffic if the development of 161 single family lots 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 August 23, 2023, states that water service is available for the property and that sewage treatment and sewer line capacity are available for the property. However, an offsite sanitary sewer line extension is required at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.

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 a result, staff is unable to comment on the overall impact the proposed subdivision will have on Brannan Road. However, the addition of 161 single family lots may result in increased traffic.

VI. Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2023-05 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-06) to assign the future land use designation of Low-Density Residential, the requested variance VR-2023-03, and the requested rezoning of RZ-2023-07 to assign the zoning district of 'SR' (Suburban Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Henry County Planning & Zoning CITY OF STOCKBRIDGE AX-23-07

Commission District: 4
Commissioner: Vivian Thomas
Report Prepared by: Yaritza Nieves, Planner III

Property Owners: Melvin Pierson and Annie Pierson;
Estate of H. B. Pierson (c/o Sharon P. Wilson as Executor); and
Clark Family Investments, LP

Applicant: Pulte Group, Inc.
2475 Northwinds Parkway
Suite 600
Alpharetta, GA 30009

Agent: Battle Law P.C.
Michele Battle
3562 Habersham at Northlake
Building J, Suite 100
Tucker, GA 30084

Location: 941 Brannan Road
Portion of 1100 Brannan Road
Two (2) undeveloped parcels on Brannan Road
Land Lot 3 of the 7th District

Parcel ID(s): 088-02055000
Portion of 088-02057000
088-02056000
070-01005001

Request: Annexation and Rezoning

BOC Meeting: **August 14, 2023**

Lot Size: 134.31 +/- acres

Zoning History: A portion of the subject property (Parcels 088-02055000, 088-02056000, and 088-02057000) is zoned RA (Residential-Agricultural) as illustrated on the Henry County Official Zoning Map which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning files indicates that a portion of the subject property (Parcel 070-01005001) was zoned from RA (Residential-Agricultural) to R-2 (Single-Family Residence) (Sewer)*, as part of a larger development, on November 16, 1993, by the Henry County Board of Commissioners with the following conditions:

1. A cyclone fence should be placed along the Georgia Power Easement.

2. Only up to 274 lots shall be developed.

3. Homes should have a minimum of 1,500 square feet heated space.

*** With the adoption of the ULDC in 2009, those properties zoned R-2 with access to public sewer were rezoned to R-3 (Single-Family Residence). As such, the current zoning of Parcel 070-01005001 is now R-3.**

Concurrent rezoning (RZ-22-02), Comprehensive Plan amendment (COMP-AM-22-01), and conditional use (CU-22-01) requests were submitted for the subject properties on February 3, 2022. Both the rezoning and the Comprehensive Plan amendment requests were presented to the Zoning Advisory Board on May 12, 2022. While both the rezoning and the Comprehensive Plan amendment requests received a recommendation by the Zoning Advisory Board on May 12, 2022, the conditional use request was tabled by the applicant before the public hearing was held.

Adjacent properties are as follows:

North: Unincorporated Henry County
South: Unincorporated Henry County & City of Stockbridge
East: Unincorporated Henry County & City of Stockbridge
West: Unincorporated Henry County

Current Land Use: Single-Family Residences and Undeveloped

Future Land Use: Low Density Residential (up to 2.0 dwelling units per acre, net) and Medium Density Residential (up to 6.0 dwelling units per acre, net)

Proposed Zoning: As per the application materials, the City of Stockbridge proposes to annex the subject property from the current zoning classification of RA (Residential-Agricultural) and R-3 (Single-Family Residence) to the SR (Suburban Residential) City of Stockbridge zoning district.

Comments: The owner of the subject property is requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A § 36-36-20*, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The application packet was delivered to Henry County via email on August 8, 2023, and again via certified mail on August 14, 2023, in accordance with *O.C.G.A. § 36-36-9*, and within the required timeframe as established by *O.C.G.A. § 36-36-6.*

The City of Stockbridge intends to annex the subject property consisting of 134.31 +/- acres from the current zoning classification of RA (Residential-Agricultural) and R-3 (Single-Family Residence) to the SR (Suburban Residential) City of Stockbridge zoning district. The SR zoning district is intended *"… to provide for single-family dwellings of a low to moderate density*

character on individual lots." Per *Section 2.4.2 Suburban Residential District* of the City of Stockbridge Unified Development Code, adopted on March 14, 2022. The new SR zoning district replaces and encompasses the previous City of Stockbridge R-2 (Single Family Residential) and R-3 (Single Family Residential) zoning districts.

The Future Land Use Map (FLUM), as part of the Henry County/Cities Joint 2040 Comprehensive Plan, designation of a portion of the subject property (parcels 088-02056000 and 088-02056000) is Low Density Residential, which is described in the Comprehensive Plan as areas consisting of single family homes on a single lot. New development in these areas should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. The Low Density Residential FLUM designation supports developments with a density of up to 2.0 dwelling units per acre, net.

The FLUM designation of a portion of the subject property (parcels 088-02057000 and 070-01005001) is Medium Density Residential which is described in the Comprehensive Plan as areas for single family attached or detached homes with public sewer and water service. Future residential development within these areas and density range should have accessibility to major arterial roads or state highways. New developments in these areas should provide pedestrian facilities, including sidewalks and crosswalks, and have an appropriate streetscape. Walkable neighborhoods should be created with appropriate parks and open space. The Medium Density Residential FLUM designation supports developments with a density of up to 6.0 dwelling units per acre, net.

The net density of the proposed development as per application materials provided to Planning staff is 1.96 dwelling units per acre. However, the net density as calculated by Planning staff per the application materials is 2.54 dwelling units per acre. If Planning staff's calculations are correct, the proposed development exceeds the density supported within the portions of the property designated for Low Density Residential FLUM uses per the Henry County/Cities Joint 2040 Comprehensive Plan.

The subject property is located within an area designated as a Suburban Area on the Henry County Future Community Map. The area of the subject property is identified by a red arrow on the map on the following page. Suburban Areas are defined in the Comprehensive Plan as areas of primarily single-family development with local serving retail. A strategic policy for these areas is to encourage new development or redevelopment which demonstrates attention to existing adjacent neighborhoods which seeks compatibility with surrounding lot sizes. Another strategic policy for these areas is to improve pedestrian facilities including the development of sidewalks and crosswalks along major roads where connectivity is lacking.

Per *O.C.G.A. 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation: It is Planning & Zoning staff's opinion that the annexation and proposed rezoning would create a significant change in the surrounding land uses and the future land use designation for the properties.

Attachments:

- RZ-22-02 Yield Plan, dated May 25, 2022
- CU-22-01 Conservation Site Plan, dated August 3, 2022
- Aerial Map
- Zoning Map
- Tax Map
- Future Land Use Map
- Application Packet

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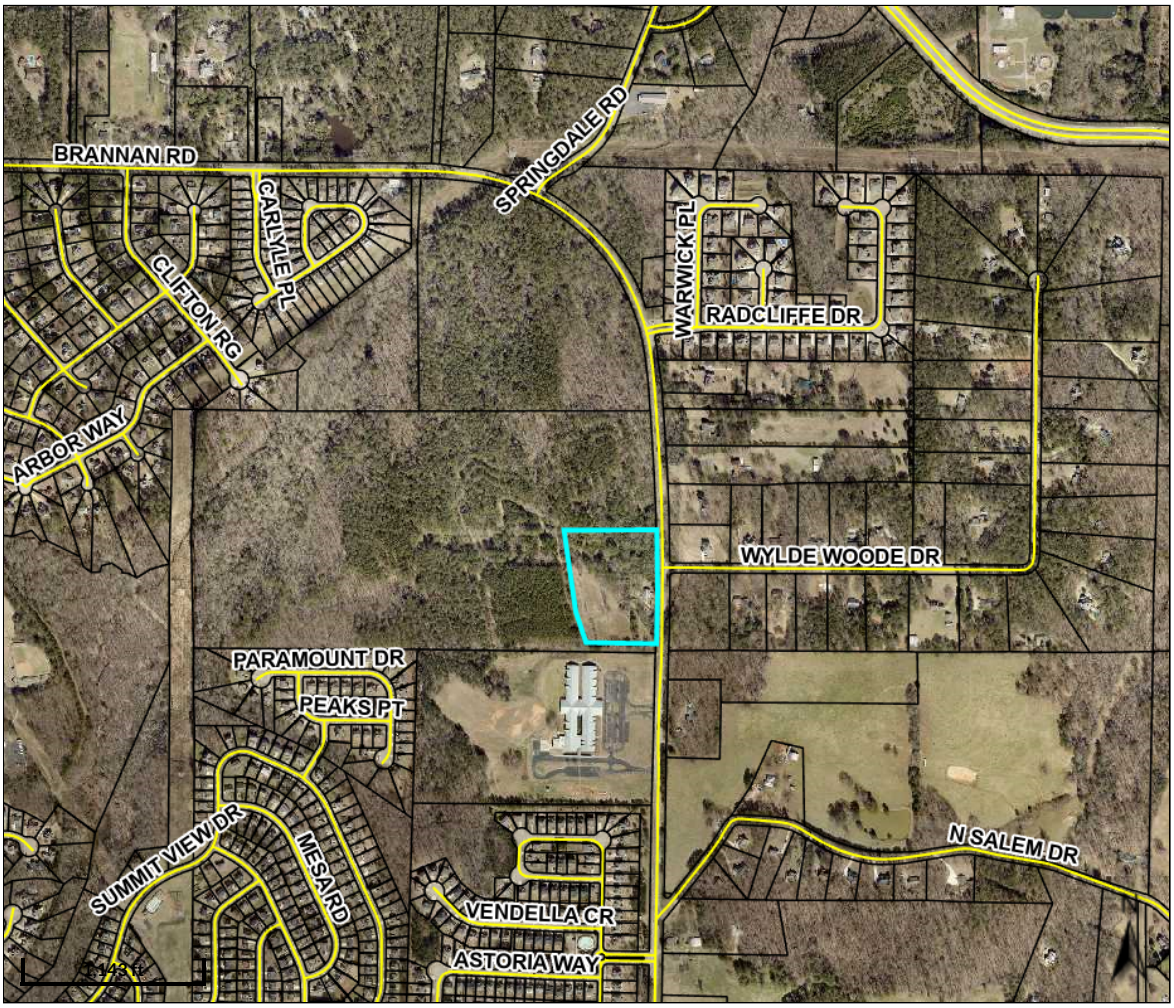
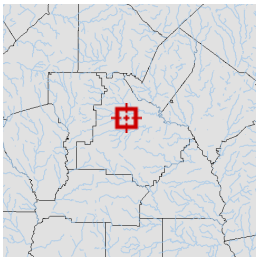


Overview



Legend

- Parcels
- Roads

Parcel ID	088-02055000	**Class**	R	**Owner**	PIERSON, MELVIN WADE &	**Land Value:**	$65000			
Property Address	941 BRANNAN RD	**Acreage**	5.0	**Address**	ANNIE IRENE 1100 BRANNAN RD	**Building Value:**	$82800	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA 30253			**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$2100	7/29/2021	$0	FAMLY/GIFT	U
								6/29/1980	$0	n/a	U
						Total Value:	$149900				

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 GEOSPATIAL

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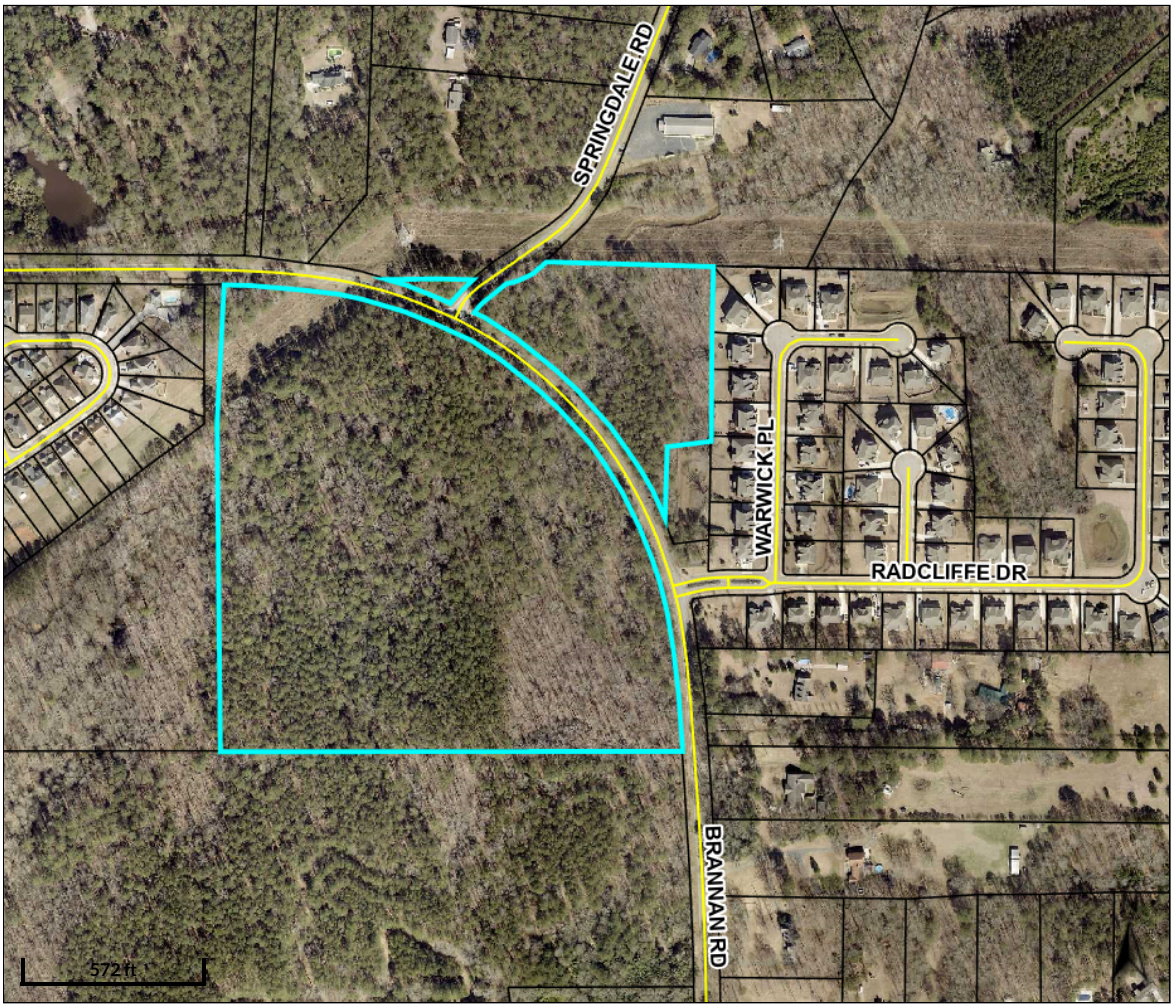
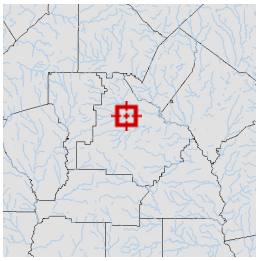


Overview



Legend

Parcels

Roads

Parcel ID	088-02057000	**Class**	R	**Owner**	PIERSON MELVIN W &	**Land**	$228300			
Property	1100 BRANNAN	**Acreage**	42.11	**Address**	ANNIE I	**Value:**				
Address	RD				1100 BRANNAN RD	**Building**	$281900	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					30253	**Misc**	$500	3/3/2020	$0	FAMLY/GIFT	U
						Value:		1/1/1973	$0	n/a	U
						Total	$510700				
						Value:					

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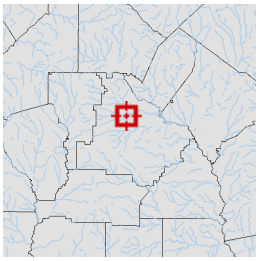
Overview



Legend

- Parcels
- Roads

Parcel ID	070-01005001	**Class**	R	**Owner**	CLARK FAMILY	**Land**	$16900			
Property		**Acreage**	12.994	**Address**	INVESTMENTS LP	**Value:**				
Address					10587 COUNTY LINE	**Building**	$0	**Last 2 Sales**		
District	County/UnIncorp				RD	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MIDLAND GA 31820	**Misc**	$0	7/5/2011	$3,200	GOVERNMENT	U
						Value:		6/30/2009	$0	CORPORATE	U
						Total	$16900				
						Value:					

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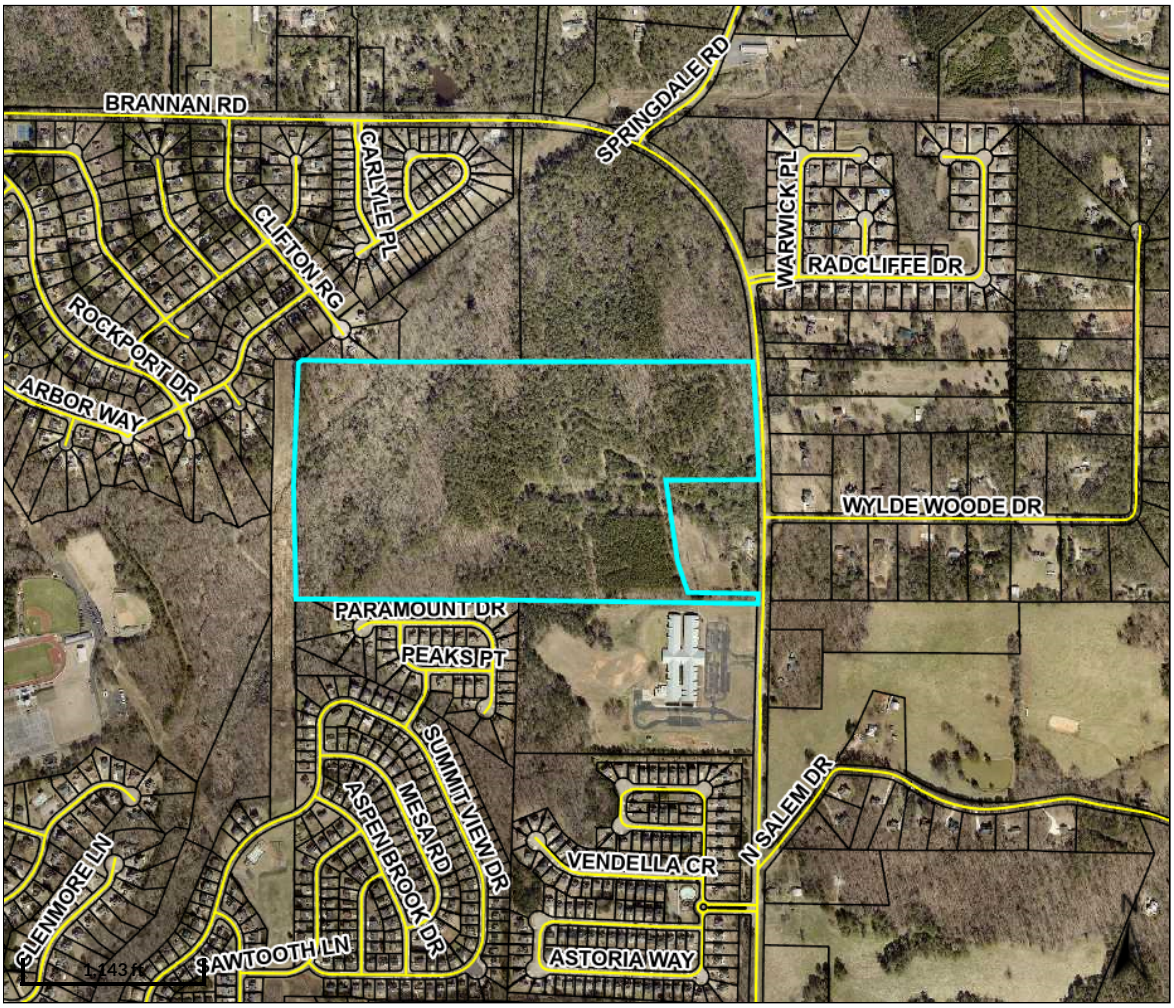

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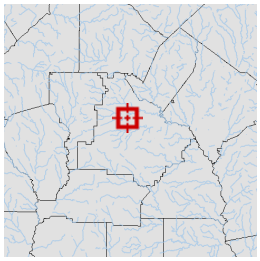

Legend

- Parcels
- Roads

Parcel ID	088-02056000	**Class**	R	**Owner**	PIERSON H B	**Land Value:**	$647200	**Last 2 Sales**	
Property Address		**Acreage**	95.6	**Address**	941 BRANNAN RD MCDONOUGH GA 30253	**Building Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
District	County/UnIncorp					**Misc Value:**	$0	10/1/1984	$0	n/a	U
						Total Value:	$647200	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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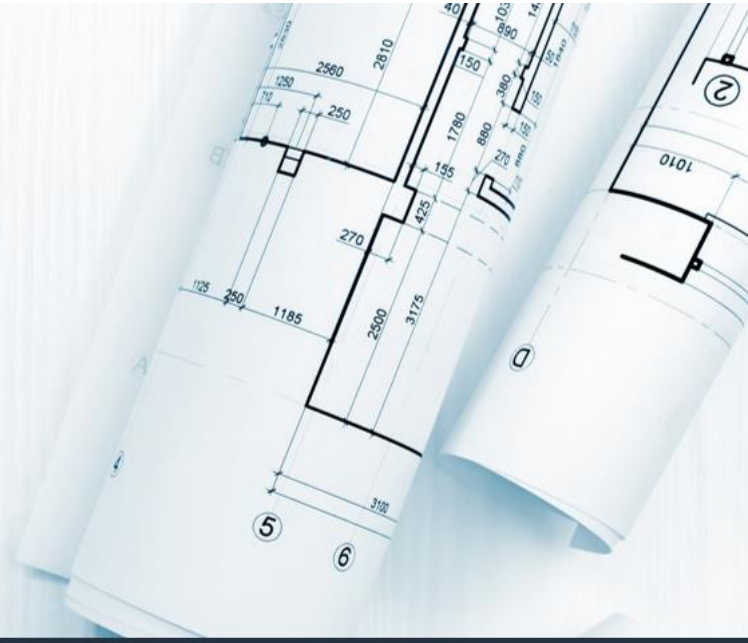
Developed by Schneider GEOSPATIAL

PULTEGROUP

Battle Law



941 & 1100 BRANNAN ROAD & TAX PARCELS 088-02056000 AND 070-01005001

HENRY COUNTY, GA

Annexation/ Rezoning / Future Land Use Amendment / Variance Applications

The PulteGroup Story

Since our founding 70 years ago, PulteGroup has delivered almost 750,000 homes and today ranks as the nation's 3rd largest homebuilding company with operations in 23 states and 42 major markets and is headquartered in Atlanta, Georgia. Through our portfolio of leading brands: **Pulte, Centex, Del Webb, DiVosta, John Wieland Homes and Neighborhoods, and American West**, we are uniquely positioned to serve buyers at every stage of their lives.

PulteGroup got its start in 1950 when 18-year-old William "Bill" Pulte, with help from his high-school buddies, built a five-room bungalow near the city of Detroit, MI. In constructing his first home, Bill set the corner stone on what would grow into one of the largest and most successful homebuilding companies in this country's history. In a world where less than one-third of new businesses ever get to celebrate their 10-year anniversary, PulteGroup's long history of success is a testament to Bill's vision and the passionate people who have worked to fulfill it over the years.

Today, PulteGroup is the nation's third largest builder with an unmatched capacity to serve homeowners as they move through all stages of their lives. Much has changed since Bill Pulte first picked up a hammer, but not the Company's commitment to delivering a superior quality home and customer experience.

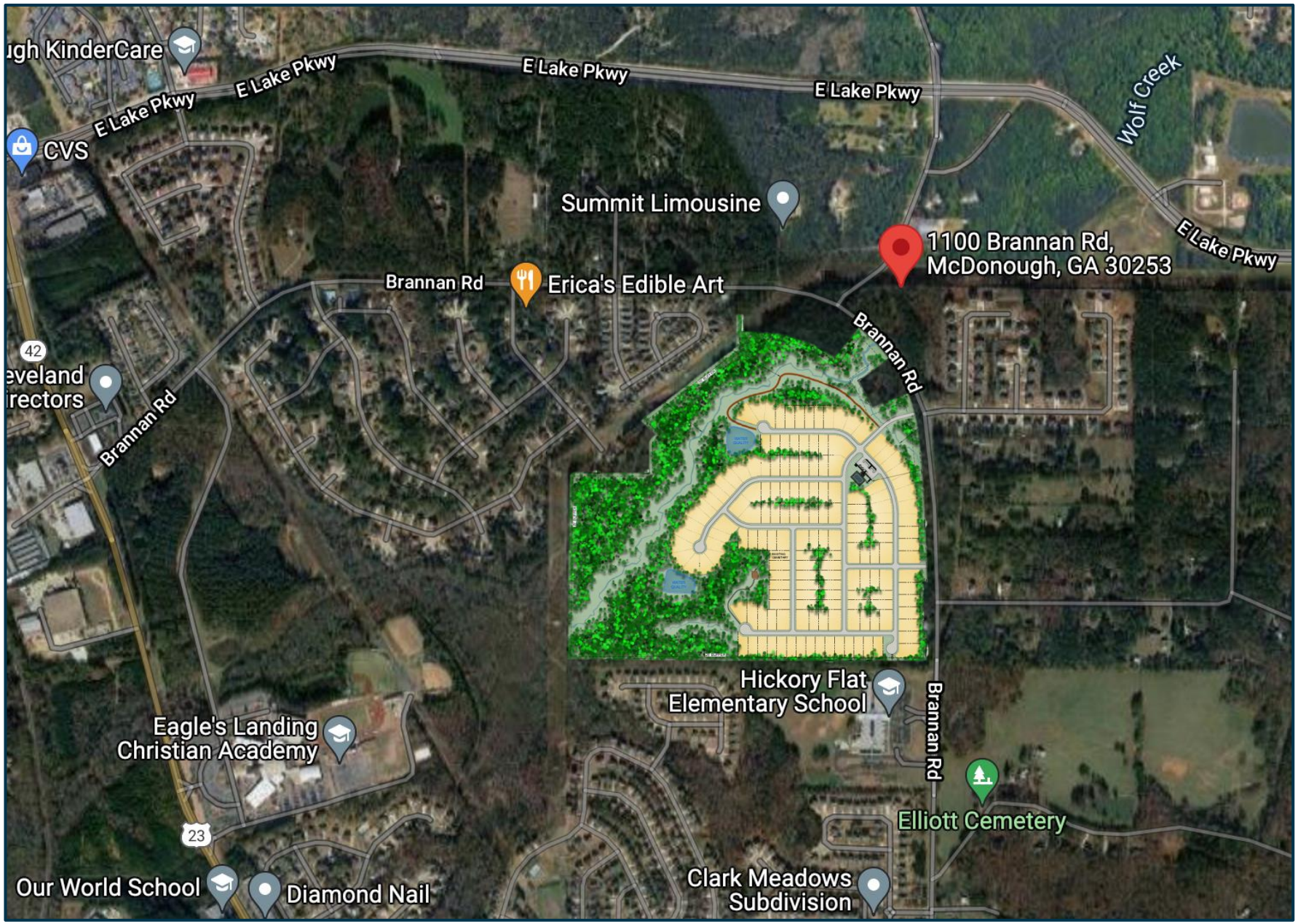
GEORGIA DIVISION MAP

Zoning Strategy

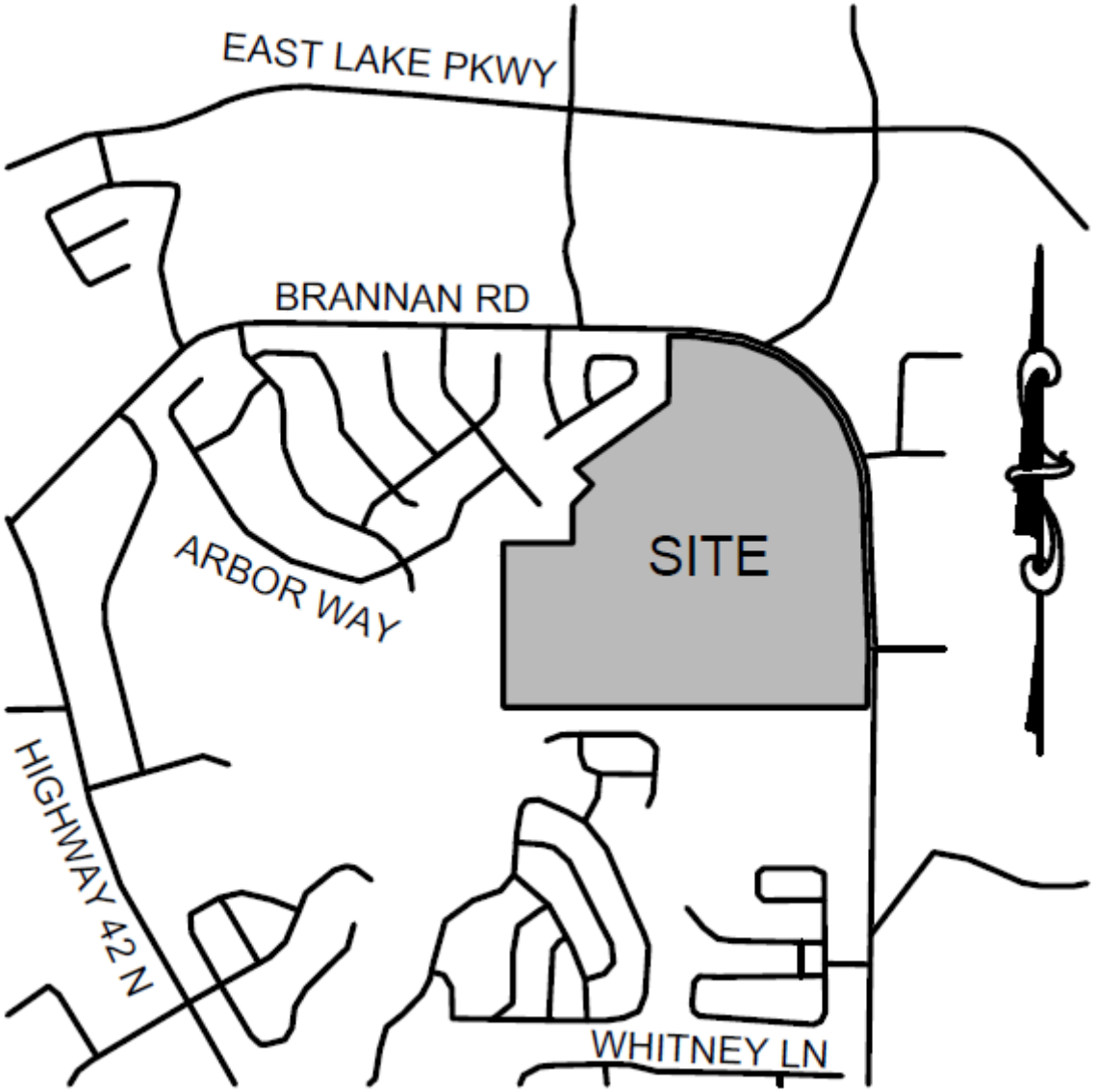
- Annexation 941 and 110 Brannan Road and Tax Parcels 088-02056000 and 070-01005001 in the City of Stockbridge via the 100% method
- Amend Future Land Use from Low & Medium Density Residential to Low Density Residential
- Rezone from the Subject Property to SR (Single Family Residential) for the development of 161 single family detached units
- Obtain Variance to allow the reduction of the front yard setback from 50ft to 35 ft

Confidential and Proprietary

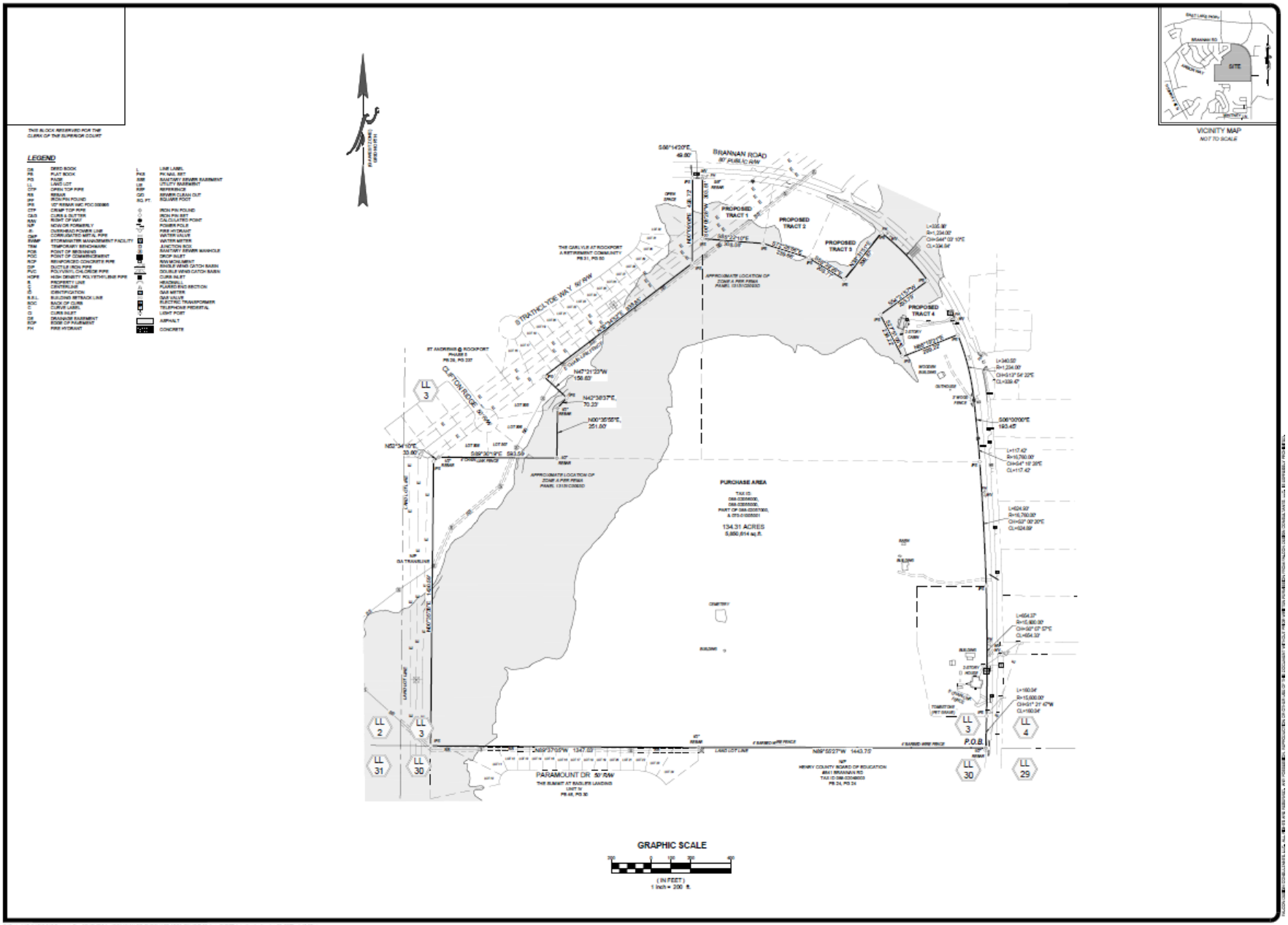
Google Earth



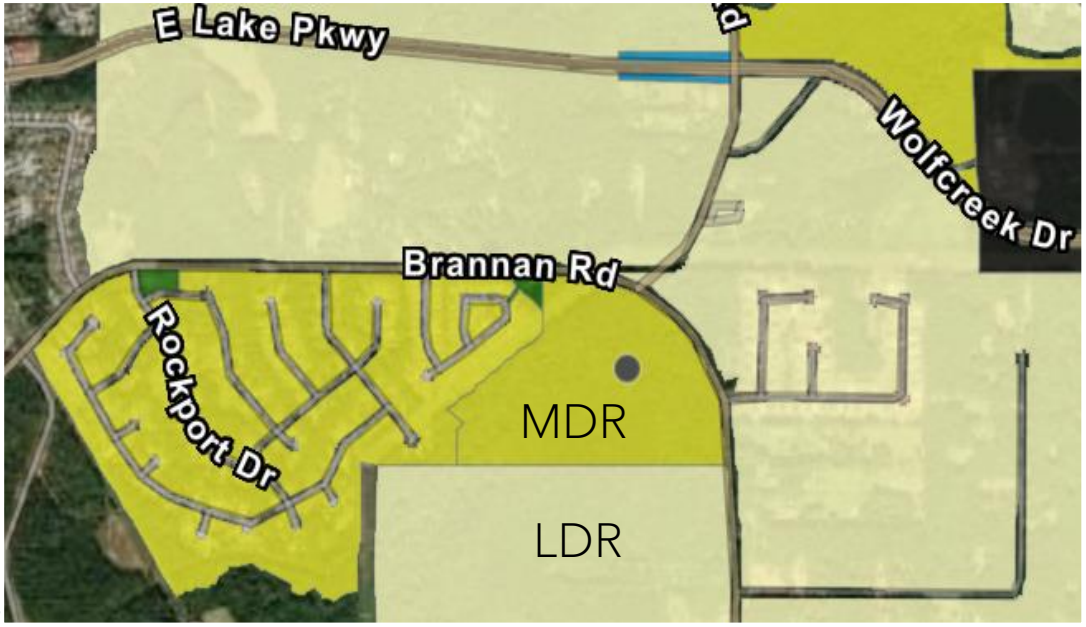
Vicinity Map



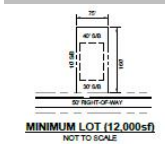
Survey

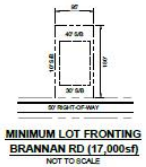

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
LEGEND
VICINITY MAP
NOT TO SCALE
BRANNAN ROAD
80' PUBLIC R/W
PROPOSED TRACT 1
PROPOSED TRACT 2
PROPOSED TRACT 3
PROPOSED TRACT 4
STRATHCLYDE WAY 50' R/W
CLIFTON RIDGE 50' R/W
PURCHASE AREA
134.31 ACRES
PARAMOUNT DR 50' R/W
P.O.B.
GRAPHIC SCALE
1 Inch = 200 ft.

Zoning and Future Land Use Map



- 134.31 Gross Acres
- 80.94 Net Acres
- 161 units at 1.19 units per acre gross
- 1.96 units per acre net





Brannan Road

Stockbridge, Ga

Conceptual Amenity

PULTEGROUP

Land Use and Standard Lot Sizes

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

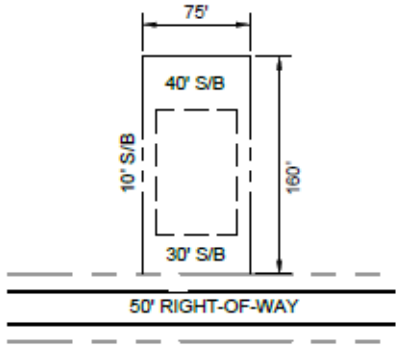
TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

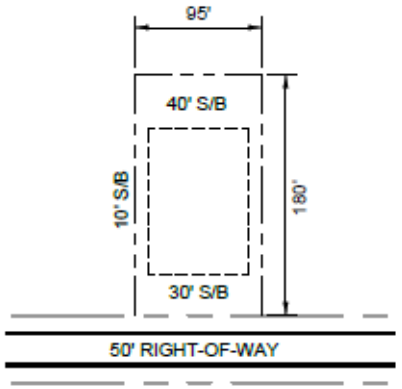
SR ZONING STANDARDS

MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK



MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

Neighborhood Site Data

Pennington

Vanderbilt

Riverton

Mitchell

Woodward

Wingate

Hampton

Hartwell

Amberwood

Aspire

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

Name of Applicant Pulte Group Inc c/o Battle Law, P.C. Phone: 770-381-3450 Date: _____

Address of Applicant: 2475 Northwinds Parkway, Suite 600 Cell # _____

City: Alpharetta State: GA Zip: 30009 E-mail: rick.martin@pulte.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: _____

Address of Agent: 3562 Habersham @ Northlake Building J, Suite 100 Cell # _____

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.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: Low and Medium Density Residential

TO: Low 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: See Attachment A

Nearest intersection to the property: Fronting on the Southwest side of Brannan Road across from Wylde Woode Drive, Radcliffe Drive and Springdale Road

Size of Tract: 134.31 acre(s). Land Lot Number(s): 3 . District(s): 7

Property Tax Parcel Number(s): Tax Parcels 088-02056000 and 070-01005001

Please see Attachment A 941 Brannan Road and 1100 Brannan Road (Portion) **(Required)**

Witness' Signature

Pulte Group, Inc.
By: _____
Signature of Applicant

Lakeisha Jackson
Printed Name of Witness

Pulte Group, Inc.
Printed Name of Applicant

Notary

Battle Law, P.C.
By: _____
Signature of Agent

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES May 4, 2024

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: _____

Attachment "A"

Survey Tract 1

Parcel ID: 070-01005001
Owner: Clark Family Investments LP
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: R3
Requested Zoning Classification: SR

Survey Tract 2

1100 Brannan Road
Parcel ID: (Portion of) 088-02057000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 3

Parcel ID: 088-02056000
Owner: Estate of H. B. Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 4

941 Brannan Road
Parcel ID: 088-02055000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 16th day of May, 2023

Sharon P. Wilson as Executor of Estate of H. B. Pierson

Owner's Name - Printed

Sharon P. Wilson as Executor of Estate of H. B. Pierson

Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of May, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES May 4, 2024

Notary Public

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

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 26 day of April, 2023

Melvin W. Pierson
Owner's Name - Printed

Melvin W. Pierson
Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of April, 2023.

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

T Hiett
Notary Public

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

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 26 day of April, 2023

Annie I. Pierson
Owner's Name - Printed

Annie Irene Pierson
Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of April, 2023.

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

Notary Public

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

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 rezoning, campaign contributions aggregating $250 or more or made gifts having in the aggregate a value of $250 or more to a member of the Henry County Board of Commissioners or Zoning Advisory Board who will consider the application?

Yes ____ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Commissioner/Zoning Advisory Board Member Name	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Board Member
NONE		

We certify that the foregoing information is true and correct, this 13 day of April, 2023

H B Pierson Estate
Applicant's Name - Printed

H B Pierson Estate
by Sharon P. Wilson Executor
Signature of Applicant/Property Owner/Agent

Sharon P. Wilson, Executor

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 13 day of April, 2023.

Notary Public

TIFFANY L. SMITH
NOTARY PUBLIC
Henry County
State of Georgia
My Comm. Expires October 13, 2025

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

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 16th day of May, 2023

Pulte Group, Inc.
Applicant's Name - Printed

Pulte Group, Inc.
By: _____
Signature of Applicant/Property Owner/Agent

Michele L. Battle/Battle Law, P.C.
Applicant's Attorney, if applicable - Printed

_____
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of May, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES May 4, 2024

_____
Notary Public

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

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a comprehensive land use amendment and rezoning of the property.

Name:

Annie I. Pierson

Property Address: 914 Brannan Road, and 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Annie Irene Pierson Date: 4-26-23

Personally appeared before me

Anne Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

T Hiett

Notary Public

April 26, 2023

Date

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 13, 2026
HENRY COUNTY, GEORGIA

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a comprehensive land use plan and rezoning for the property.

Name:
Melvin Wade Pierson

Property Address: 914 Brannan Road & 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Melvin W. Pierson Date: 4/21/23

Personally appeared before me

Melvin Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

T Hiett
Notary Public

April 26 2023
Date

T HIETT NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 13, 20[illegible]

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a comprehensive land use plan and rezoning for the property.

Name:
Sharon P. Wilson as Executor of the Estate of Hubert Beman Pierson a/k/a H. B. Pierson

Property Address: Tax Parcel 088-2056000

Telephone: (404) 406. 5273 Email: spwilson51@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Sharon P. Wilson as Executor of the Estate of Hubert Beman Pierson a/k/a H B Pierson Date: 04/27/2023

Personally appeared before me

Sharon P. Wilson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

4/27/2023
Date

TRACI C. CARVER NOTARY PUBLIC HENRY COUNTY, GEORGIA
(Affix Seal Here)

Exp: November 29, 2024

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property, and comprehensive land use plan and rezoning of the property.

Name:
Clark Family Investments, LP

Property Address: Tax Parcel 070-01005001

Telephone: (706) 570-8550 Email: grasshopperjeff2@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: [signature] Date: 5/1/23

Personally appeared before me
Jeff C. Hammock

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Rachel Golden
Notary Public

5-01-2023
Date

RACHEL GOLDEN NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 19, 2026 Affix Seal Here

Print

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Comprehensive Plan Amendment from
Low Density and Medium Density in Henry County to Low Density Residential in the City of Stockbridge

of

PULTE GROUP
c/o Battle Law, P.C.

for

+/-134.31 Acres of Land
Being Brannan Road, 941, and 1100 Brannan Road
City of Stockbridge, Georgia and
Parcel Nos. 088-02056000, 088-02055000, 070-01005001 and a portion of 088-02057000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Pulte Group (the "Applicant") is seeking to develop on +/- 134.31 acres of land being Tax Parcel Nos. 088-02056000, 088-02055000, 070-01005001 and a portion of 088-02057000 having frontage on Brannan Road (the "Subject Property") with 161 single family detached homes at a gross density of 1.2 units per acre. The Applicant is seeking to annex the Subject Property into the City of Stockbridge with a land use designation of Low Density Residential. Under Henry County the current land use designation is both Medium Density Residential and Low Density Residential. The Applicant has submitted a companion annexation and rezoning application.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

In order to preserve the rights of the Applicant and/or owners of the Subject Property to appeal any decision of the City of Stockbridge City Council, the following notice is hereby given to the City of Stockbridge:

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

Battle Law

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to grant the variance, amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Variance of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or variance in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or variance in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

3562 Habersham at Northlake • Building J, Suite 100 • Tucker, Georgia 30084 • Ph: 404.601.7616

battlelawpc.com

Henry County Water Authority
Engineering Division

December 3, 2021

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential Subdivision**
Property Information:	**Brannan Road (Parcel ID's 088-02057000, 088-02056000, 088-02055000 & 070-1005001)**
	LL 3; District 7; 131.4+/- acres
Proposed Zoning:	**OSD/R-4**
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. A fire flow test calculated in the area revealed the following data:

Static:	90	psi
Residual:	60	psi
Flow	1190	gpm
Calculated Flow @ 20 psi:	1880	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. ***However, an offsite sanitary sewer line extension is required at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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 Conceptual Plan dated 11/2/2021 and conceptual sewer routing prepared by Falcon Design, Consultants.

Scott Sage

Date: 2021.12.03 15:05:27 -05'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Annette Edwards
Board Chair
District 2

Sophe Pope
Board Vice-Chair
District 4

Dr. Pam Nutt
District 1

Holly Cobb
District 3

Makenzie McDaniel
District 5

Mary Elizabeth Davis, PhD
Superintendent

To: Britney Butler

Date: May 17, 2023

Re: Henry County School Board Information

Property Address and Nearest Intersection: Brannan Rd and Springdale Rd

Projected Number of Dwelling Units: 198

Estimated Period of Construction: 3 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Hickory Flat Elementary	0	198 Units x .57 Children per unit	students ÷25 per class	If Modular $25,000 per Classroom If Permanent $300,000 per Classroom
Union Grove Middle	4			
Union Grove High	6	113 students	5 Classrooms	

Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

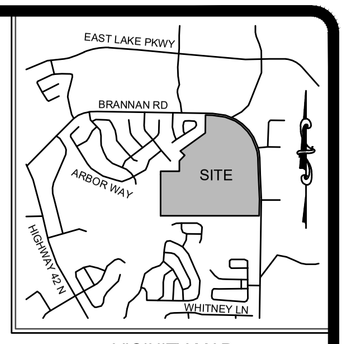
Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us

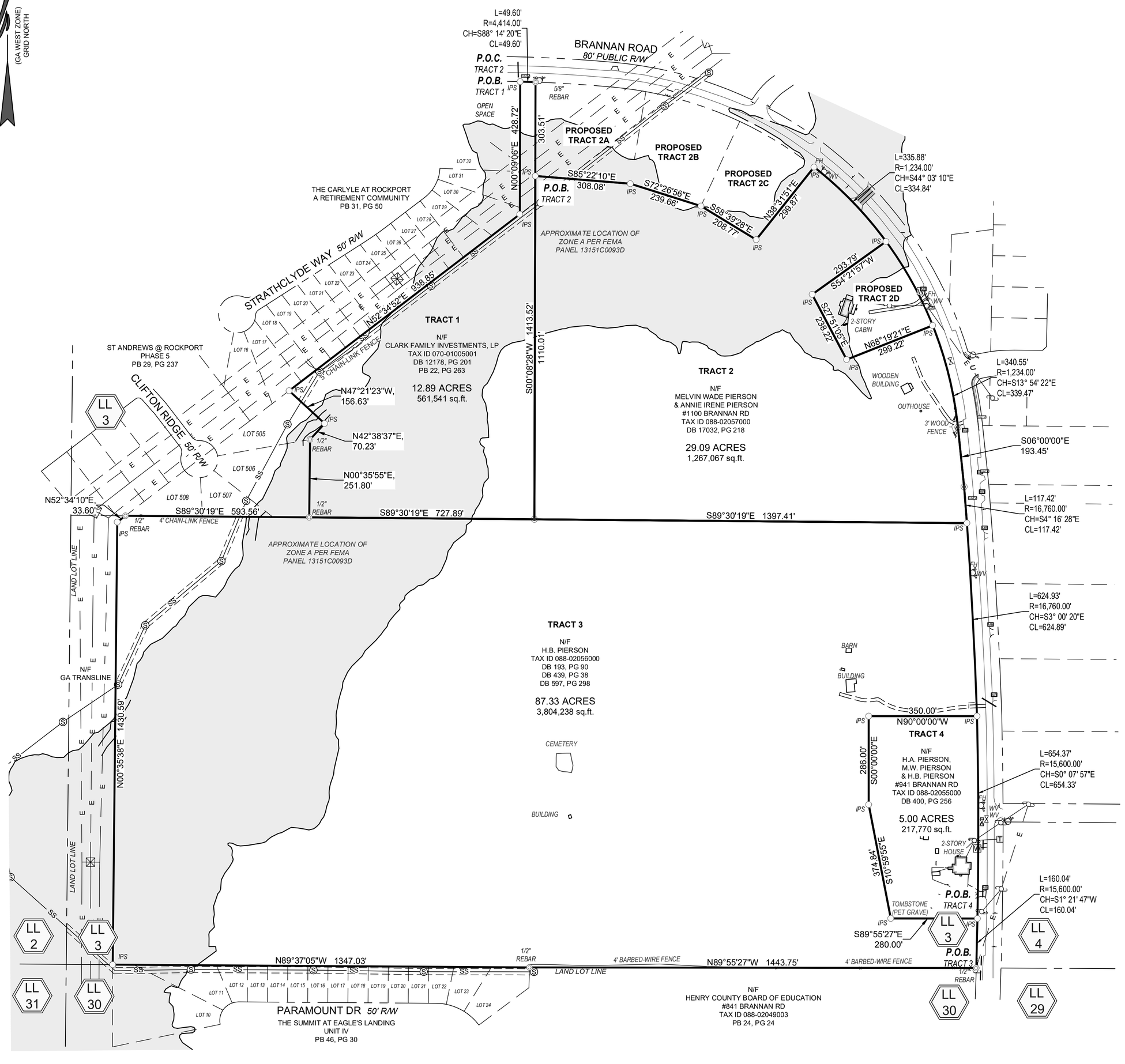
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℞	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PEB 001781
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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235 CORP. CTR. DR., STE 200
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Ph (770)389-8666 - Fax (770)389-8656

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NEWNAN, GEORGIA 30265
Ph. (770) 716-0900

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 997-7200

www.fdc-llc.com

PURCHASE AREA EXHIBIT
PULTE HOME COMPANY, LLC
BRANNAN ROAD
LAND LOT 3, 7TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

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DATE:	01-03-2022
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FILE NUMBER:	213.017
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN

01/03/22

COA# LSF 000995

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SHEET NUMBER

1 of 1

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TRACT 1 *- Parcel #07001005001 (Clark Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), SAID POINT BEING THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 49.60 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 4,414.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET) TO A 5/8 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 1,413.52 FEET TO A POINT;
THENCE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 727.89 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST, 251.80 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 42 DEGREES 38 MINUTES 37 SECONDS EAST, 70.23 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST, 156.63 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 52 SECONDS EAST, 938.85 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 09 MINUTES 06 SECONDS EAST, 428.72 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***12.89 ACRES (561,541 SQUARE FEET)***.

TRACT 2 *– Part of Parcel #08802057000 (Melvin and Annie Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), AT THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD, SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET TO A 5/8 INCH REBAR;
THENCE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 303.51 FEET TO A 1/2 INCH REBAR AND CAP SET AT THE ***POINT OF BEGINNING***.
THENCE, SOUTH 85 DEGREES 22 MINUTES 10 SECONDS EAST, 308.08 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 72 DEGREES 26 MINUTES 56 SECONDS EAST, 239.66 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 58 DEGREES 39 MINUTES 28 SECONDS EAST, 208.77 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 38 DEGREES 31 MINUTES 51 SECONDS EAST, 299.87 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 335.88 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 44 DEGREES 03 MINUTES 10 SECONDS EAST, 334.84 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 54 DEGREES 21 MINUTES 57 SECONDS WEST, 293.79 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 27 DEGREES 51 MINUTES 05 SECONDS EAST, 238.22 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 68 DEGREES 19 MINUTES 21 SECONDS EAST, 299.22 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 340.55 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 13 DEGREES 54 MINUTES 22 SECONDS EAST, 339.47 FEET) TO A POINT;
THENCE, SOUTH 06 DEGREES 00 MINUTES 00 SECONDS EAST, 193.45 FEET TO A POINT;

THENCE, 117.42 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 04 DEGREES 16 MINUTES 28 SECONDS EAST, 117.42 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 1,397.41 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, 1110.01 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***29.09 ACRES (1,267,067 SQUARE FEET)***.

TRACT 3 - *Parcel #08802056000 (H.B. Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) AND THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, WITH SAID LAND LOT LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 1,443.75 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, 1,347.03 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 35 MINUTES 38 SECONDS EAST, 1,430.59 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 10 SECONDS EAST, 33.60 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 593.56 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 727.89 FEET TO A POINT;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 1,397.41 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 624.93 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 03 DEGREES 00 MINUTES 20 SECONDS EAST, 624.89 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 10 DEGREES 59 MINUTES 55 SECONDS EAST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 160.04 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 01 DEGREES 21 MINUTES 47 SECONDS WEST, 160.04 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***87.33 ACRES (3,804,238 SQUARE FEET)***.

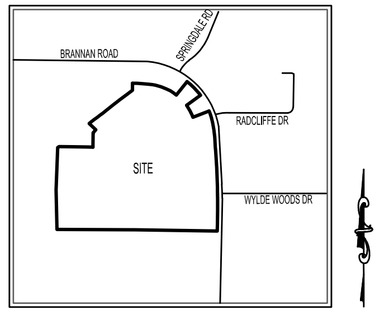
TRACT 4 - *Parcel #08802055000 (Pierson Brothers Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) LOCATED NORTH 01 DEGREES 21 MINUTES 47 SECONDS EAST, 160.04 FEET FROM THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 10 DEGREES 59 MINUTES 55 SECONDS WEST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 654.37 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, 654.33 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***5.00 ACRES (217,770 SQUARE FEET)***.



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

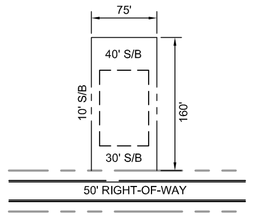
CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

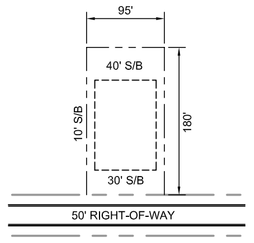
TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

SR ZONING STANDARDS
MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

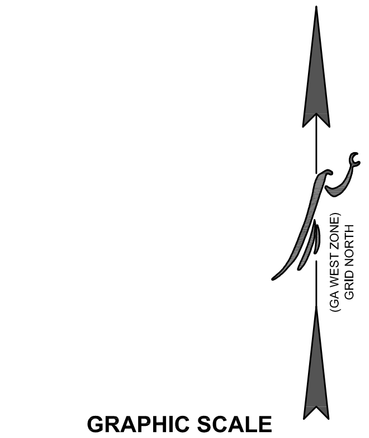
*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK



MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PER 004790
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

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CUMMING, GEORGIA 30040
Ph. (678) 807-7100

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CONCEPT PLAN (SR ZONONG)
FOR
BRANNAN ROAD
LOCATED IN:
STOCKBRIDGE, GEORGIA

DATE	REVISIONS
1. 11/29/22	REVISED TO STOCKBRIDGE SR ZONING
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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PROJ NUMBER:	129.014
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

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P:\Projects\Pulte\213.017 Brannan Road\PLANNING\CONCEPTS\CP180_SR-STOCKBRIDGE.dwg, nferris, Tue, Jul 25, 2023 - 5:41pm

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

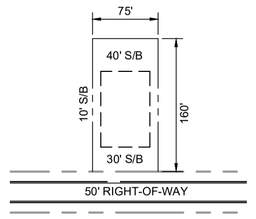
TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

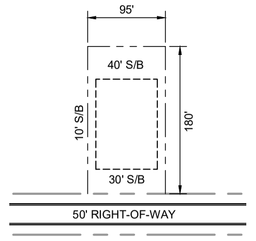
SR ZONING STANDARDS

MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK



MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

Brannan Road

Stockbridge, Ga

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: December 21, 2023

Subject: #CP-2023-06 For 941 and 1100 Brannan Road, #088-02056000 and #070-01005001

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Pulte Group (Battle Law, LLC) to assign the future land use designation of 'Low Density Residential' to the property at 941 and 1100 Brannan Road, located in unincorporated Henry County after the parcels are annexed into the Stockbridge City Limits. The property contains four parcels with 134.32 +/- total acres. The purpose of the request is to allow for a subdivision development.

II. Background

Proposed Development	Subdivision with 161 single family detached lots and amenities
Site Address	941 Brannan Road 1100 Brannan Road #088-02056000 #070-01005001
Parcel Identification	#088-02055000 (941 Brannan Road) #088-02057000 (1100 Brannan Road) #088-02056000 #070-01005001
Parcel Acreage	134.31 +/- acres
Applicant	Pulte Group (Battle Law, LLC)

Owner	941 Brannan Road: Melvin and Annie Pierson 1100 Brannan Road: Melvin and Annie Pierson #088-02056000: Estate of H.B. Pierson #070-01005001: Clark Family Investments, LP
County Land Use Designation	941 Brannan Road: Low Density Residential 1100 Brannan Road: Low and Medium Density Residential #088-02056000: Low Density Residential #070-01005001: Medium Density Residential
County Land Use Zoning	941 Brannan Road: RA (Residential Agricultural) 1100 Brannan Road: RA (Residential Agricultural) #088-02056000: RA (Residential Agricultural) #070-01005001: R3 (Single Family Residence)
Number of Proposed Units Per Acre	1.2 units per acre
Current Use	1 single family residence; Vacant; Heavily wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Single Family Residence	Low and Medium Density Residential (Henry County)
Property to the South	Hickory Flat Elementary School Clark Meadows Subdivision Moss Pointe Subdivision	Public/Institutional (Henry County) Low Density Residential (Henry County) Low Density Residential (Henry County)
Property to the East	Single Family Residences Providence Harbour Subdivision	Low Density Residential (Henry County) Low Density Residential (Henry County)
Property to the West	Carlyle at Rockport Subdivision St Andrews at Rockport	Medium Density Residential (Henry County) Medium Density Residential (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Carlyle at Rockport	66	3.2 units per acre
Clark Meadows	141	2.7 units per acre
Summit (The) @ Eagles Landing	308	1.96 units per acre
St Andrews at Rockport	226	1.76 units per acre
Moss Pointe	125	1.71 units per acre
Providence Harbour	66	1.6 units per acre
Brannan Road (Pulte Home Company)	**131**	**1.2 units per acre**

III. Findings of Fact

1. The applicant has also applied for a Annexation (AX-2023-05) for all subject properties to be added into the city limits.

2. The applicant has also applied for a Rezoning application (RZ-2023-07) to assign the zoning district of 'SR' (Suburban Residential District).

3. Three subject property parcels are currently zoned as RA (Residential Agricultural) by the Henry County Zoning Ordinance; these addresses are 941 and 1100 Brannan Road and Parcel ID: 088-02056000. The fourth parcel, Parcel ID# 070-01005001, is currently zoned as R3 (Single Family Residence) by the Henry County Zoning Ordinance.

4. The four subject property parcels are designated as either Low Density Residential or Medium Density Residential by the Henry County Future Land Use Map.

5. The vicinity of the area is mostly residential with the following zoning classifications: RA (Residential Agricultural (Henry County), R2 (Single Family Residential) (Henry County),

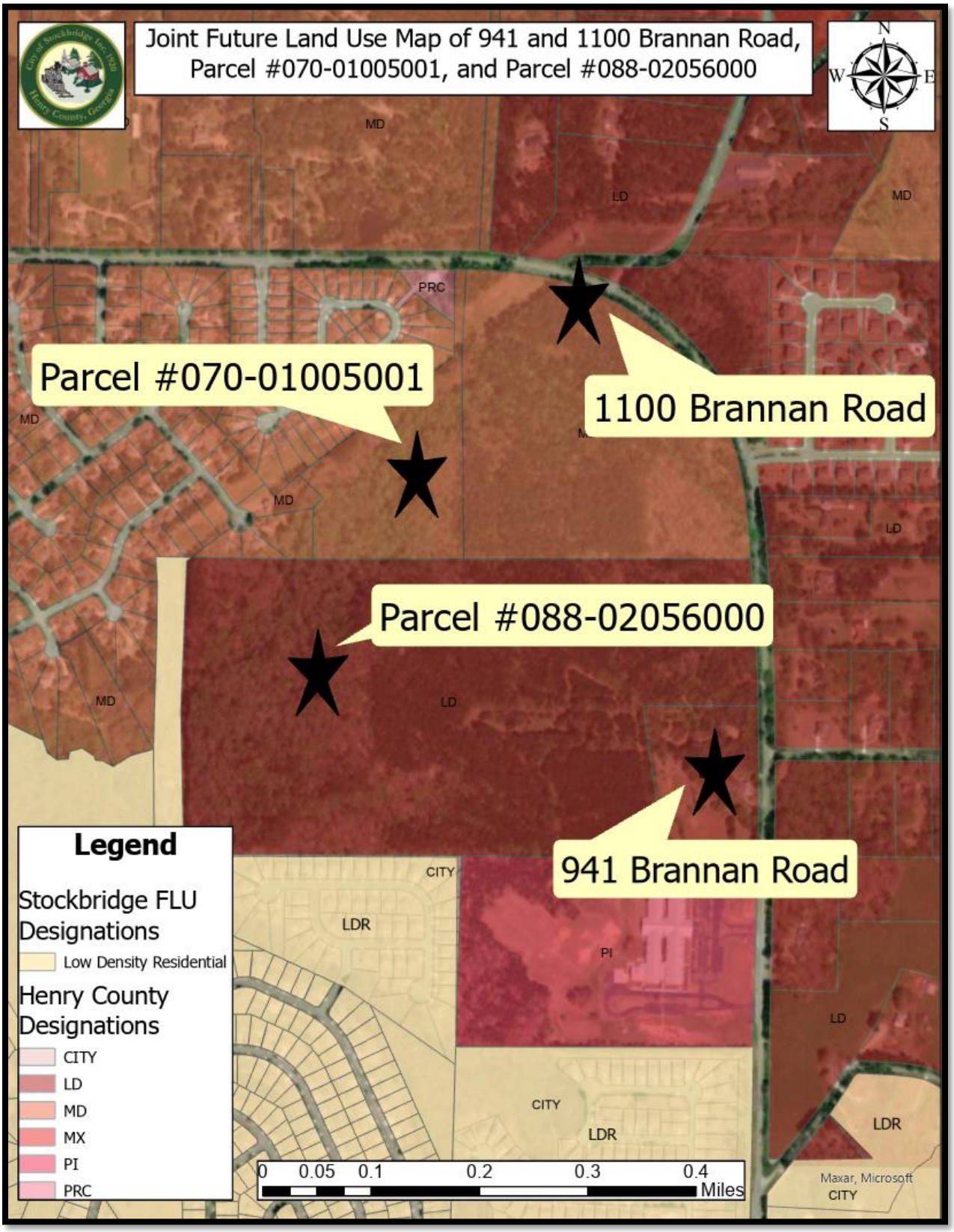
R3 (Single Family Residential) (Henry County), RM (Multi Family) (Henry County), PUD (Planned Unit Development) (City of Stockbridge), MFR (Multi Family Residential) (City of Stockbridge), SR (Suburban Residential) (City of Stockbridge), and OI (Office Institutional) (City of Stockbridge).

6. The vicinity of the area is designated as mostly residential with the following designations: Low Density Residential (Henry County), Medium Density Residential (Henry County), Public/Institutional (City of Stockbridge), and Low Density Residential (City of Stockbridge).

IV. Maps and Illustrations

Aerial Photo of 941 and 1100 Brannan Road, #088-02056000, and #070-01005001

Aerial Photo with Site Plan


Joint Future Land Use Map of 941 and 1100 Brannan Road, Parcel #070-01005001, and Parcel #088-02056000
N
W
E
S
Parcel #070-01005001
1100 Brannan Road
Parcel #088-02056000
941 Brannan Road
MD
LD
PRC
MX
PI
CITY
LDR
Legend
Stockbridge FLU Designations
Low Density Residential
Henry County Designations
CITY
LD
MD
MX
PI
PRC
0 0.05 0.1 0.2 0.3 0.4
Miles
Maxar, Microsoft

Site Plan of 941 and 1100 Brannan Road, Parcel #088-02056000, and Parcel #070-01005001

Renderings of Homes

V. Analysis

Project Description

The applicant, Pulte Group (Battle Law, LLC), requests the annexation of four properties at 941 and 1100 Brannan Road, Parcel #088-02056000, and Parcel #070-01005001 in unincorporated Henry County.

The applicant proposes to build a subdivision with 161 single family detached lots with 22 guest parking spaces. The amenities shown on the site plan include a playground and 10-foot multi-use path.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Low Density Residential is for properties with 1-3.99 units per acre. This proposed subdivision has a density of 1.2 units per acre.

Page 49 of the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Low Density Residential future fand use designation is intended for typical large lot residential subdivision developments. In addition, the Low Density Residential Future Land Use designation provides a list of permitted zoning districts that are allowed which includes the SR zoning district. The proposed subdivision is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44.

Community Goals and Policies (pg. 42-44)	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	To attract new, diverse residents. (Population Goal)
	To determine areas appropriate for annexation. (Population Goal)

2. Relation to the Zoning of the Property.

The applicant's request of assigning the subject property SR (Suburban Residential) is compatible with the other surrounding land use designation that are adjacent to the subject property, which include the following subdivisions classified as LDR (Low Density Residential): Clark Meadows, The Summit @ Eagles Landing, and Moss Point.

Page 49 of the 2024 Comprehensive Plan identifies the SR zoning district as being compatible with the requested Future Land Use designation of Low Density Residential. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the SR zoning district to allow the proposed subdivision development to be built.

3. Suitability of the Site's Location.

The applicant is proposing a subdivision with 161 single family detached lots on 134.31 +/- acres with a density of 1.2 units per acre. Regarding the surrounding densities of the area, the adjacent subdivisions have densities ranging from 1.6 units per acres (Providence Harbour in unincorporated Henry County) to 3.2 units per acre (Carlyle at Rockport in unincorporated Henry County).

The requested 1.2 units per acre by the applicant is therefore consistent with the surrounding land use densities.

4. Maintaining the Current Land Use Designation.

The location of this proposed subdivision is surrounded by existing subdivisions with the same land use designation of low density residential. Due to the proximity of these existing residential neighborhoods, it is unlikely for the subject property to be developed for any use other than a residential development. Therefore, the proposed subdivision will maintain the current land use designation.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-06 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-05, the requested variance VR-2023-03 to allow the reduction in the front yard setbacks from 50 feet to 35 feet, and the requested rezoning of RZ-2023-07 to assign the zoning district of 'SR' (Suburban Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

Presentation for CP-2023-06

Presented To:

Planning Commission – December 21, 2023

Mayor and Council – January 8, 2023

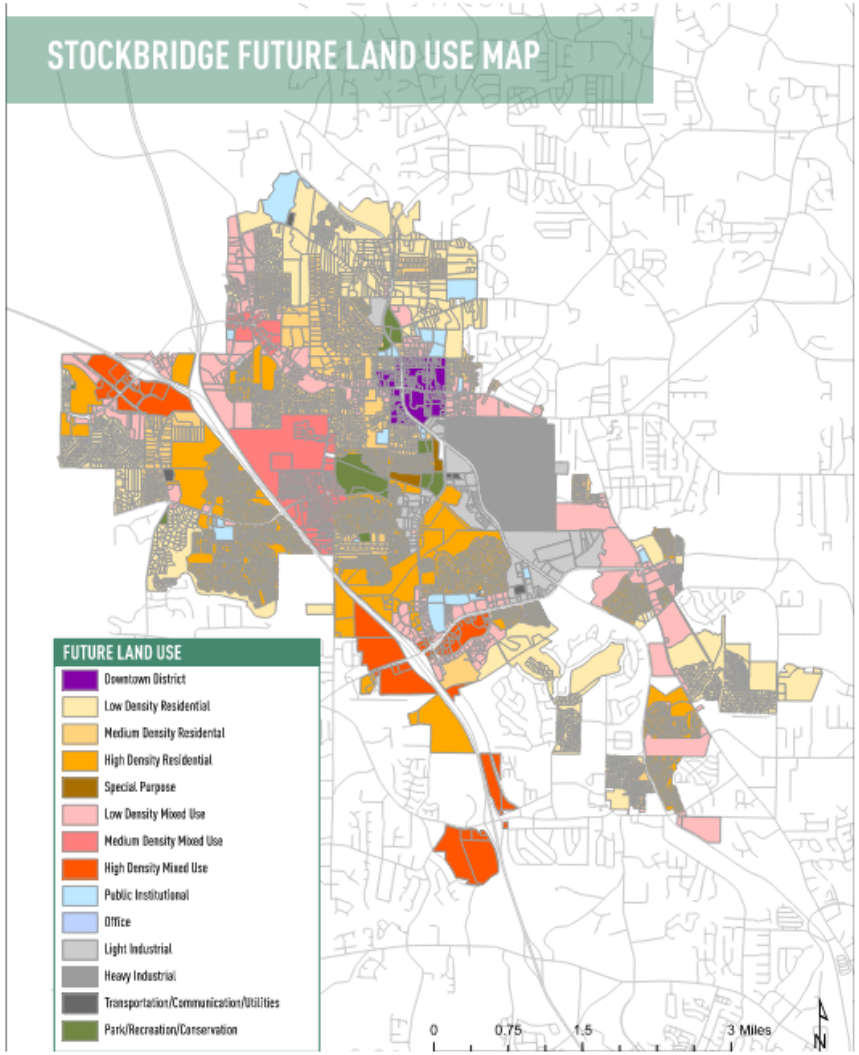
Case Facts

- Applicant: Pulte Group (Battle Law, LLC)
- Owner: 941 and 1100 Brannan Road: Melvin and Annie Pierson; #088-0256000: Estate of H.B. Pierson; #070-01005001: Clark Family Investments, LP
- Applicant's Request: assign the future land use designation of 'Low Density Residential' to allow for a subdivision development.
- Number of Proposed Units Per Acre: 1.2 units per acre
- Address of Property: 941 Brannan Road, 1100 Brannan Road, #088-0256000 and #070-01005001
- Number of Acres: 134.31 +/- acres
- Project Characteristics: 1 single family residence; Vacant; Heavily wooded
- County Land Use Designation: 941 Brannan Road: Low Density Residential; 1100 Brannan Road: Low and Medium Density Residential; #088-02056000: Low Density Residential; #070-01005001: Medium Density Residential County
- Land Use Zoning : 941 and 1100 Brannan Road and #088-02056000: **RA** (Residential Agricultural); #070-01005001: **R3** (Single Family Residential)
- Sign Posting: December 6, 2023

BRANNAN RD
1100 Brannan Road
Parcel #070-01005001
Parcel #088-02056000
941 Brannan Road
STONEHAVEN CHASE
CARLYLE PL
STRATHCLYDE WAY
CLIFTON RG
CROSSHAVEN WAY
ARBOR WAY
ABERDEEN CT
WARWICK PL
DUNSTON CT
RADCLIFFE DR
PARAMOUNT DR
PEAKS PT

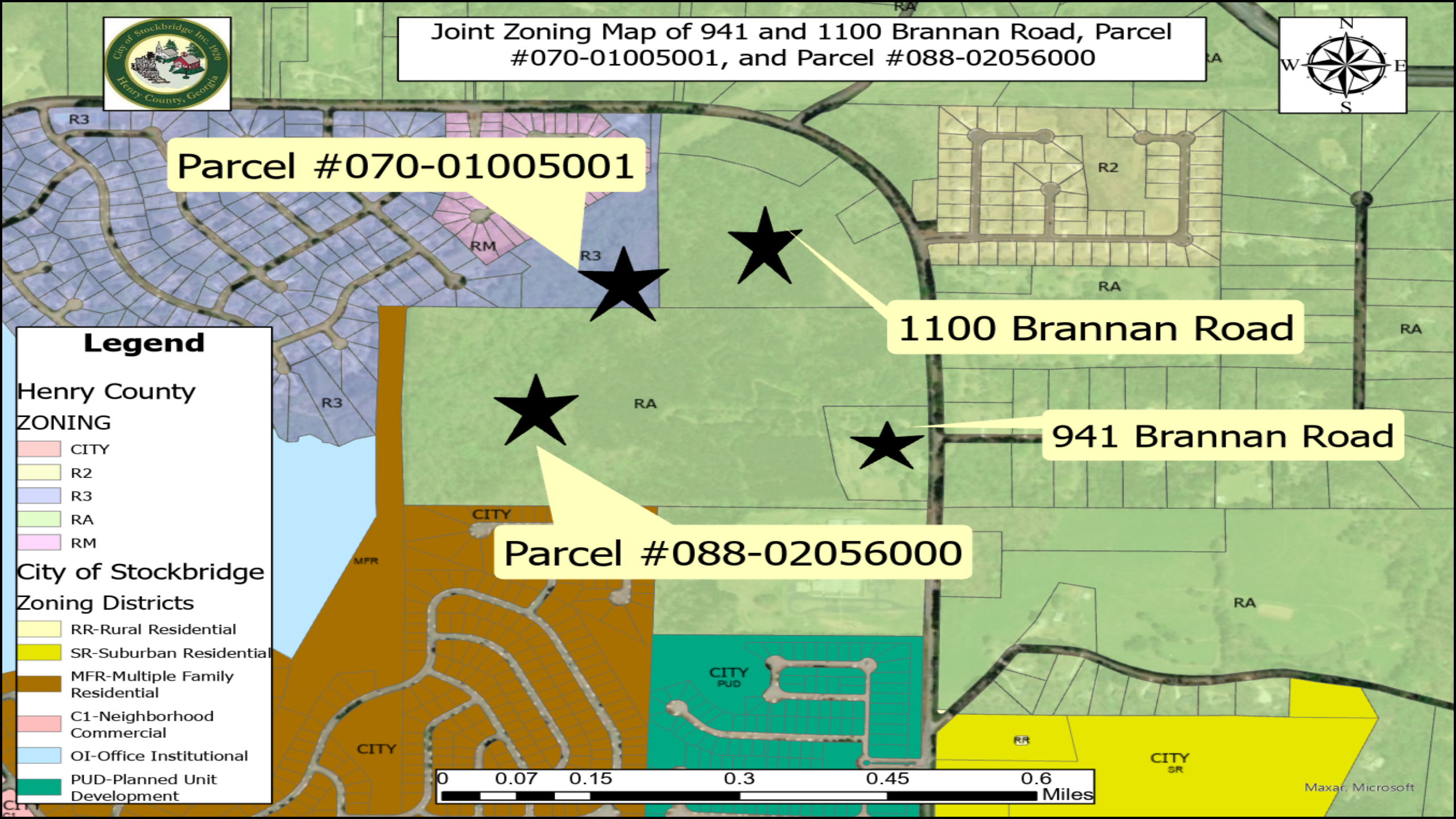
City of Stockbridge Comprehensive Plan (2018-2038)

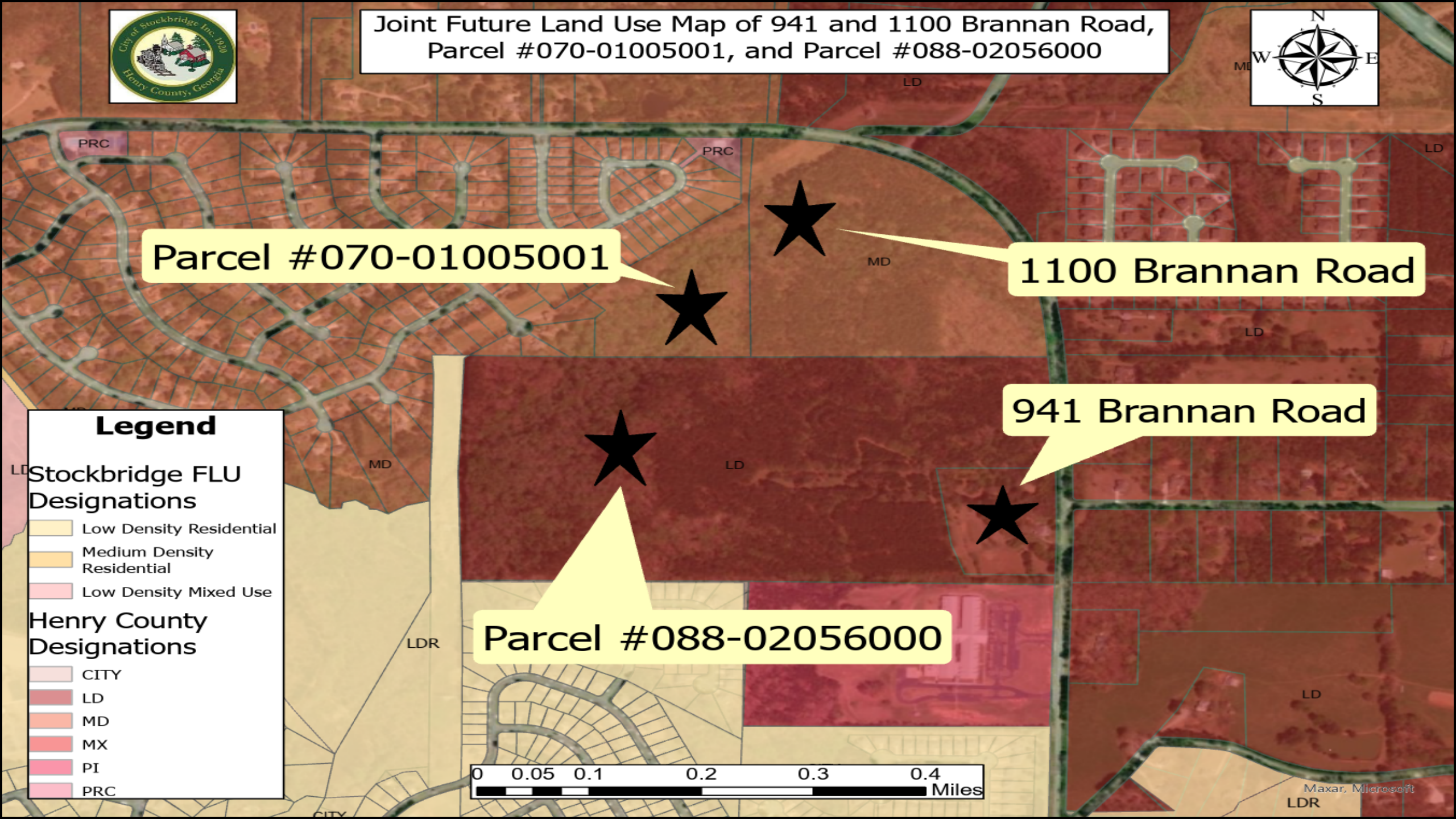
Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



LOW-DENSITY RESIDENTIAL(1-3.99 UNITS/ACRE)

This designation is intended for typical, large lot residential subdivision developments.


Joint Zoning Map of 941 and 1100 Brannan Road, Parcel #070-01005001, and Parcel #088-02056000
N
W
E
S
Parcel #070-01005001
1100 Brannan Road
941 Brannan Road
Parcel #088-02056000
Legend
Henry County
ZONING
CITY
R2
R3
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
SR-Suburban Residential
MFR-Multiple Family Residential
C1-Neighborhood Commercial
OI-Office Institutional
PUD-Planned Unit Development
0 0.07 0.15 0.3 0.45 0.6
Miles
Maxar, Microsoft


Joint Future Land Use Map of 941 and 1100 Brannan Road, Parcel #070-01005001, and Parcel #088-02056000
Parcel #070-01005001
1100 Brannan Road
941 Brannan Road
Parcel #088-02056000
Legend
Stockbridge FLU Designations
Low Density Residential
Medium Density Residential
Low Density Mixed Use
Henry County Designations
CITY
LD
MD
MX
PI
PRC
LDR
0 0.05 0.1 0.2 0.3 0.4 Miles
N
S
E
W
Maxar, Microsoft

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Single Family Residence	Low and Medium Density Residential
Property to the South	Hickory Flat Elementary School Clark Meadows Subdivision Moss Pointe Subdivision	Public/Institutional Low Density Residential Low Density Residential
Property to the East	Single Family Residences Providence Harbour Subdivision	Low Density Residential (Henry County) Low Density Residential (Henry County)
Property to the West	Carlyle at Rockport Subdivision St Andrews at Rockport	Medium Density Residential (Henry County) Medium Density Residential (Henry County)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Carlyle at Rockport	66	3.2 Units per acre
Clark Meadows	141	2.7 units per acre
The Summit @ Eagles Landing	308	1.96 units per acre
St Andrews at Rockport	226	1.76 units per acre
Moss Pointe	125	1.71 units per acre
Providence Harbour	66	1.6 units per acre
Brannan Road (Pulte Home Company)	**131**	**1.2 units per acre**

Project Information

- The applicant proposes to build a subdivision with 161 single family detached lots with 22 guest parking spaces and amenities in the form of a playground and 10-foot multi-use path.

Staff Analysis (Section 9.2.7 of The Unified Development Code)

Consistency with the Comprehensive Plan:

The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Low Density Residential is for properties with 1-3.99 units per acre. This proposed subdivision has a density of 1.2 units per acre.

Page 49 of the City of Stockbridge 2024 Comprehensive Plan states that the intent of the Low Density Residential future fand use designation is intended for typical large lot residential subdivision developments. In addition, the Low Density Residential Future Land Use designation provides a list of permitted zoning districts that are allowed which includes the SR zoning district. The proposed subdivision is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44.

Community Goals and Policies (pg. 42-44)	Maintain a family friendly environment and focus on attracting and retaining young adults. (Population Policy)
	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	To attract new, diverse residents. (Population Goal)
	To determine areas appropriate for annexation. (Population Goal)

Staff Analysis (cont.)

2. **Relation to the Zoning of the Property:** The applicant's request of assigning the subject property SR (Suburban Residential) is compatible with the other surrounding land use designation that are adjacent to the subject property, which include the following subdivisions classified as LDR (Low Density Residential): Clark Meadows, The Summit @ Eagles Landing, and Moss Point. Page 49 of the 2024 Comprehensive Plan identifies the SR zoning district as being compatible with the requested Future Land Use designation of Low Density Residential. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the SR zoning district to allow the proposed subdivision development to be built.
3. **Suitability of the Site's Location:** The applicant is proposing a subdivision with 161 single family detached lots on 134.31 +/- acres with a density of 1.2 units per acre. Regarding the surrounding densities of the area, the adjacent subdivisions have densities ranging from 1.6 units per acres (Providence Harbour) in unincorporated Henry County) to 3.2 units per acre (Carlyle at Rockport in unincorporated Henry County). The requested 1.2 units per acre by the applicant is therefore consistent with the surrounding densities.
4. **Maintaining the Current Land Use Designation:** The location of this proposed subdivision is surrounded by existing subdivisions with the same land use designation of low density residential. Due to the proximity of these existing residential neighborhoods, it is unlikely for the subject property to be developed for any use other than a residential development. Therefore, the proposed subdivision will maintain the current land use designation.

Recommendation

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-06 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-05, the requested variance VR-2023-03 to allow the reduction in the front yard setbacks from 50 feet to 35 feet, and the requested rezoning of RZ-2023-07 to assign the zoning district of ‘SR’ (Suburban Residential). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

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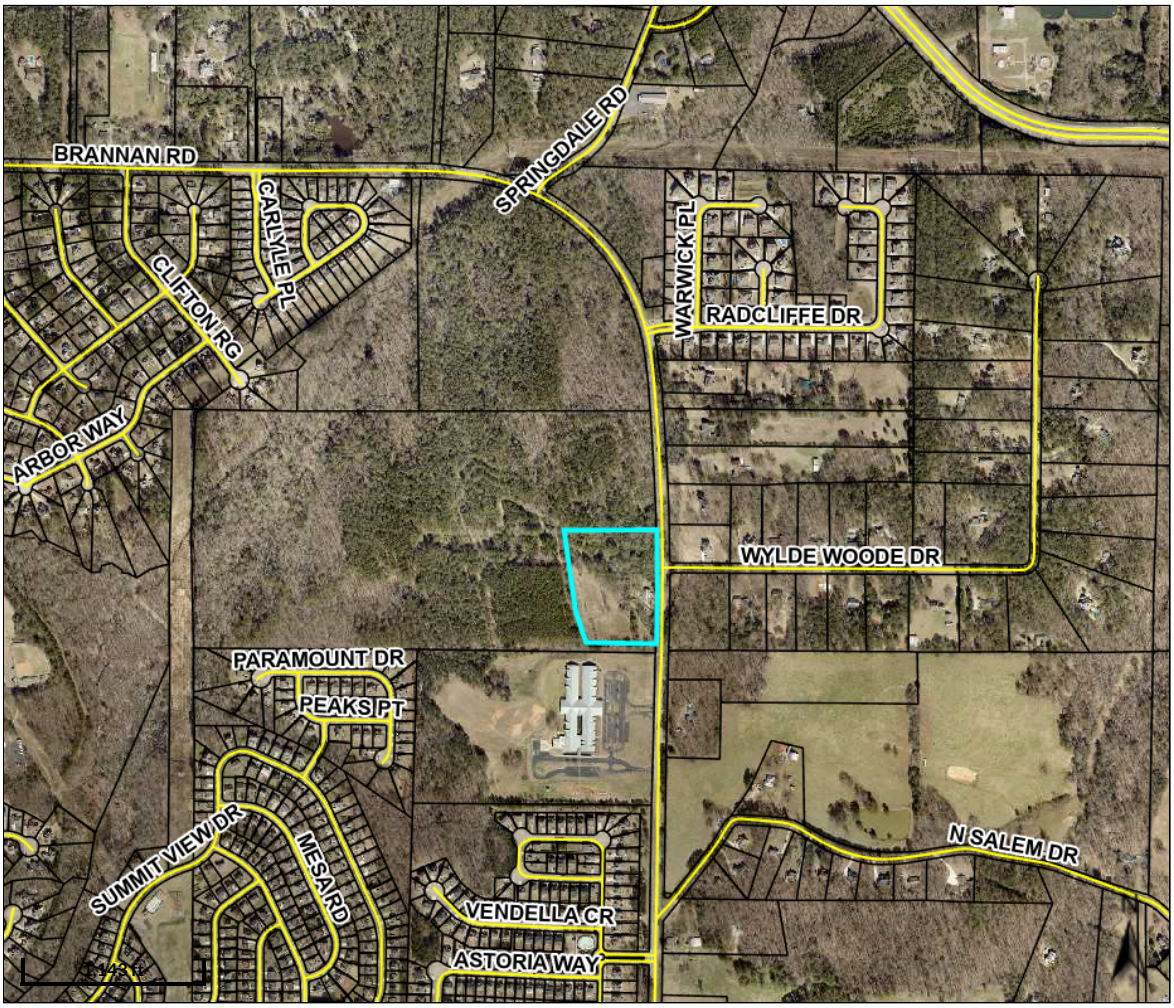
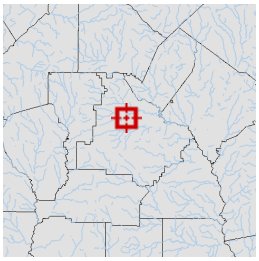


Overview



Legend

- Parcels
- Roads

Parcel ID	088-02055000	**Class**	R	**Owner**	PIERSON, MELVIN WADE &	**Land Value:**	$65000			
Property Address	941 BRANNAN RD	**Acreage**	5.0	**Address**	ANNIE IRENE 1100 BRANNAN RD	**Building Value:**	$82800	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA 30253			**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$2100	7/29/2021	$0	FAMLY/GIFT	U
								6/29/1980	$0	n/a	U
						Total Value:	$149900				

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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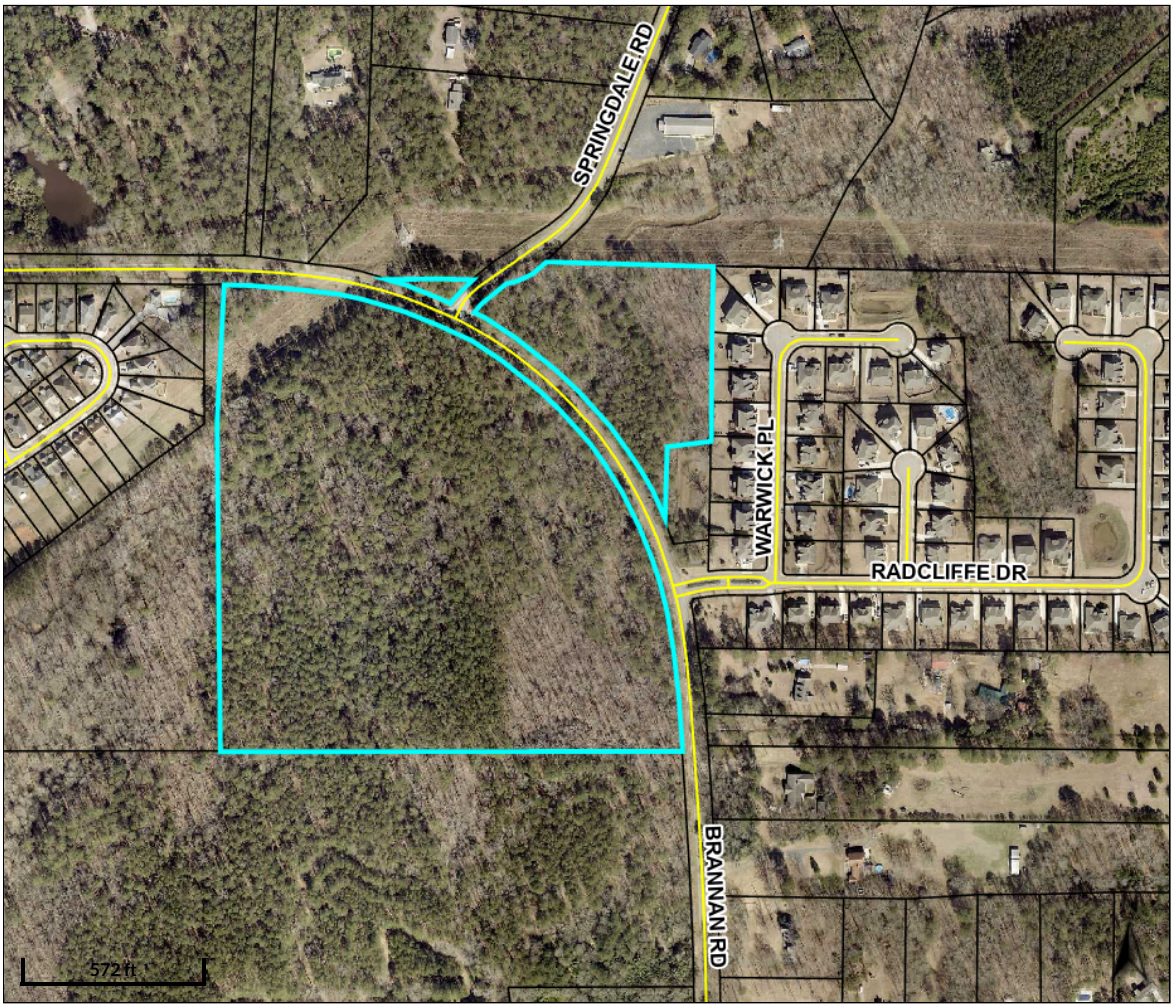
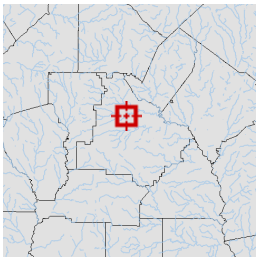


Overview



Legend

Parcels

Roads

Parcel ID	088-02057000	**Class**	R	**Owner**	PIERSON MELVIN W &	**Land**	$228300			
Property	1100 BRANNAN	**Acreage**	42.11	**Address**	ANNIE I	**Value:**				
Address	RD				1100 BRANNAN RD	**Building**	$281900	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					30253	**Misc**	$500	3/3/2020	$0	FAMLY/GIFT	U
						Value:		1/1/1973	$0	n/a	U
						Total	$510700				
						Value:					

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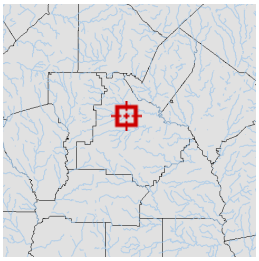
Overview



Legend

- Parcels
- Roads

Parcel ID	070-01005001	**Class**	R	**Owner**	CLARK FAMILY	**Land**	$16900			
Property		**Acreage**	12.994	**Address**	INVESTMENTS LP	**Value:**				
Address					10587 COUNTY LINE	**Building**	$0	**Last 2 Sales**		
District	County/UnIncorp				RD	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MIDLAND GA 31820	**Misc**	$0	7/5/2011	$3,200	GOVERNMENT	U
						Value:		6/30/2009	$0	CORPORATE	U
						Total	$16900				
						Value:					

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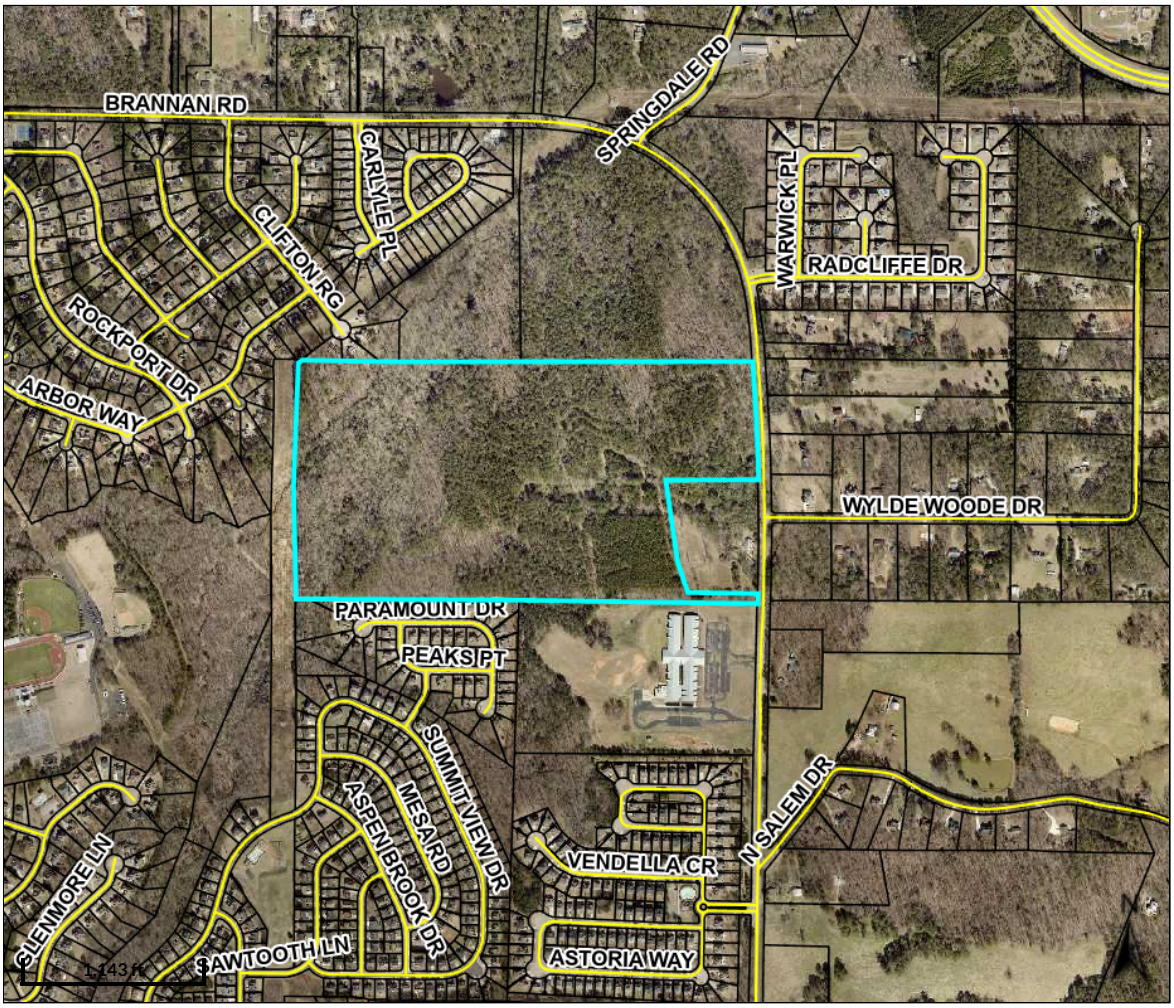
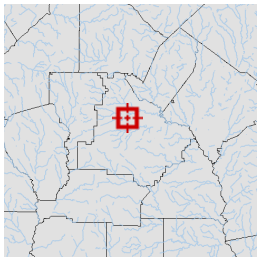


Overview



Legend

- Parcels
- Roads

Parcel ID	088-02056000	**Class**	R	**Owner**	PIERSON H B	**Land Value:**	$647200	**Last 2 Sales**	
Property Address		**Acreage**	95.6	**Address**	941 BRANNAN RD MCDONOUGH GA 30253	**Building Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
District	County/UnIncorp					**Misc Value:**	$0	10/1/1984	$0	n/a	U
						Total Value:	$647200	n/a	$	n/a	n/a

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Date created: 7/10/2023
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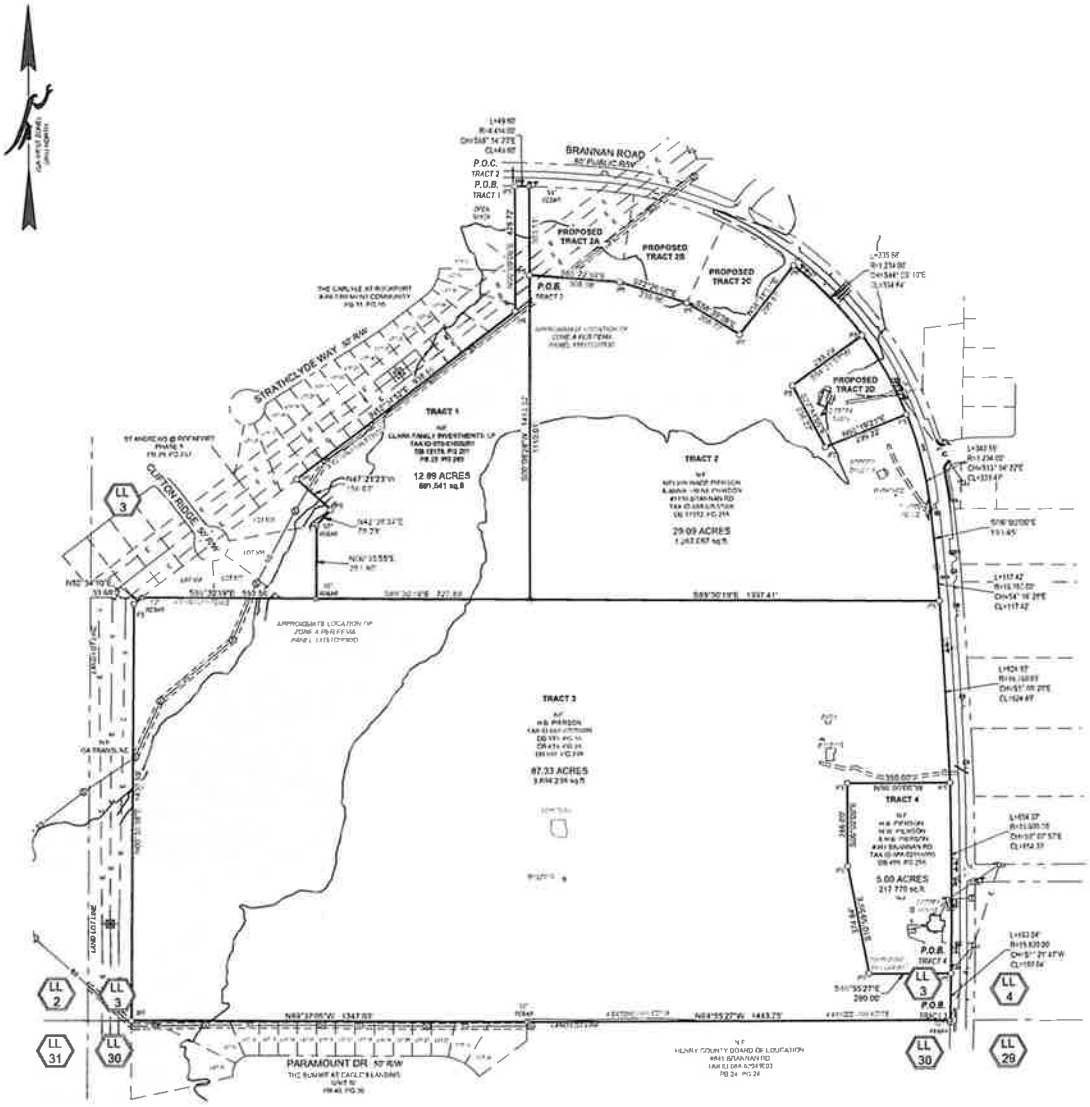
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSF	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	CVD	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ FT	SQUARE FOOT
IPS	IRON PIN SET		
CTP	CRIMP TOP PIPE		
CAG	CURB & GUTTER		
RW	RIGHT OF WAY		
HT	HIGH OR FORMERLY		
F	OVERHEAD POWER LINE		
CMP	CORRUGATED METAL PIPE		
WMF	WATER MANAGEMENT FACILITY		
TBM	TEMPORARY BENCHMARK		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
DIP	DUCTILE IRON PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
PL	PROPERTY LINE		
℄	CENTERLINE		
ID	IDENTIFICATION		
B.S.L.	BUILDING SETBACK LINE		
BOC	BACK OF CURB		
C	CURVE LABEL		
CI	CURB INLET		
DE	DRAINAGE EASEMENT		
EOP	EDGE OF PAVEMENT		
FH	FIRE HYDRANT		

	LINE LABEL
PKS	PK NAIL SET
SSF	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
REF	REFERENCE
CVD	SEWER CLEAN OUT
SQ FT	SQUARE FOOT
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	WATER MANAGEMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	LEADWALL
	FLANGED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	ASPHALT
	CONCRETE



VICINITY MAP
NOT TO SCALE

FALCON DESIGN CONSULTANTS

PURCHASE AREA EXHIBIT
PULTE HOME COMPANY, LLC
BRANNAN ROAD
LAND LOT 3, 7TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE REFERENCE. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION.

DATE:	01.03.2022
SCALE:	1" = 200'
FILE NUMBER:	213.017
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA
KEVIN M. BROWN
01/03/22
CDA# LSF 000995

SHEET NUMBER
1 of 1

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BRANNAN ROAD TRACT
941 & 1100 BRANNAN ROAD
MCDONOUGH, HENRY COUNTY, GEORGIA

RAD PROJECT NO.: 1367-B

Prepared For

PULTE GROUP
2475 NORTHWINDS PARKWAY
SUITE 600
ALPHARETTA, GEORGIA 30009

Prepared By

RAD and ASSOCIATES, INC.
420 PATRICK MILL ROAD, S.W.
WINDER, GEORGIA 30680
(678) 896-8320

NOVEMBER 9, 2021

RAD and Associates, Inc.

November 9, 2021

Pulte Group
2475 Northwinds Parkway
Suite 600
Alpharetta, GA 30009

Attention: Mr. Brad Edwards

Subject: **Phase I Environmental Site Assessment**
Brannan Road Tract
941 & 1100 Brannan Road
McDonough, Henry County, Georgia
Project No. 1367-B

Ladies and Gentlemen:

As authorized, RAD and Associates, Inc. (RAD) has completed a Phase I Environmental Site Assessment (ESA) for the above referenced site. Included in this report is a description of the methodology used, results obtained, and our conclusions.

RAD appreciates the opportunity to provide our environmental consulting services to you on this project. If you have any questions, or need additional information, please feel free to contact us.

Sincerely,

RAD and Associates, Inc.

Robin D. Bell
Senior Environmental Professional

Grantland H. Dickson, Sr., P.E.
President

TABLE OF CONTENTS

Section	Page
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SECTION 2 SUBJECT PROPERTY DESCRIPTION	9
SECTION 3 HISTORICAL USE INFORMATION	12
SECTION 4 REGULATORY DATABASE LISTINGS	16
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APPENDICES

APPENDIX A	SITE PHOTOGRAPHS
APPENDIX B	SITE MAPS
	FIGURE 1 – SITE LOCATION MAP
	FIGURE 2 – SITE LAYOUT MAP
	FIGURE 3 – AERIAL PHOTOGRAPH
APPENDIX C	AERIAL PHOTOGRAPHS
APPENDIX D	TOPOGRAPHIC MAPS
APPENDIX E	REGULATORY RECORDS DOCUMENTATION
APPENDIX F	SUPPORTING DOCUMENTATION
APPENDIX G	COMPLETED QUESTIONAIRRES
APPENDIX H	QUALIFICATIONS OF ASSESSORS

GENERAL INFORMATION

Project Information:
Brannan Road Tract

RAD Project No.:
1367-B

Consultant Information:

RAD and Associates, Inc.
420 Patrick Mill Road, S.W.
Winder, GA 30680

Phone: (678) 896-8320
Email: grantd@windstream.net

Inspection Date: 10/18/2021
Report Date: 11/9/2021

Site Information:
Brannan Road Tract
941 & 1100 Brannan Road
McDonough, Georgia
County: Henry

Latitude/Longitude:
33.510887/-84.171439

Site Access Contact:
Mr. Brad Edwards

Client Information:

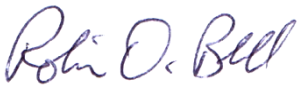
Pulte Group
2475 Northwinds Parkway
Suite 600
Alpharetta, GA 30009

Environmental Professional (EP) Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

RAD and Associates, Inc.



Robin D. Bell, PE
Senior Environmental Professional

1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment was conducted of the approximate 155.7-acre parcel located at 941 & 1100 Brannan Road, McDonough, Henry County, Georgia 30253 (herein referred to as the "Site") in accordance with the American Society for Testing and Materials (ASTM) standard practice E1527-13. The Site is comprised of four tracts located west, east, and south of the intersection of Brannan Road and Springdale Road.

RAD and Associates, Inc. (RAD) conducted the Site reconnaissance on October 18, 2021. The Site is comprised of the approximate 42.11-acre tract represented by Henry County Parcel ID# 088-02057000, the 95.6-acre parent parcel represented by Henry County Parcel ID# 088-02056000, 5.0-acre tract represented by Henry County Parcel ID# 088-02055000, and 12.99-acre tract represented by Henry County Parcel ID# 070-01005001.

Property Type/Use:	A single-family residence is located in the northeastern portion of the site. The remaining portions of the site are vacant woodlands with remnants from two previous residences located in the northeastern and southeastern portions of the site.
Date First Developed:	The subject site was developed with residences and small outbuildings at two locations located in the southeastern portion of the site prior to 1939. These residences are the current residence located at 941 Brannan Road and where the remnants of the residence are located. A single residence located at the east central side of the site was constructed in the late 1970's. The residence currently located in the northeastern portion of the site was reported to have been constructed in 1984.
Total Acreage:	155.7
Tax ID Number:	088-02057000, 088-02056000, 088-02055000, and 070-01005001

Based upon the age of the current residential structures currently or historically at the site, the potential for asbestos-containing materials (ACM) and lead-based paints (LBP) is considered to be moderate. The potential for polychlorinated biphenyl (PCB) containing equipment to be present at the Site is considered to be low. No obvious damaged suspect ACM, LBP, or PCB-containing materials were observed during RAD's assessment.

Environmental Report Summary

Report Section		NFA	De Minimis	BER	REC	HREC
2.2	Environmental Liens and Activity/Use Limitations	X				
3.2	Historical Background	X				
4.0	Regulatory Database Listings	X				
5.0	Local Agency Records	X				
6.0	Onsite Reconnaissance			X		
6.1	Site Operations, Processes, and Equipment	X				
6.2	Aboveground Chemical or Waste Storage	X				
6.3	Underground Chemical or Waste Storage, Drainage, or Collection Systems	X				
6.4	Electrical Transformers / PCBs	X				
6.5	Releases or Potential Releases	X				
6.6	Other Notable Site Features	X				
7.1	Asbestos	X				
7.2	Lead Paint	X				
7.3	Radon	X				
7.4	Chinese Drywall	X				
7.5	Mold	X				
7.6	Wetlands / Erosion and Soil Control Concerns	X				
7.7	Vapor Migration	X				
8.0	Interviews	X				
9.0	Offsite Reconnaissance	X				
10.5	Data Gaps	X				

The items of concern noted in the table above are summarized in the Findings and Opinions Section below.

1.1 FINDINGS AND OPINIONS

RAD has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Site. Any exceptions to, or deviations from, this practice are described in Section 9 of this report. Based on the observations made during the Phase I ESA and review of available information, this assessment has revealed evidence of:

On-Site Recognized Environmental Conditions (RECs):

Based on observations made during the Phase I ESA and reviews of available information, the following On-Site Recognized Environmental Conditions (RECs) were identified:

- Piles of approximately 80 old crossties are stacked near the partially demolished residence in the southeastern portion of the site. The crossties

are stacked directly on the ground surface and the lower crossties have begun to rot. Crossties were historically treated with preservatives such as creosote and/or chromated copper arsenate (CCA). Due to the potential for toxic chemicals associated with wood preservatives within the crossties impacting near surface soils beneath the piles of crossties, these conditions are considered to constitute a potential REC to the subject site.

Off-Site Recognized Environmental Conditions (RECs):

Based on observations made during the Phase I ESA and reviews of available information, no Off-Site Recognized Environmental Conditions (RECs) were identified.

On-Site and/or Off-Site Historical Recognized Environmental Conditions (HRECs):

ASTM E 1527-13 defines HRECs as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (property use restrictions, activity and use limitations, institutional controls, or engineering controls). The final decision rests with the environmental professional and will be influenced by the current impact of the HREC on the property. If a past release of any hazardous substance or petroleum products has occurred in the connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency, this condition shall be considered a historical recognized environmental condition. Acceptance of remediation by regulators could include the issuance of a No Further Action letter determination or equivalent.

There were no on-site and off-site HREC identified during this investigation.

On-Site and/or Off-Site Controlled Recognized Environmental Conditions (CRECs):

ASTM E 1527-13 defines CRECs as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (property use restrictions, activity and use limitations, institutional controls, or engineering controls).

There were no on-site or off-site CRECs identified during this investigation.

On-Site and/or Off-Site Business Environmental Risks (BERs):

ASTM E 1527-13 defines a BER as "A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Considerations of business environmental risk issues may involve addressing one or more non-scope considerations."

No on-site or off-site BERs were identified during this investigation.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 LOCATION AND LEGAL DESCRIPTION

The Site is the approximate 155.7-acre tract property identified as Brannan Road Tract located at 941 & 1100 Brannan Road, McDonough, Henry County, Georgia 30253. Photographs of the Site are presented in Appendix A. Site Figures are included in Appendix B. The Site is in an area zoned for agricultural and residential use. Copies of the property record card is included in Appendix F.

The Site is comprised of the approximate 42.11-acre tract represented by Henry County Parcel ID# 088-02057000, the 95.6-acre parent parcel represented by Henry County Parcel ID# 088-02056000, and 5.0 acre tract represented by Henry County Parcel ID# 088-02055000.

2.2 ENVIRONMENTAL LIENS AND ACTIVITY/USE LIMITATIONS

RAD was not asked to obtain an environmental lien search for the Site. The Site was not identified on any Activity/Land Use Limitations databases provided by EDR.

2.3 PHYSICAL SETTING

According to the most recent U.S. Geological Service (USGS) Topographic Maps, 7.5-minute series for the Stockbridge quadrangle dated 2014, the site exhibits elevations ranging from approximately 815 to 700 feet above mean sea level (amsl).

The topography is defined by a hilltop located at the southeast corner of the site. From this hilltop, the site slopes gradually to moderately downward to the west, northwest, and north toward tributaries of Wolf Creek which are located in the northwestern portions of the site. Small tributaries extend into the southern and east central portions of the site.

The site lies in the Piedmont Geologic Region, an area underlain by igneous and metamorphic rock. The in-place chemical and physical weathering of the parent rock have formed the residual soils present in this geologic area. Weathering is facilitated by fractures, joints, and by the presence of less resistant rock types. The typical residual soil profile consists of clayey soils near the surface, where soil weathering is more advanced, underlain by sandy silts and silty sands that generally become harder with depth to the top of parent bedrock.

As inferred from topography, the presumed direction of localized groundwater flow would be to the northwest toward a tributary of Wolf Creek which is located within the northwestern portions of the site. Wolf Creek flows in a southwest to northeast direction within the northwestern portions the site. It should be noted that it is impossible to determine site-specific groundwater flow direction without conducting subsurface investigations.

According to the USDA NRCS Soil Survey for Henry County, the soils underlying the site consist of:

- Toccoa sandy loam described as loamy alluvium which are moderately well drained soils with moderate infiltration rates consisting of sandy loam, sandy loam, and loam with seasonal groundwater depths of 30 to 60 inches.
- Gwinnett sandy clay loam described as residuum weathered from amphibolite and/or residuum weathered from gneiss which are well drained soils with moderate infiltration rates consisting of loam, clay, and sandy clay loam with seasonal groundwater depths of greater than 80 inches.
- Madison sandy loam described as residuum weathered from mica schist and/or residuum weathered from gneiss which are well drained soils with moderate infiltration rates consisting of gravelly sandy loam, clay, clay loam, and fine sandy loam with seasonal groundwater depths of greater than 80 inches.
- Cartecay loam described as loamy alluvium which are somewhat poorly drained soils with moderate infiltration rates consisting of silt loam, silty clay loam, sandy clay loam, and silt loam with seasonal groundwater depths of 6 to 18 inches.

According to the Federal Emergency Management Agency (FEMA) website, Flood Insurance Rate Maps (FIRM) Map Panel No. 13151C0093D, effective on 10/06/2016 indicates that the northwestern portions of the site along Wolf Creek are within Special Flood Hazard Area Zone “A” and the remaining areas of the subject site lies within Zone “X” which is not a special flood hazard zone inundated by the 100-year floor.

2.4 SUBJECT PROPERTY AND VICINITY CHARACTERISTICS

The Site is located in an area with vacant woodlands and residential developments of McDonough, Henry County, Georgia. Visual observations of adjoining properties (from site boundaries) are summarized below:

Direction	Description
North	Overhead power line easement, vacant woodlands, scattered residences, and a residential subdivision
South	Hickory Flat Elementary School and a residential subdivision
West	Overhead power line easement and beyond vacant woodlands and a residential subdivision
East	Brannan Road, a residential subdivision, and residences

2.5 DESCRIPTION OF SUBJECT PROPERTY STRUCTURES AND IMPROVEMENTS

RAD conducted the Site reconnaissance on October 18, 2021. The majority of the site is wooded and undeveloped. The section of the site northeast of Brannan Road has remnants from a campsite which includes a shelter building and picnic tables. The building is wood framed with a tin roof with no interior finishes or apparent utilities. A sanitary sewer easement with manholes extends through the northwestern corner of the site.

The remnants of a previous residence are located in the southeastern portion of the site which includes a partially demolished wood-framed residence with a tin roof, a well with a shed covering, and a small wood-framed barn/outbuilding. Piles of old crossties are located east of the well.

A wood-framed previous residential structure is located at the east central side of the site. The inside of the structure is full of stored household items. A small portable propane tank, 30-gallon steel propane AST, lawn equipment, and buckets were observed stored in the structure. A wood-framed and sided outhouse is located southwest of the structure. A dilapidated truck, trailer frame with wheels, three 55-gallon steel drums containing metal parts, five 5-gallon plastic buckets containing empty oil bottles and old oil filters, and three empty 1-gallon plastic oil containers were stored northeast of the residence.

A wood-framed residence with a partial basement is located at 1100 Brannan Road in the northeastern portion of the site with a driveway extending from Brannan Road. A steel propane AST is located west of the structure. Two storage areas in the basement level of the residence have stored lawn equipment, tools, and buckets located on a concrete floor slab.

A residence with multiple outbuildings (e.g., sheds and barns) is located within the southeastern corner of the site at 941 Brannan Road. The residence is a 1-story wood-framed structure with a pitched asphalt shingled roof. The outbuildings are 1-story wood-framed structures with either tin or pitched asphalt shingled roofs with a combination of wood framed and earthen floors. The outbuildings with open sided shed areas were observed to store old tractors, farm equipment, and household items.

Four grave sites are located in a grassed field in the south central portion of the site. No gravesite markers are present; however, the grave locations were marked by small wire flags.

Site electrical service is provided by Snapping Shoals EMC to the residences located in the northeastern and southeastern portions of the site. The electrical system is powered overhead from a pole mounted transformer located adjacent to Brannan Road at the driveway for the residence at 1100 Brannan Road. Potable water is provided to the site along Brannan Road by Henry County Water. A well is located adjacent to the remnants of the residence in the southeastern portion of the site but is not currently utilized.

2.6 CURRENT USES OF THE SUBJECT PROPERTY

A vacant residence (1100 Brannan Road) is located in the northeastern portion of the site and a residence (941 Brannan Road) with multiple shed and a barn is located in the southeastern portion of the site. The remaining portions of the site are vacant woodlands with remnants of a partially demolished residence in the southeastern portion of the site and an abandoned residence used for storage of household items in the east central portion of the site. Four grave sites are located in a grassed field in the south central portion of the site. No gravesite markers are present; however, the grave locations were marked by small wire flags.

3.0 HISTORICAL USE INFORMATION

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the Site.

3.1 HISTORICAL BACKGROUND

The subject site was developed with residences and small outbuildings at two locations located in the southeastern portion of the site prior to 1939. These residences are the current residence located at 941 Brannan Road and where the remnants of the residence are located. A single residence located at the east central side of the site was constructed in the late 1970's. The residence currently located in the northeastern portion of the site was reported to have been constructed in 1984.

3.1.1 Aerial Photographs

Historical aerial photographs were obtained from EDR for the span between 193 and 2017. Additionally, an aerial photograph dated 2019 was obtained from the Google Earth maintained GIS website. The aerial photographs were reviewed in order to identify historical land use that may have involved hazardous substances and petroleum products. The following are descriptions and interpretations from the aerial photographs reviewed. Copies of the historical aerial photographs are included in Appendix C.

Aerial Photograph Summary		
Year	**Site**	**Adjoining Property**
1939, 1950, 1958, 1964	Residences with several small outbuildings are located at two locations in the southeastern portion of the site. The remaining portions of the site are vacant and a combination of woodlands and pastureland which transitions to woodlands over time.	N – Scattered residences north of Brannan Road and vacant woodlands and fields.
		S – Woodlands and fields.
		E – Brannan Road and beyond scattered residences and fields
		W – Vacant woodlands.
1971	Residences with several small outbuildings are located at two locations in the southeastern portion of the site. The remaining portions of the site are vacant and a combination of woodlands and pastureland which transitions to woodlands over time. The current overhead power line easement extends through the north corner of the site.	N – Scattered residences north of Brannan Road, the current cleared power line easement, and vacant woodlands and fields.
		S – Woodlands and fields.
		E – Brannan Road and beyond scattered residences and fields
		W – The current cleared power line easement and beyond vacant woodlands.

Aerial Photograph Summary		
Year	**Site**	**Adjoining Property**
1981, 1988, 1993	Residences with several small outbuildings are located at two locations in the southeastern portion of the site. The current abandoned residence in the east central portion of the site is evident. The current residence in the northeastern portion of the site first appears in 1993. The remaining portions of the site are vacant and a combination of woodlands and pastureland which transitions to woodlands over time. The current overhead power line easement extends through the north corner of the site.	N – Scattered residences north of Brannan Road, the current cleared power line easement, and vacant woodlands and fields.
		S – Woodlands and fields.
		E – Brannan Road and beyond scattered residences and fields
		W – The current cleared power line easement and beyond vacant woodlands.
1999, 2007	Residences with several small outbuildings are located at two locations in the southeastern portion of the site. The current abandoned residence in the east central portion of the site is evident. The current residence in the northeastern portion of the site first appears in 1993. The remaining portions of the site are vacant and a combination of woodlands and pastureland which transitions to woodlands over time. The current overhead power line easement extends through the north corner of the site.	N – Scattered residences north of Brannan Road, the current cleared power line easement, the current residential subdivision to the northwest, and vacant woodlands and fields.
		S – The current elementary school and residential subdivision.
		E – Brannan Road and beyond scattered residences and fields
		W – The current cleared power line easement and beyond vacant woodlands and the current residential subdivision.
2010	The northernmost previous residence and outbuilding located in the southeastern portion of the site are no longer distinguishable due to the density of the woodlands. The current residence and outbuildings located at 941 Brannan Road are evident.	N – Scattered residences north of Brannan Road, the current cleared power line easement, the current residential subdivision to the northwest, and vacant woodlands and fields.
		S – The current elementary school and residential subdivision.
		E – Brannan Road and beyond scattered residences and fields
		W – The current cleared power line easement and beyond vacant woodlands and the current residential subdivision.

Aerial Photograph Summary		
Year	**Site**	**Adjoining Property**
2013, 2017, 2019	The northernmost previous residence and outbuilding located in the southeastern portion of the site are no longer distinguishable due to the density of the woodlands. The current residence and outbuildings located at 941 Brannan Road in the southeastern portion of the site and residence located at 1100 Brannan Road in the northeastern portion of the site are evident.	N – Scattered residences north of Brannan Road, the current cleared power line easement, the current residential subdivision to the northwest, and vacant woodlands and fields.
		S – The current elementary school and residential subdivision.
		E – Brannan Road and beyond scattered residences and fields and the roadways and a few residences in the current residential subdivision.
		W – The current cleared power line easement and beyond vacant woodlands and the current residential subdivision.

3.1.2 Topographic Maps

Historic topographic maps were obtained from EDR. The maps were reviewed in order to identify historical land use that may have involved hazardous substances and petroleum products. The following are descriptions and interpretations from the reviewed. Copies of the reviewed topographic maps are included in Appendix D.

Topographic Map Summary		
Year	**Site**	**Adjoining Property**
1888, 1895	No structures evident. An un-named road extends through the northeastern portion of the site	N – No structures evident.
		S – No structures evident.
		E – No structures evident.
		W – No structures evident.
1964	Two residence and a small outbuilding adjacent to the southernmost residence is identified in the southeastern portion of the site. A pond is identified in the northwestern portion of the site along the Wolf Creek alignment.	N – Brannan Road and beyond scattered residences are evident.
		S – No structures evident.
		E – No structures evident.
		W – No structures evident.
1973, 1981	A residence is identified in the southeastern portion of the site. The current overhead power line is identified extending through the northwest corner of the site.	N – Brannan Road and beyond scattered residences are evident.
		S – No structures evident.
		E – No structures evident.
		W – The current overhead power line easement is identified. No structures evident.

Topographic Map Summary		
Year	**Site**	**Adjoining Property**
2014	No structures evident.	N – No structures evident.
		S – No structures evident. A symbol for the current elementary school is evident south of the site.
		E – Brannan Road and beyond current residential subdivision streets are identified. No structures evident.
		W – The current overhead power line easement and beyond the current residential subdivision streets are identified. No structures evident.

3.1.3 Sanborn® Fire Insurance Maps

Sanborn® Fire Insurance Maps for the Site area were requested from EDR; however, they were not available for the Site area.

3.1.4 City Directories

A City Directory Abstract Report was obtained from EDR. The abstract was reviewed in order to identify historical land use that may have involved hazardous substances and petroleum products. The following are descriptions and interpretations from the abstract reviewed.

EDR reviewed city directories for the area of the subject site from 1966 to 2017. Addresses corresponding to the subject property and properties in close proximity to the subject site along Brannan Road were reviewed. No listings were available prior to 1966 for Brannan Road.

The subject site address, 941 Brannan Road, was identified as occupied by individual Hubert B Pierson, in the 2017, 2014, 1995, and 1992 city directories and individual MW Pierson in the 2010 and 2005 city directories. Hubert B Pierson appears in the 1966 through 1986 city directories as located on Brannan Road; however, no street addresses are presented in the city directories. The subject site address, 1100 Brannan Road, was identified as occupied by an individual, M W Pierson, in the 1992, 1995, 2000, 2005, and 2010 city directories and as Occupant Unknown in the 2014 city directory.

Nearby and adjoining sites with addresses on Brannan Road which appear in the reviewed city directories are indicated to be individual residences. No listings with potential environmental concerns at or in the area of the subject site were identified during the review of the city directories.

3.1.5 Review of Prior Environmental Reports or Investigations

RAD was retained by Pulte Group to conduct a Phase I Environmental Site Assessment (ESA) with findings presented in a report dated July 2, 2021. The assessment was conducted on the subject site which excluded the southern approximate 20-acre portion of the 95.6-acre parent parcel represented by Henry County Parcel ID# 088-02056000 including the residence located at the southeastern portion of the site at 941 Brannan Road as well as the 12.994-acre parcel represented by Henry County Parcel ID# 070-02005001. The current subject site contained undeveloped woodlands and the three residences (currently vacant, occupied, and partially demolished structures). The report identified the following On-Site Recognized Environmental Conditions (RECs):

- Piles of approximately 80 old crossties are stacked near the partially demolished residence in the southeastern portion of the site. The crossties are stacked directly on the ground surface and the lower crossties have begun to rot. Crossties were historically treated with preservatives such as creosote and/or chromated copper arsenate (CCA). Due to the potential for toxic chemicals associated with wood preservatives within the crossties impacting near surface soils beneath the piles of crossties, these conditions are considered to constitute a potential REC to the subject site.

No other prior environmental reports and/or investigations were provided and reviewed by RAD.

3.2 HISTORICALLY SIGNIFICANT OR ENVIRONMENTAL FINDINGS

No readily apparent environmental concerns, such as landfills or illegal dumping, were disclosed by reviewing the aerial photographs for the subject site. No gasoline stations or UST facilities were identified in the immediate vicinity of the Site.

4.0 REGULATORY DATABASE LISTINGS

RAD contracted EDR to conduct an environmental database search for the Site and surrounding land uses in accordance with ASTM E 1527-13. Descriptions of the databases searched, and acronyms are provided in the complete database report presented in Appendix E.

The Site was not identified on the databases searched in the EDR Radius Map with GeoCheck® Report.

A review of the facilities listed within the Environmental Data Resources, Inc. (EDR) Radius Map with GeoCheck® was conducted. One site was identified on the Georgia Non-Hazardous Site Inventory (GA NON-HSI) list within the ASTM-specified minimum search distances of the Site.

4.1 SUMMARY OF DATABASE HITS

The following surrounding property was identified by the EDR Report as within the minimum search distances for the ASTM specified databases:

Highlands Shopping Center – located at 2240 – 2268 Highway 42 North was identified approximately 2,895 feet southwest and cross-gradient of the subject site appears on the GA NON-HSI database. Due to its distance and topographic relationship to the subject site, the Highlands Shopping Center appearance on the GA NON-HSI database is not considered to constitute a REC to the subject site.

No other sites/facilities were identified within the ASTM-specified minimum search distances of the Site.

4.2 ORPHAN SITES

The EDR report identified one "orphan" site/facility, which because of poor or inadequate address information, could not be mapped by EDR. RAD did not identify any additional facilities with environmental concerns within the ASTM-specified search radii for the subject property during a review of the orphan site listing.

No additional facilities with potential environmental concerns were identified within the ASTM-specified search radii of the subject site during the automobile reconnaissance of the area.

5.0 LOCAL AGENCY RECORDS

RAD contacted the Henry County Fire Department (HCFD) to ascertain if there are any records concerning the current or past presence of underground or above-ground storage tanks or if any spills or releases of hazardous substances of environmental concern were on file for the Site. HCFD had not replied to the information request at the time of issuance of this report.

RAD obtained a copy of the property record cards from the Henry County Assessor's Office website. A copy of the cards is provided in Appendix F.

6.0 SITE RECONNAISSANCE

Site Reconnaissance	
Field Personnel	Robin D. Bell
Reconnaissance Date	October 18, 2021
Weather Conditions	Clear, 72° F
Site Contact/Title	No site contact present

The site visit consisted of a walk-through of the Site and observations of the perimeter area of the Site to determine the presence of possible fuel tanks, drums, or other objects of environmental concern.

6.1 SITE OPERATIONS, PROCESSES, AND EQUIPMENT

Site Characteristics			
Category	**Item or Feature**	**Observed**	**REC**
Site Operations, Processes, and Equipment	Emergency generators		
	Elevators		
	Air compressors		
	Hydraulic lifts		
	Dry cleaning		
	Parts washer(s)		
	Photo processing		
	Laboratory hoods and/or incinerators		
	Waste treatment systems and/or water treatment systems		
	Heating and/or cooling systems	X	
	Other processes or equipment		

*If item is not marked “X” in the observed column, it was not observed during the Site reconnaissance.

The residences located at 1100 Brannan Road in the northeastern portion of the subject site and 941 Brannan Road in the southeastern portion of the site are cooled with electric AC units and heated with propane fueled furnaces and a wood burning fireplace.

No conditions were identified that are considered to constitute a REC.

6.2 ABOVEGROUND CHEMICAL OR WASTE STORAGE

Site Characteristics			
Category	**Item or Feature**	**Observed**	**REC**
Aboveground Chemical or Waste Storage	Aboveground storage tanks	X	
	Drums, barrels and/or containers ≥ 5 gallons	X	
	Cleaning and/or similar supplies		
	MSDS (Material Safety Data Sheets)		

*If item is not marked "X" in the observed column, it was not observed during the Site reconnaissance.

A steel propane AST is located at the west side of the residence in the northeastern portion of the site at 1100 Brannan Road a propane AST is located at the west side of the residence in the southeastern portion of the site at 941 Brannan Road. A small portable propane AST and an approximate 30-gallon steel propane AST are located within the abandoned residence located in the east central portion of the site were.

Within the east central portion of the site adjacent to an abandoned residence, three (3) 55-gallon steel drums, five (5) plastic buckets, one (1) 10-gallon metal trash can, and three (3) 1-gallon empty plastic oil containers are located in a small clearing. The drums and buckets were observed to be either empty or storing metal automobile parts with the exception of 1 bucket which contained used oil filters. The steel trash can was observed to contain empty quart sized motor oil containers. No evidence of leaks or spills nor any pools of potential petroleum products were observed in the vicinity of the various containers.

In the barn structure located on the north side of the residence in the southeastern portion of the site at 941 Brannan Road, a 55-gallon fuel drum with a pump dispenser is stored for fueling the farm tractors. The drum is located on the earthen floor of the barn. No evidence of leaks or spills nor any pools of potential petroleum products were observed in the vicinity of the various containers.

The residence located at 1100 Brannan Road in the northeastern portion of the site has open storage areas on the basement level of the structure. Within these storage areas, small plastic motor oil bottles, a 5-gallon plastic gas can, and small containers of various lubricants and cleaners were stored. No evidence of any leaks or spills were observed on the concrete floor slab in the vicinity of these containers and good housekeeping practices appeared to be followed with respect to the storage of these containers.

No conditions were identified that are considered to constitute a REC.

6.3 UNDERGROUND CHEMICAL OR WASTE STORAGE, DRAINAGE OR COLLECTION SYSTEMS

Site Characteristics			
Category	**Item or Feature**	**Observed**	**REC**
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment		
	Sumps, cisterns, catch basins and/or dry wells		
	Grease traps		
	Septic tanks and/or leach fields	X	
	Oil/water separators		
	Pipeline markers		
	Interior floor drains		
	Construction/demolition debris and/or dumped fill dirt	X	
	Surface water discoloration, odor, sheen, and/or free floating product		
	Strong, pungent or noxious odors		
	Exterior pipe discharges and/or other effluent discharges		

*If item is not marked "X" in the observed column, it was not observed during the Site reconnaissance.

The abandoned residence used for storage in the east central portion of the site was observed to have a small outhouse. No piping was observed extending from the outhouse which is expected to have had a privy. The current residence in the northeastern portion of the site and residence in the southeastern portion of the site are suspected to be serviced by on-site septic system; however, the locations of the septic tanks and drain fields could not be determined by visual observation.

A pile of concrete rubble has been dumped atop the ground surface at the west side of the site at the edge of the adjoining overhead power line easement. The concrete rubble is not considered to constitute a REC.

No conditions were identified that are considered to constitute a REC.

6.4 ELECTRICAL TRANSFORMER/PCBS

Site Characteristics			
Category	**Item or Feature**	**Observed**	**REC**
Electrical Transformers/ PCBs	Pad or pole mounted transformers and/or capacitors	X	
	Other equipment		

*If item is not marked "X" in the observed column, it was not observed during the Site reconnaissance.

A pole mounted electrical transformer is located adjacent to Brannan Road at the driveway for the residence located at 1100 Brannan Road in the northeastern portion of the site. No evidence of any leaks or spills was observed in the vicinity of the transformers.

No conditions were identified that are considered to constitute a REC.

6.5 RELEASES OR POTENTIAL RELEASES

Site Characteristics			
Category	**Item or Feature**	**Observed**	**REC**
Releases or Potential Releases	Stressed vegetation		
	Stained soil		
	Stained pavement or similar surface		
	Leachate and/or waste seeps		
	Trash, debris and/or other waste materials (including dumpsters and compactors)		
	Dumping or disposal areas	X	
	Construction/demolition debris and/or dumped fill dirt		
	Surface water discoloration, odor, sheen, and/or free-floating product		
	Strong, pungent or noxious odors		
	Exterior pipe discharges and/or other effluent discharges		

*If item is not marked "Yes" in the observed column, it was not observed during the Site reconnaissance.

Multiple piles containing approximately 80 old crossties are stacked near the partially demolished residence in the southeastern portion of the site. The crossties are stacked directly on the ground surface and the lower crossties have begun to rot. Crossties were historically treated with preservatives such as creosote and/or chromated copper arsenate (CCA). Due to the potential for toxic chemicals associated with wood preservatives within the crossties impacting near surface soils beneath the piles of crossties, these conditions are considered to constitute a potential REC to the subject site.

No other conditions were identified that are considered to constitute a REC.

6.6 OTHER NOTABLE SITE FEATURES

Site Characteristics			
Category	**Item or Feature**	**Observed**	**REC**
Other Notable Site Features	Surface water bodies		
	Quarries or pits		
	Wells (supply, monitoring, irrigation, etc.)	X	
	Railroads/ spurs (present or historic indications)		
	Sheds/ barns/ garages/ other storage structures	X	
	Concrete pads or structural remnants		
	Pitted and/or cracked surfaces (building interiors)		
	Patched areas or imprints in paved surfaces		
	Other		

*If item is not marked "Yes" in the observed column, it was not observed during the Site reconnaissance.

A well and old wood-framed barn/shed structure is located adjacent to the partially demolished residence in the southeastern portion of the site. The well appears to have been hand operated and no pumps or other machinery was observed. Multiple storage outbuildings and old farm structures (e.g., sheds and barns) are located north and west of the residence in the southeastern portion of the site at 941 Brannan Road.

No conditions were identified that are not considered to constitute a REC.

7.0 NON-ASTM SCOPE ITEMS

This section discusses the Non-ASTM considerations that were included in this assessment.

7.1 ASBESTOS

Based upon the age of the current residential structures currently or historically at the site, the potential for asbestos-containing materials (ACM) is considered to be moderate. Based upon RAD's limited visual observations during the site reconnaissance, no suspect Asbestos Containing Materials (ACM) were identified.

7.2 LEAD PAINT

Based upon the age of the current residential structures currently or historically at the site, the potential for asbestos-containing materials (ACM) and lead-based paints (LBP) is considered to be moderate. Based upon RAD's limited visual observations during the site reconnaissance, no suspect Lead Based Paint (LBP) was identified.

7.3 RADON

According to the information provided by Environmental Data Resources, Inc. (EDR) Radius Map with GeoCheck report, Henry County is located in EPA Zone 2. Zone 2 is defined as the average indoor radon ≥2 pCi/L and ≤4 pCi/L. Four (4) sites were tested for radon levels in Henry County. Site specific radon testing was not conducted as part of this assessment. Radon is not considered to be a BER due to the absence of any structures on the site.

7.4 CHINESE DRYWALL

Based upon RAD's limited visual observations during the site reconnaissance, suspect Chinese drywall was not identified on Site.

7.5 MOLD

No significant evidence of mold growth or areas of habitual water damage was observed. Mold sampling was not performed under the scope of this assessment. Mold is naturally occurring, and levels of fungi will vary with testing locations and with time. This report was prepared in accordance with generally accepted environmental practice and procedures, the project Scope of Work, and the terms and conditions in the Agreement. RAD's comments concerning mold growth do not imply that a complete assessment of mold growth occurred during our performance of the agreed upon scope of work. The assessment stated herein is a professional opinion; no other warranty is expressed or implied.

7.5 WETLANDS / EROSION AND SOIL CONTROL CONCERNS

The EDR report and review of U.S. Fish and Wildlife Service National Wetland Inventory mapping identified no presence of wetlands at the site. The potential for wetlands is anticipated to be present within the western, northwestern, and northern portions of the site in the vicinity of Wolf Creek and its tributaries.

Significant soil erosion was not observed at the site.

7.6 VAPOR MIGRATION

The ASTM 1527-13 standard states that "for the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface". Thus, this section specifies whether or not we perceive a risk of vapor migration to the subject site.

To assess a vapor migration risk, we conducted a detailed review and analysis of the site-specific environmental database report and/or other reasonably ascertainable records to assess whether:

1. Off-site properties have documented chlorinated volatile organic compound (VOC) contamination located within 100 feet of the subject property, or

2. Off-site properties have documented volatile petroleum hydrocarbon contamination within 30 feet of the subject property.

Based on our records review, no potential sources of vapor migration beneath the subject site from off-site properties was identified.

8.0 INTERVIEWS

The parcels which comprise the site are individually owned by Melvin W. and Annie Pierson (42.11-acre tract), H B Pierson (75.6- and 5.0-acre tracts), and Clark Family Investments LP (12.994-acre tract). A questionnaire was forwarded to each of the current property owners; however, these questionnaires were not returned at the time of the issuance of this report.

9.0 OFF-SITE RECONNAISSANCE

The Site is located in an area with residential and commercial developments of McDonough, Henry County, Georgia. Visual observations of adjoining properties (from site boundaries) are summarized below:

Direction	Description
North	Overhead power line easement, vacant woodlands, scattered residences, and a residential subdivision
South	Hickory Flat Elementary School and a residential subdivision
West	Overhead power line easement and beyond vacant woodlands and a residential subdivision
East	Brannan Road, a residential subdivision, and residences

There was no evidence of any UST's, drums, or the storage of petroleum products utilized at the sites located adjoining the site. No potential off-site recognized environmental conditions were identified in connection with the Site during the course of this assessment.

10.0 PRODUCT INFORMATION

10.1 PURPOSE

The goal of this ESA is to identify whether recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or *de minimis* conditions are present on the Site. RECs are the presence or likely presence of any hazardous substances or petroleum products on a Site under conditions that indicate an existing release, a past release, or a material threat or release of any hazardous substances or petroleum products into structures on the Site or into the ground, groundwater, or surface water of the Site. The term includes hazardous substances or petroleum products, even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (Section 1.1.1 E 1527-13, ASTM International [ASTM] 2013). HRECs are environmental conditions which in the past would have been considered a REC, but which may or may not be considered a REC currently (Section 3.2.39 E 1527-13, ASTM 2013).

This ESA is intended to satisfy one of the requirements for the innocent landowner defense under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA): that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the Site consistent with good customary practice,” as defined in 42 U.S. Code Section 9601 (35)(B).

10.2 SCOPE OF WORK

This ESA was conducted in accordance with the American Society for Testing and Materials (ASTM) standard practice E1527-13.

The sampling and analysis of mold, radon, vapor intrusion, lead paint, lead-in-water, soil and/or groundwater samples, and the evaluation of wetlands, indoor and/or outdoor air quality, regulatory compliance, industrial hygiene, or noise impacts were beyond the scope of this evaluation. Similarly, the identification of endangered or protected plant and animal species or historical and archaeological sites was beyond the scope of this assessment, as were the identification and evaluation of geological or geotechnical hazards. The conclusions and findings of this report are limited in time and scope to the date of the evaluations. This report is based solely on the information collected during the assessment and activities at the Site, our present understanding of the Site conditions, and our professional judgment in light of such information at the time of the report.

10.3 DEVIATIONS

There were no deviations from ASTM E 1527-13 other than those clearly identified in previous sections of this report.

10.4 LIMITATIONS

RAD has performed the assessment in accordance with the American Society for Testing and Materials (ASTM) standard practice E1527-13, in specific reliance on the understandings and agreements reached between RAD and Pulte Group.

RAD assumes the accuracy of all information obtained in federal and state records, personal interviews, and other information sources.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the Subject Property. The performance of the ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a Property. The User must recognize reasonable limits of time and cost.

All attempts were made to present an objective and accurate ESA that represents the condition of the subject property at the date of this writing. All opinions are based on information obtained during the ESA process. If additional information becomes available from sources reviewed or interviewed which might impact the environmental conclusions, the opportunity is requested by RAD to review and modify this ESA, if warranted.

Although this ESA has attempted to identify the potential for contamination of the subject property, potential sources of contamination may have escaped detection due to the inaccuracy of public records, personal recollection by those interviewed, or the presence of undetected and/or unreported environmental incidents. The identification of rare or endangered species, geological hazards, potential air quality, noise impact, an evaluation of zoning, infrastructural, engineering, or other factors that could affect development potential and/or usage of the property are not included in this ESA.

Estimates and professional opinions of this potential are based upon information derived from the Site reconnaissance and from other activities described herein. Pulte Group is herewith advised that the conditions observed by RAD are subject to change. Indicators of the presence of hazardous substances and petroleum products that were not indicated or observable at the time of the most recent Site reconnaissance may subsequently become present or observable.

This ESA does not include mold sampling, radon sampling, lead-based paint sampling, 50-year chain of title search, liens search, activity and use limitations search, or wetland delineation. This ESA report is based on information obtained from a variety of usually reliable sources, which are listed in the report. RAD does not guarantee the authenticity or reliability of the information it has received from outside sources.

This report is not a comprehensive Site characterization and should not be construed as such. This report presents opinions that are based on the findings of visually observable

on-Site and off-Site conditions, a review of specific regulatory records and historical sources, and comments made by interviewees. ESAs, by their very nature, are limited. RAD has endeavored to meet the applicable standard of care and in so doing, is advising Pulte Group of the ESA limitations. RAD believes this information is essential to help Pulte Group identify and manage risks. These risks can be reduced, but cannot be completely eliminated through additional research. RAD will, upon request, advise Pulte Group of the additional research opportunities available, their impact on risk, and their cost.

10.5 DATA GAPS

The accuracy and completeness of this report may be limited by the following:

- **Access Limitations –** Interviews were not conducted with the adjacent property owners other than presented in Section 8.0.
- **Physical Obstructions to Observations –** Access inside the living areas of the current residences located at 1100 Brannan Road in the northeastern portions of the site and residence located at 941 Brannan Road was not granted; however, the interior of the residence at 1100 Brannan Road were observed through the perimeter exterior windows. This access restriction is not considered to constitute a significant data gap. No other access restrictions or obstructions to observations occurred.
- **Historical Data Source Failure -** No significant data gaps were identified. Time gaps of more than 5 years were noted in available historical information.
- **Other –** An environmental lien search was not requested by the client and was not obtained for the Site.

It should be noted that this assessment did not include an audit of operational environmental compliance issues, or of any environmental management systems (EMS) that may exist on the Site. Where required, the documents listed in the attachments, were used as reference material for the completion of the Phase I ESA. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, RAD in certain instances has been required to assume that the information provided is accurate.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions presented represent the best judgment of RAD based on the data obtained from the work. Due to the nature of investigation and the limited data available, RAD cannot warrant against undiscovered environmental liabilities. Conclusions presented in this report should not be construed as legal advice.

Should additional information become available, which differs significantly from our understanding of conditions presented in this report, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

10.6 RELIANCE

Pulte Group are the only parties that has been involved in shaping the scope of services needed to satisfactorily manage risks from Pulte Group point of view; therefore, Pulte Group are the only intended beneficiary of this report. Reliance on this report by parties other than Pulte Group may result in reliance on assumptions whose extent and nature could distort the meaning and impact of the estimates given in this report. This could result in misinterpretation of these estimates and unwise actions based on those misinterpretations. As such, no party, except Pulte Group, should rely upon estimates for the potential of hazardous materials to exist at the Site. With the consent of Pulte Group, RAD is available to work with other parties in developing probability estimates, given other parties unique risk management concerns. The guidelines used to define hazardous substances and petroleum products were obtained from the ASTM Standard of Practice E 1527-13. For the purposes of this report, the vicinity of the Site is defined as properties located within approximately one-quarter mile radius of the Site.

11.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by Mr. Brad Edwards, Director of Land Planning and Entitlement, as a representative of Pulte Home Company, LLC with regard to the ESA.

11.1 SPECIALIZED KNOWLEDGE

No specialized knowledge was provided to RAD by the client.

11.2 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No valuation reductions for environmental issues were identified by the client.

11.3 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

No prior reports or additional information, other than that documented within this report, were provided to RAD as part of this assessment.

11.4 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The individual parcels which comprise the site are individually owned by Mr. H.B. Pierson; Mr. Melvin W. Pierson and Annie Irene Pierson; and Clark Family Investments LP.

The residence located at 1100 Brannan Road in the northeastern portion of the site was reported to be unoccupied. The residence located at 941 Brannan Road in the southeastern portion of the site was reported to be occupied by the current property owner.

11.5 REASON FOR PERFORMING PHASE I ESA

This Phase I ESA is being conducted as part of a lending evaluation. The Phase I ESA is being conducted as part of environmental due diligence prior to a refinancing or Site transfer.

11.6 TITLE RECORDS

No title records information was provided to RAD.

APPENDIX A

Photo 1: View of woodlands in northern portion of site

Photo 2: View of partially demolished former residence in south central portion of site

Photo 3: View of small outbuilding in south central portion of the site

Photo 4: View of interior of small outbuilding in south central portion of the site

Photo 5: View of well adjacent to former residence in south central portion of the site

Photo 6: View of piles of old crossties in south central portion of site

Photo 7: View of former residence in east central portion of the site

Photo 8: View of materials stored in former residence in east central portion of the site

Photo 9: View of materials stored in former residence in east central portion of the site

Photo 10: View of old outhouse in east central portion of the site

Photo 11: View of old abandoned vehicles and trailers stored in east central portion of the site

Photo 12: View of drums and buckets in east central portion of the site

Photo 13: View of empty oil bottles in metal trash can in east central portion of the site

Photo 14: View of residence in northeastern portion of the site

Photo 15: View of propane AST adjacent to residence in northeastern portion of the site

Photo 16: View of materials stored in basement level of residence in northeastern portion of the site

Photo 17: View of materials stored in basement level of residence in northeastern portion of the site

Photo 18: View of electrical transformer adjacent to driveway for residence in northeastern portion of site adjacent to Brannan Road

Photo 19: View of campground in northeastern portion of the site northeast of Brannan Road

Photo 20: View of unfinished interior of campground shelter building in northeastern portion of the site northeast of Brannan Road

Photo 21: View of woodlands in interior portion of south central portion of the site

Photo 22: View of sanitary sewer line easement extending through northwest corner of the site

Photo 23: View of adjoining grassed field south of the southeastern portion of the site

Photo 24: View of grave sites in south central portion of the site

Photo 25: View of residence at southeast corner of the site facing west

Photo 26: View of residence at southeast corner of the site facing northeast

Photo 27: View of outbuilding and propane AST at rear of residence in southeast corner of site

Photo 28: View of outbuilding at northwest side of residence in southeast corner of site

Photo 29: View of stored items in shed in southeast corner of site

Photo 30: View of tractors stored at barn in southeast corner of the site

Photo 31: View of 55-gallon fuel drum stored in barn in southeast corner of the site

Photo 32: View of adjoining residential subdivision south of southwestern portion of the site

Photo 33: View of Hickory Flat Elementary School south of southeastern portion of the site

Photo 34: View of adjoining residences east of the site beyond Brannan Road

Photo 35: View of adjoining residential subdivision east of the northern portion of the site beyond Brannan Road

Photo 36: View of adjoining residential subdivision east of northern portion of site northeast of Brannan Road

Photo 37: View of adjoining vacant woodlands north of the site beyond Brannan Road

Photo 38: View of adjoining woodlands and residences northwest of north side of the site

Photo 39: View of adjoining overhead power line easement and residential subdivision northwest of the site

Photo 40: View of adjoining overhead power line easement west of the site facing north of southwest corner of site

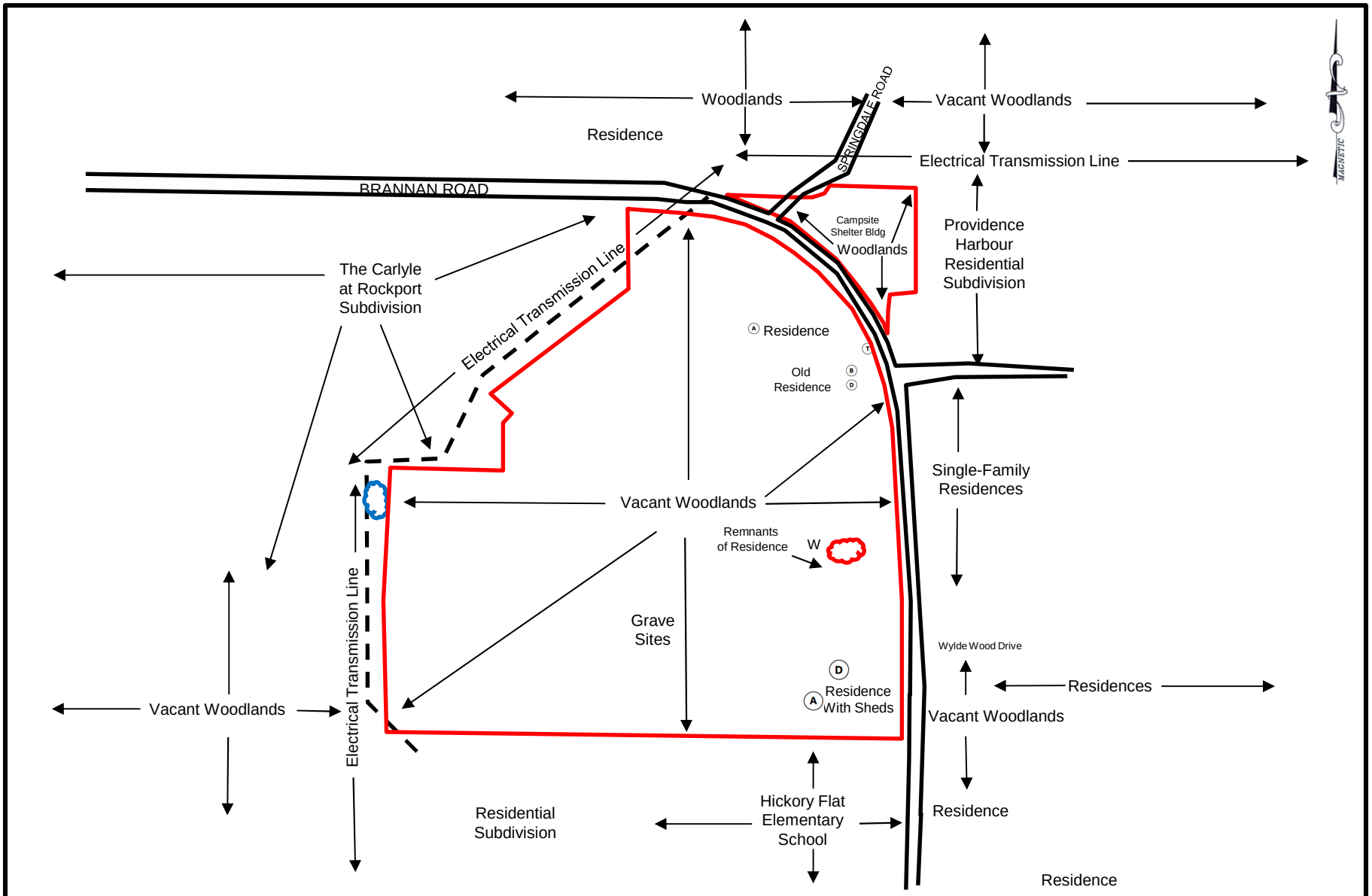
APPENDIX B

LEGEND

IMAGE SOURCE: HENRY COUNTY GA MAINTAINED GIS WEBSITE

RAD and Associates

FIGURE 1 – SITE LOCATION MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BRANNAN ROAD TRACT
941 & 1100 BRANNAN ROAD
MCDONOUGH, GEORGIA
RAD PROJECT NO. 1367-B



LEGEND

- Property Boundary
- Construction Debris
- Crosstie Stockpile
- W Well
- (T) Pole Mounted Transformer
- Sanitary Sewer Easement
- (D) Drums
- (A) Propane AST
- (B) Buckets

RAD and Associates

FIGURE 2 – SITE LAYOUT MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BRANNAN ROAD TRACT
941 & 1100 BRANNAN ROAD
MCDONOUGH, GEORGIA
RAD PROJECT NO. 1367-B

LEGEND

IMAGE SOURCE: EDR 2017 AERIAL PHOTOGRAPH

RAD and Associates

FIGURE 3 – AERIAL PHOTOGRAPH
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BRANNAN ROAD TRACT
941 & 1100 BRANNAN ROAD
MCDONOUGH, GEORGIA
RAD PROJECT NO. 1367-B

APPENDIX C

INQUIRY #: 6515321.8
YEAR: 2017
= 500'
N
EDR

INQUIRY #: 6515321.8
YEAR: 2013
= 500'
N
EDR

INQUIRY #: 6515321.8
YEAR: 2010
= 500'
N
EDR

INQUIRY #: 6515321.8
YEAR: 2007
= 500'
N
EDR

INQUIRY #: 6515321.8
YEAR: 1999
= 500'
N
EDR

INQUIRY #: 6515321.8
YEAR: 1993
= 500'
N
EDR

INQUIRY #: 6515321.8

YEAR: 1988

= 500'

N

EDR

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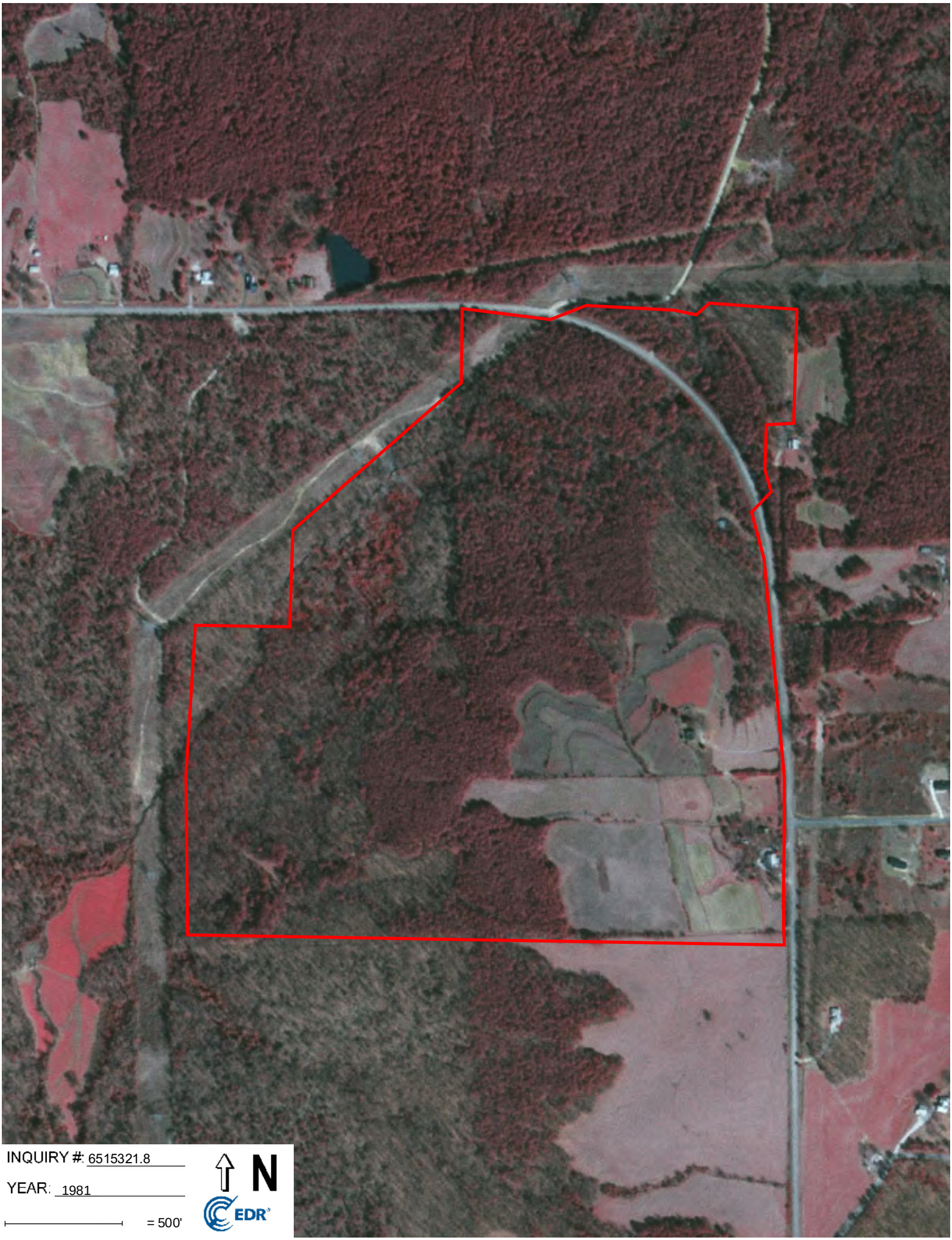
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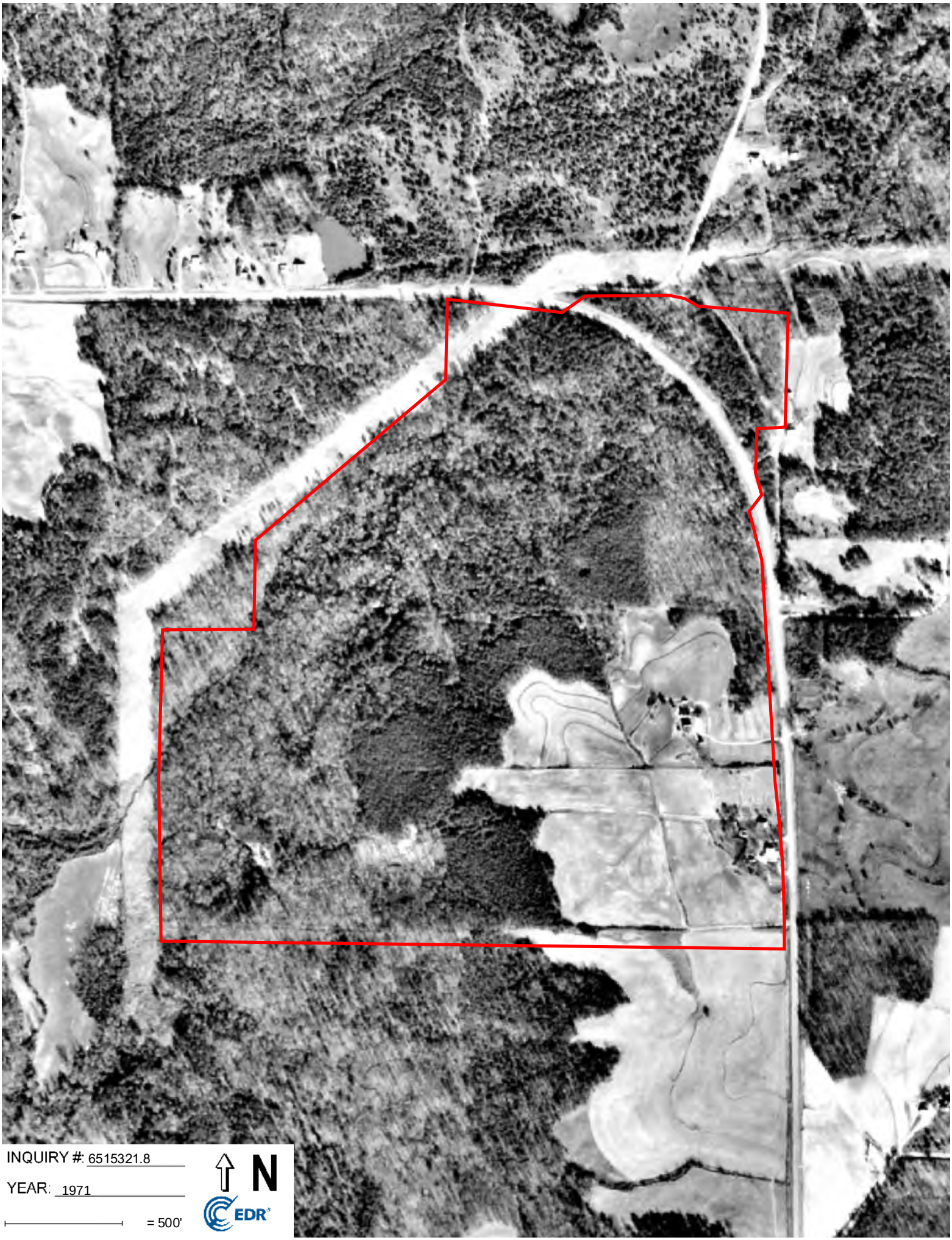
EDR



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YEAR: 1971

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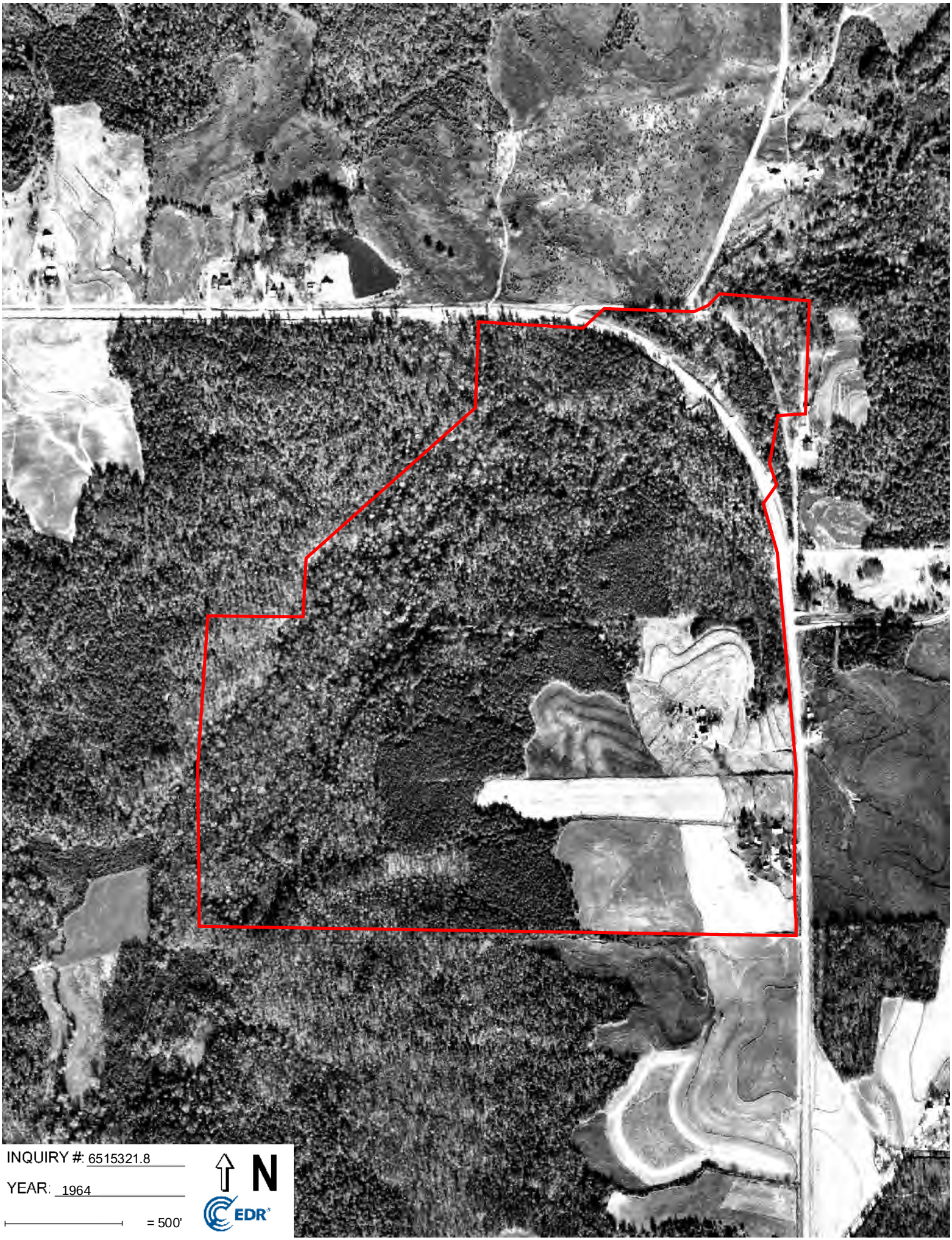

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YEAR: 1964

= 500'

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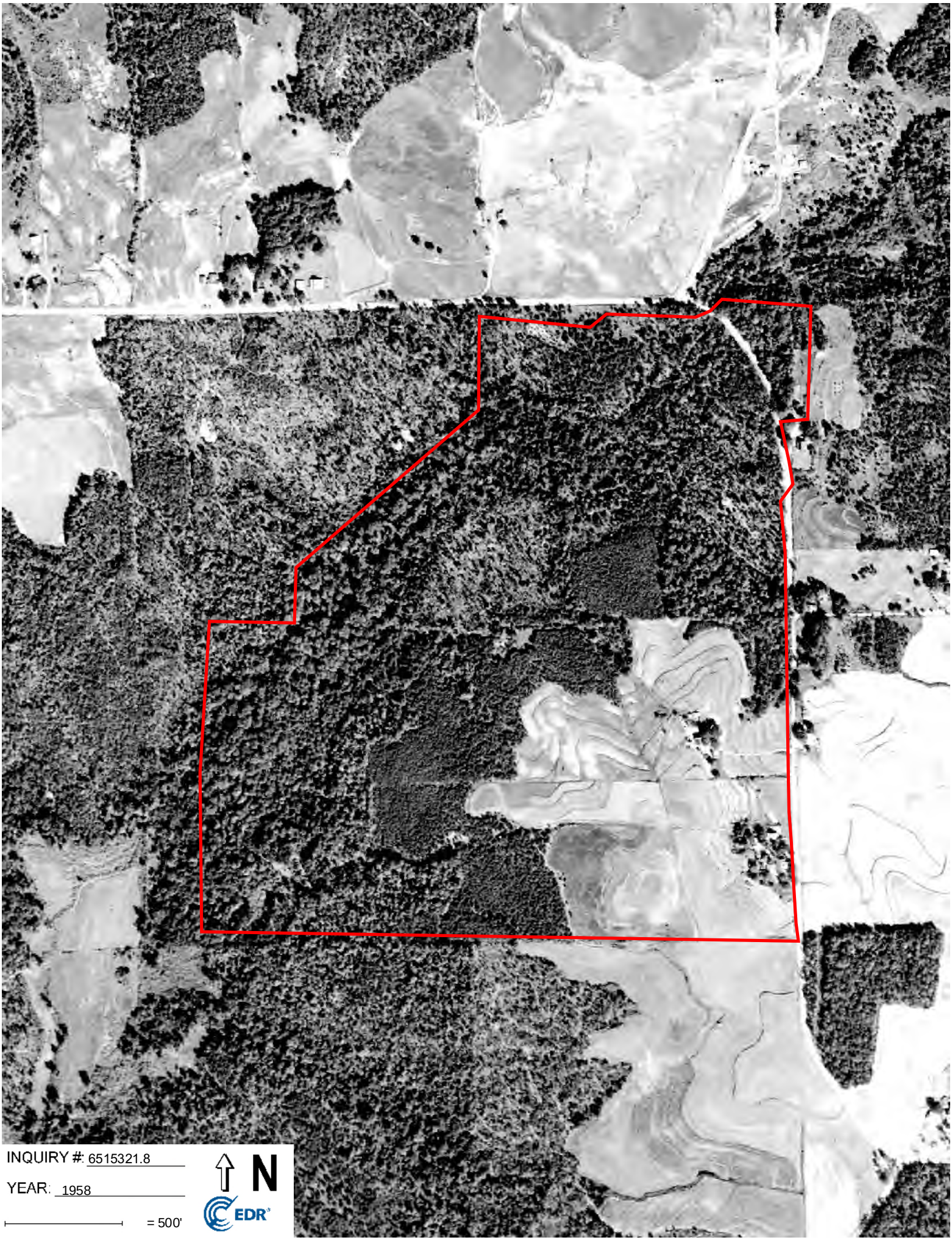
EDR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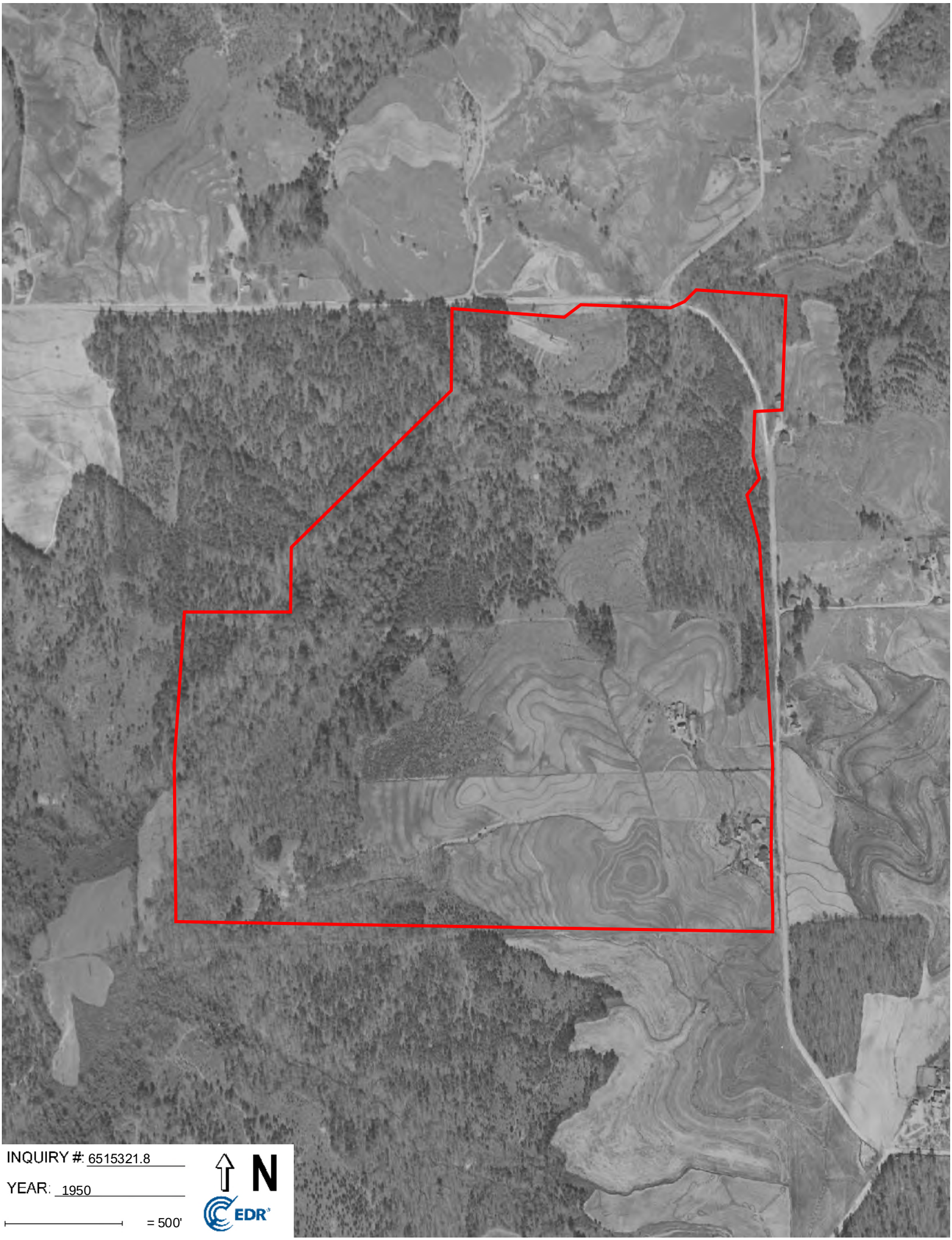
EDR



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YEAR: 1950

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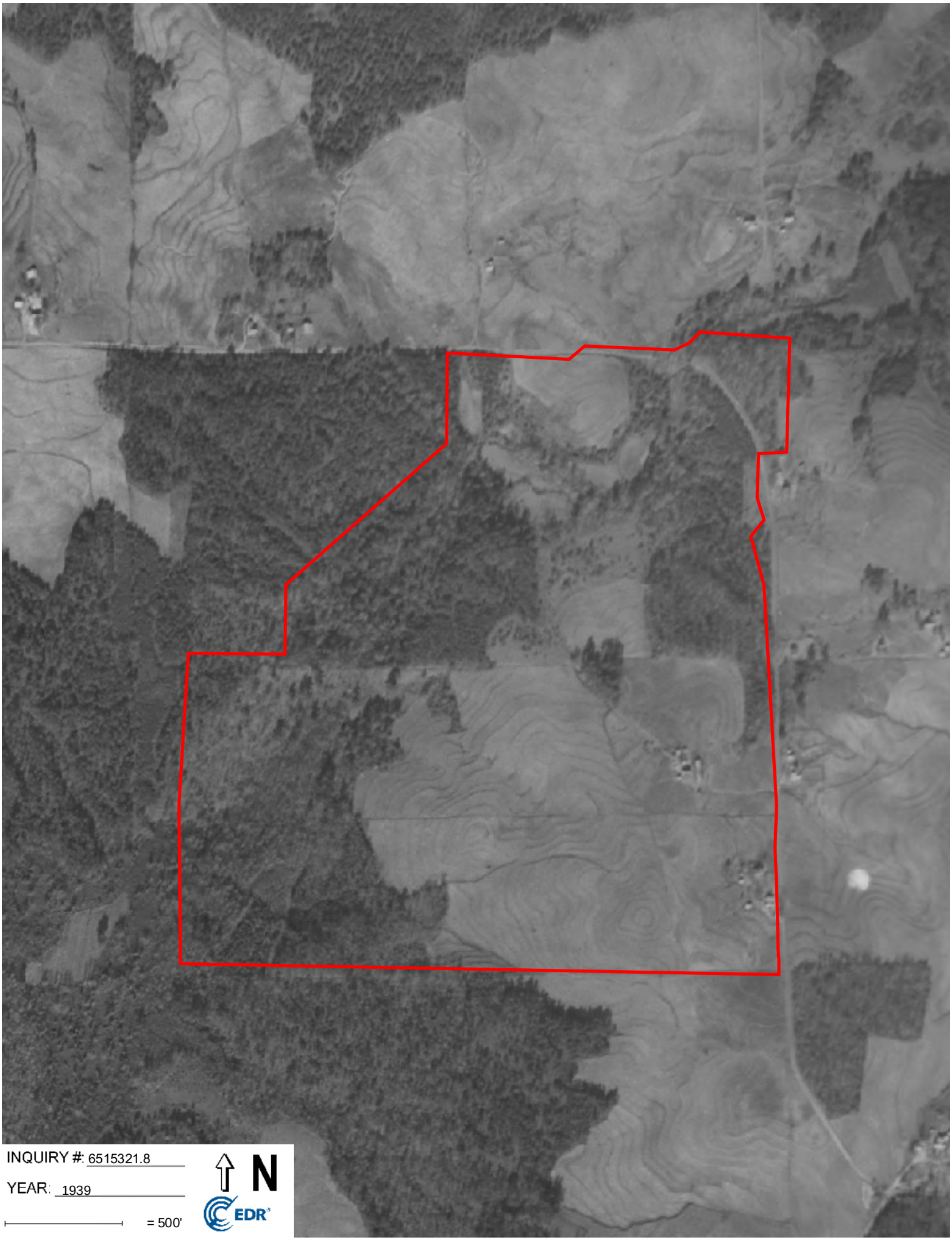
EDR



INQUIRY #: 6515321.8

YEAR: 1939

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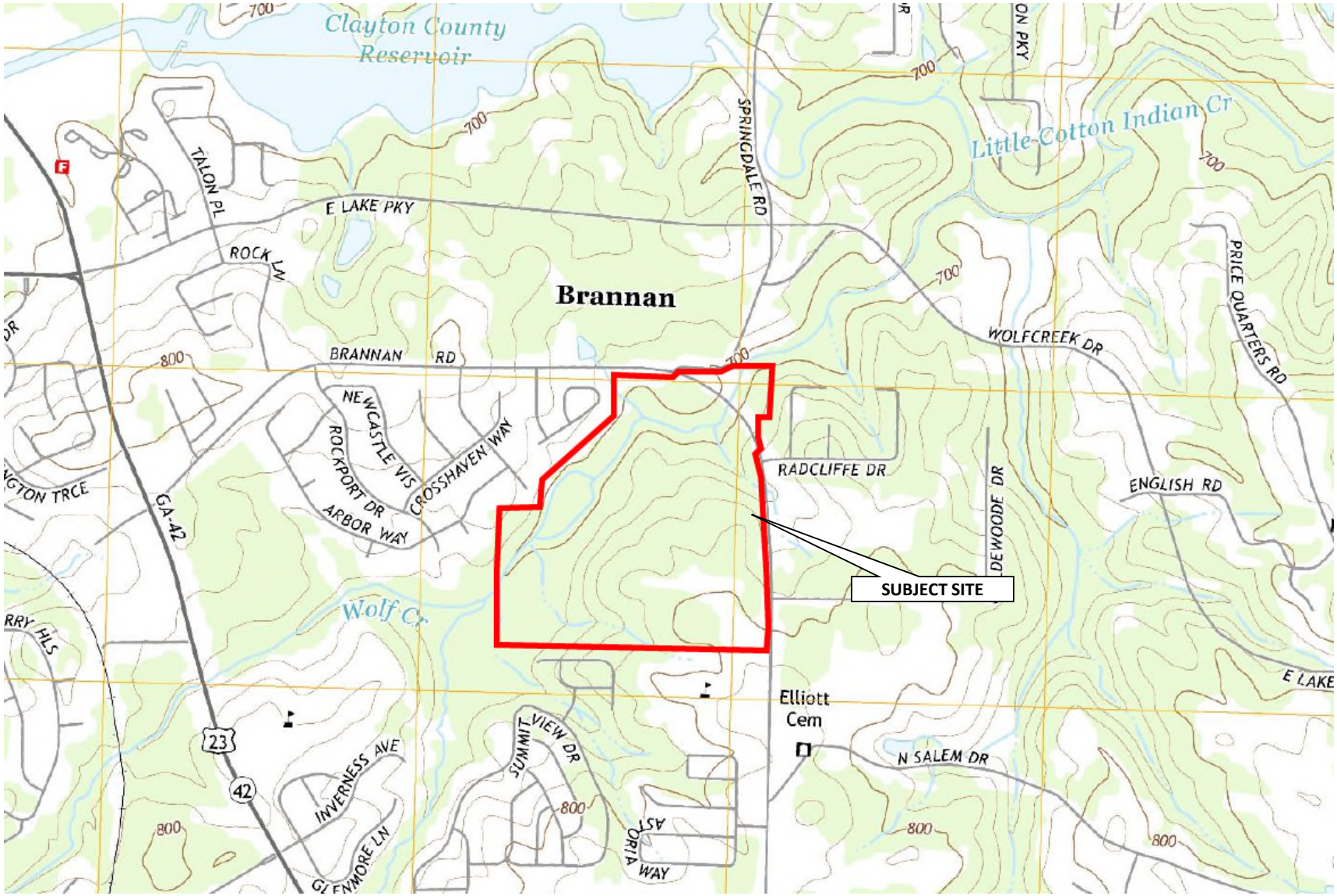
EDR

APPENDIX D



LEGEND

IMAGE SOURCE: STOCKBRIDGE 2014 TOPOGRAPHIC QUADRANGLE MAP

RAD and Associates

2014 TOPOGRAPHIC QUADRANGLE MAP
BRANNAN ROAD TRACT
1100 BRANNAN ROAD
MCDONOUGH, GEORGIA
RAD PROJECT NO. 1367-B

APPENDIX E

Brannan Road Tract
941 Brannan Road
McDonough, GA 30253

Inquiry Number: 6734724.1s
November 03, 2021

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Map Findings	8
Orphan Summary	9
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

941 BRANNAN ROAD
MCDONOUGH, GA 30253

COORDINATES

Latitude (North):	33.5097880 - 33˚ 30' 35.23''
Longitude (West):	84.1725100 - 84˚ 10' 21.03''
Universal Tranverse Mercator:	Zone 16
UTM X (Meters):	762650.7
UTM Y (Meters):	3711191.2
Elevation:	778 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	15919583 STOCKBRIDGE, GA
Version Date:	2020
South Map:	15919541 MCDONOUGH, GA
Version Date:	2020

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150728, 20150826
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
941 BRANNAN ROAD
MCDONOUGH, GA 30253

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HIGHLANDS SHOPPING C	2240 - 2268 HIGHWAY	GA NON-HSI	Higher	2895, 0.548, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS ..... Hazardous Site Inventory

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Disposal Facilities

State and tribal leaking storage tank lists

LUST ..... List of Leaking Underground Storage Tanks
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
UST ..... Underground Storage Tank Database
AST ..... Above Ground Storage Tanks
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ..... Public Record List
AUL ..... Uniform Environmental Covenants

State and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program site

State and tribal Brownfields sites

BROWNFIELDS ..... Brownfields Public Record List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ..... Recycling Center Listing
HIST LF ..... Historical Landfills
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory

EXECUTIVE SUMMARY

IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
CDL ..... Clandestine Drug Labs
DEL SHWS ..... Delisted Hazardous Site Inventory Listing
US CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
SPILLS ..... Spills Information
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program
UMTRA ..... Uranium Mill Tailings Sites
LEAD SMELTERS ..... Lead Smelter Sites
US AIRS ..... Aerometric Information Retrieval System Facility Subsystem
US MINES ..... Mines Master Index File
ABANDONED MINES ..... Abandoned Mines
FINDS ..... Facility Index System/Facility Registry System

EXECUTIVE SUMMARY

ECHO ---------- Enforcement & Compliance History Information
UXO ---------- Unexploded Ordnance Sites
DOCKET HWC ---------- Hazardous Waste Compliance Docket Listing
FUELS PROGRAM ---------- EPA Fuels Program Registered Listing
AIRS ---------- Permitted Facility and Emissions Listing
COAL ASH ---------- Coal Ash Disposal Site Listing
DRYCLEANERS ---------- Drycleaner Database
Financial Assurance ---------- Financial Assurance Information Listing
NPDES ---------- NPDES Wastewater Permit List
TIER 2 ---------- Tier 2 Data Listing
UIC ---------- Underground Injection Control
MINES MRDS ---------- Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS ---------- Recovered Government Archive State Hazardous Waste Facilities List
RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

GA NON-HSI: Georgia Non Hazardous Site Inventory Sites.

A review of the GA NON-HSI list, as provided by EDR, and dated 07/30/2021 has revealed that there is 1 GA NON-HSI site within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

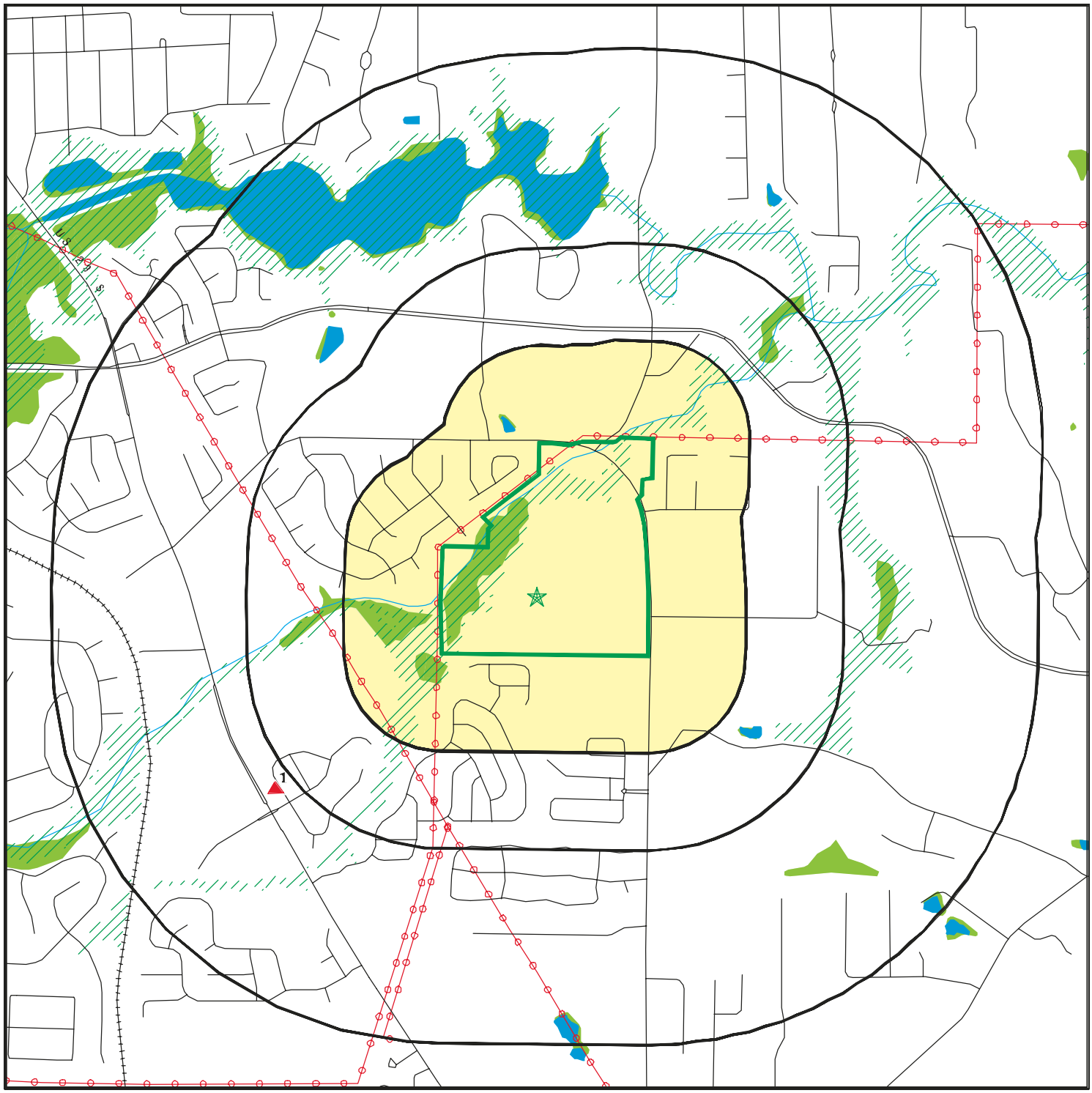
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HIGHLANDS SHOPPING C	2240 - 2268 HIGHWAY	SW 1/2 - 1 (0.548 mi.)	1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
RYLAND HOMES INERT LANDFILL	SWF/LF

OVERVIEW MAP - 6734724.1S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Brannan Road Tract	CLIENT:	FHG Consultants, LLC
ADDRESS:	941 Brannan Road McDonough GA 30253	CONTACT:	Robin Bell
		INQUIRY #:	6734724.1s
LAT/LONG:	33.509788 / 84.17251	DATE:	November 03, 2021 6:27 pm

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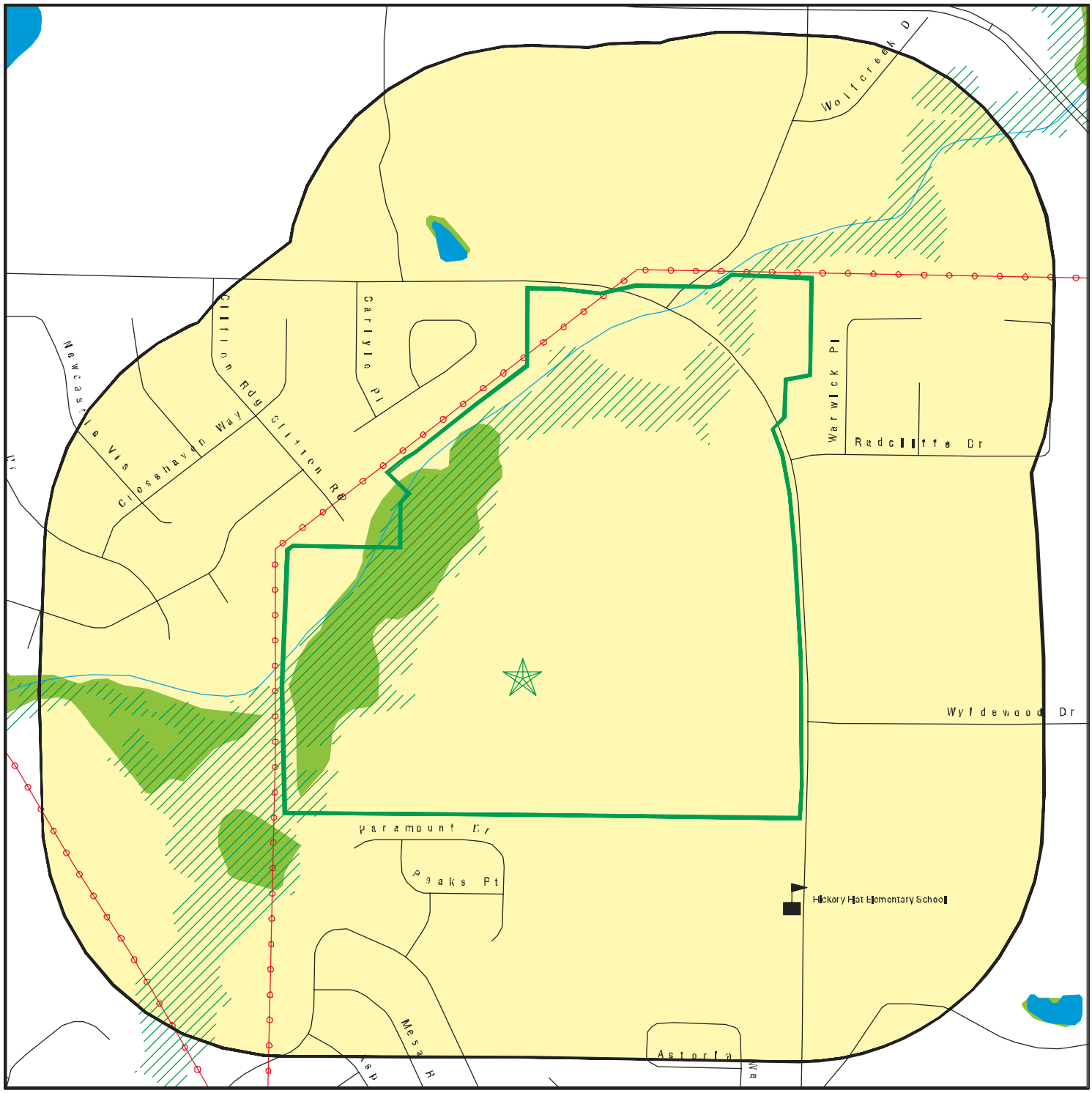
DETAIL MAP - 6734724.1S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

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		INQUIRY #:	6734724.1s
LAT/LONG:	33.509788 / 84.17251	DATE:	November 03, 2021 6:28 pm

Copyright © 2021 EDR, Inc. © 2015 TomTom Rel. 2015.

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
GA NON-HSI	1.000		0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	0	0	1	0	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
1 **SW** **1/2-1** **0.548 mi.** **2895 ft.**	**HIGHLANDS SHOPPING CENTER** **2240 - 2268 HIGHWAY 42 NORTH** **STOCKBRIDGE, GA 30253**	**GA NON-HSI**	**S112449933** **N/A**

Relative:
Higher

Actual:
781 ft.

NON HSI:

Name:	HIGHLANDS SHOPPING CENTER
Address:	2240 - 2268 HIGHWAY 42 NORTH
City,State,Zip:	STOCKBRIDGE, GA 30253
Latitude:	33.502778
Longitude:	84.184167
Ground Water Pathway Score:	7.32
On-Site Pathway Score:	12.59
Report Date:	11/15/2012
Additional Info:	Not reported
Contamination:	chloromethane

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
STOCKBRIDGE	S107667797	RYLAND HOMES INERT LANDFILL	THE ARBORS S/D LOT 28 ROCKPORT	*	SWF/LF

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 07/12/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 77

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/05/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 61

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Hazardous Site Inventory

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 404-657-8600
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Annually

NON HSI: Non-Hazardous Site Inventory

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 08/06/2021
Number of Days to Update: 3

Source: Rindt-McDuff Associates, Inc.
Telephone: N/A
Last EDR Contact: 10/04/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Disposal Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/21/2021
Date Data Arrived at EDR: 07/23/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 98

Source: Department of Natural Resources
Telephone: 404-362-2696
Source: Center for GIS, Georgia Institute of Technology
Telephone: 404-385-0900
Last EDR Contact: 10/28/2021
Next Scheduled EDR Contact: 02/06/2022
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: List of Leaking Underground Storage Tanks
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/08/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/27/2021
Number of Days to Update: 83
Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 07/08/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 22
Source: Environmental Protection Division
Telephone: 404-362-2687
Last EDR Contact: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

AST: Above Ground Storage Tanks
A listing of LP gas tank site locations.

Date of Government Version: 05/13/2020
Date Data Arrived at EDR: 05/14/2020
Date Made Active in Reports: 08/06/2020
Number of Days to Update: 84
Source: Office of Insurance & Safety Fire Commissioner
Telephone: 404-656-5875
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: No Update Planned

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Uniform Environmental Covenants
A list of environmental covenants

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 07/30/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 83
Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 07/30/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

INST CONTROL: Public Record List
Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 07/30/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 83
Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 07/30/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program site
Georgia's Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

Date of Government Version: 06/26/2019
Date Data Arrived at EDR: 08/27/2019
Date Made Active in Reports: 10/28/2019
Number of Days to Update: 62
Source: DNR
Telephone: 404-657-8600
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Public Record List

The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 07/30/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 83

Source: Department of Natural Resources
Telephone: 404-657-8600
Last EDR Contact: 07/30/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003
Date Data Arrived at EDR: 01/20/2004
Date Made Active in Reports: 02/06/2004
Number of Days to Update: 17

Source: Department of Natural Resources
Telephone: 404-362-2696
Last EDR Contact: 01/20/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

SWRCY: Recycling Center Listing

A listing of recycling facility locations.

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/13/2021
Number of Days to Update: 88

Source: Department of Community Affairs
Telephone: 404-679-1598
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs
A listing of clandestine drug lab site locations in the state.

Date of Government Version: 06/02/2016
Date Data Arrived at EDR: 06/13/2016
Date Made Active in Reports: 08/15/2016
Number of Days to Update: 63

Source: Georgia Bureau of Investigation
Telephone: 404-244-2639
Last EDR Contact: 08/05/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

DEL SHWS: Delisted Hazardous Site Inventory Listing
A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 80

Source: Department of Natural Resources
Telephone: 404-657-8636
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Annually

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/12/2021
Date Data Arrived at EDR: 09/13/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 15

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 82

Source: Department of Natural Resources
Telephone: 770-387-4900
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/02/2022
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/04/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/10/2021
Date Data Arrived at EDR: 08/17/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 66

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/19/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 85
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35
Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/03/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/06/2021
Next Scheduled EDR Contact: 11/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/27/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/12/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 62

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/05/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 91

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/26/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 70

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 05/12/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 07/30/2021
Number of Days to Update: 78

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 08/01/2014
Date Data Arrived at EDR: 08/05/2014
Date Made Active in Reports: 09/02/2014
Number of Days to Update: 28

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/26/2021
Number of Days to Update: 83

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/27/2021
Number of Days to Update: 77

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information listing for solid waste facilities.

Date of Government Version: 07/08/2019
Date Data Arrived at EDR: 07/09/2019
Date Made Active in Reports: 08/26/2019
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: 404-362-2537
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/07/2022
Data Release Frequency: Varies

NPDES: NPDES Wastewater Permit List
A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 07/29/2021
Date Made Active in Reports: 10/25/2021
Number of Days to Update: 88
Source: Department of Natural Resoruces
Telephone: 404-362-2680
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/10/2020
Number of Days to Update: 81
Source: Department of Natural Resources
Telephone: 404-656-4852
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Annually

UIC: Underground Injection Control
Underground injection control

Date of Government Version: 09/28/2021
Date Data Arrived at EDR: 10/01/2021
Date Made Active in Reports: 10/11/2021
Number of Days to Update: 10
Source: Department of Natural Resources
Telephone: 404-463-2382
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3
Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29
Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55
Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Environmental Protection Division in Georgia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Environmental Protection Division
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 03/24/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/28/2021
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/01/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Child Care Centers
Source: Department of Human Resources
Telephone: 404-651-5562

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Georgia GIS Clearinghouse
Telephone: 706-542-1581

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX F

qPublic.net™ Henry County, GA

Summary

Parcel ID	070-01005001
Location Address	
Millage Group	0001 (County/UnIncorp)
Property Usage	S F RESIDENTIAL (0100)
Total Acres	12.994
Landlot / District	2&3 / 7
Subdivision	
Lot/Block	
Plat Book	22
Plat Page	263

Exemptions:

Owners

CLARK FAMILY INVESTMENTS LP
10587 COUNTY LINE RD
MIDLAND, GA 31820

Valuation

		2021	2020	2019
+	Building Value	$0	$0	$0
+	OB/Misc	$0	$0	$0
+	Land Value	$15,100	$14,300	$13,000
=	Total Assessment	**$15,100**	**$14,300**	**$13,000**

Exemptions:

Assessment Notices 2021

2021 Assessment Notice (PDF)

Land Information

Land Use	Number of Units	Unit Type
TRANSITION (000190)	12.994	ACRES

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
7/5/2011	12178-201	$3,200	TAX SALE	GOVERNMENT	H-COMM PROPERTIES II LLC	CLARK FAMILY INVESTMENTS LP
6/30/2009	11408-157	$0	WARRANTY DEED	CORPORATE	HUDGINS COMMUNITIES INC	H-COMM PROPERTIES II LLC
1/11/1994	1807-303	$1,655,540			SOUTHFUND PARTNERS III	HUDGINS COMMUNITIES INC

Map

Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

Fee

Show All Owners

Show Parcel ID on Label

Use Address From:

Owner Property

Skip Labels

0

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

No data available for the following modules: Buildings, Miscellaneous Data, Sketches.

Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.

User Privacy Policy

GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 11/9/2021, 1:27:55 AM

Version 2.3.158

qPublic.net™ Henry County, GA

Summary

Parcel ID	088-02057000
Location Address	1100 BRANNAN RD
Millage Group	0001 (County/Unincorp)
Property Usage	2013 CONSERVATION (2013)
Total Acres	42.11
Landlot / District	3 / 7
Subdivision	
Lot/Block	
Plat Book	
Plat Page	

Exemptions: SV

Owners

PIERSON MELVIN W & ANNIE I
1100 BRANNAN RD
MCDONOUGH, GA 30253

Valuation

		2021	2020	2019
+	Building Value	$196,700	$171,100	$141,100
+	OB/Misc	$500	$500	$500
+	Land Value	$195,600	$178,000	$163,300
=	Total Assessment	**$392,800**	**$349,600**	**$304,900**

Exemptions: SV

Assessment Notices 2021

2021 Assessment Notice (PDF)

Land Information

Land Use	Number of Units	Unit Type
CONSMRKT13 (002013)	41.11	ACRES
LARGE AC IMP (000185)	1	ACRES

Buildings

Building #	1
ConstructionType	SGL FAM
Actual Year Built	1984
Effective Area	2,885
Heated Area	2,108
Bedrooms	3
Baths	2.5
Wall Height	0

Miscellaneous Data

Description	Length	Width	Units	Year Built
BAY - B	0	0	2	1984

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
3/3/2020	17032-218	$0	WARRANTY DEED	FAMLY/GIFT	PIERSON MELVIN W	PIERSON MELVIN W & ANNIE I
1/1/1973	60-272	$0	WARRANTY DEED			PIERSON MELVIN W

Map

Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100 Feet

Use Address From:

(•) Owner ( ) Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

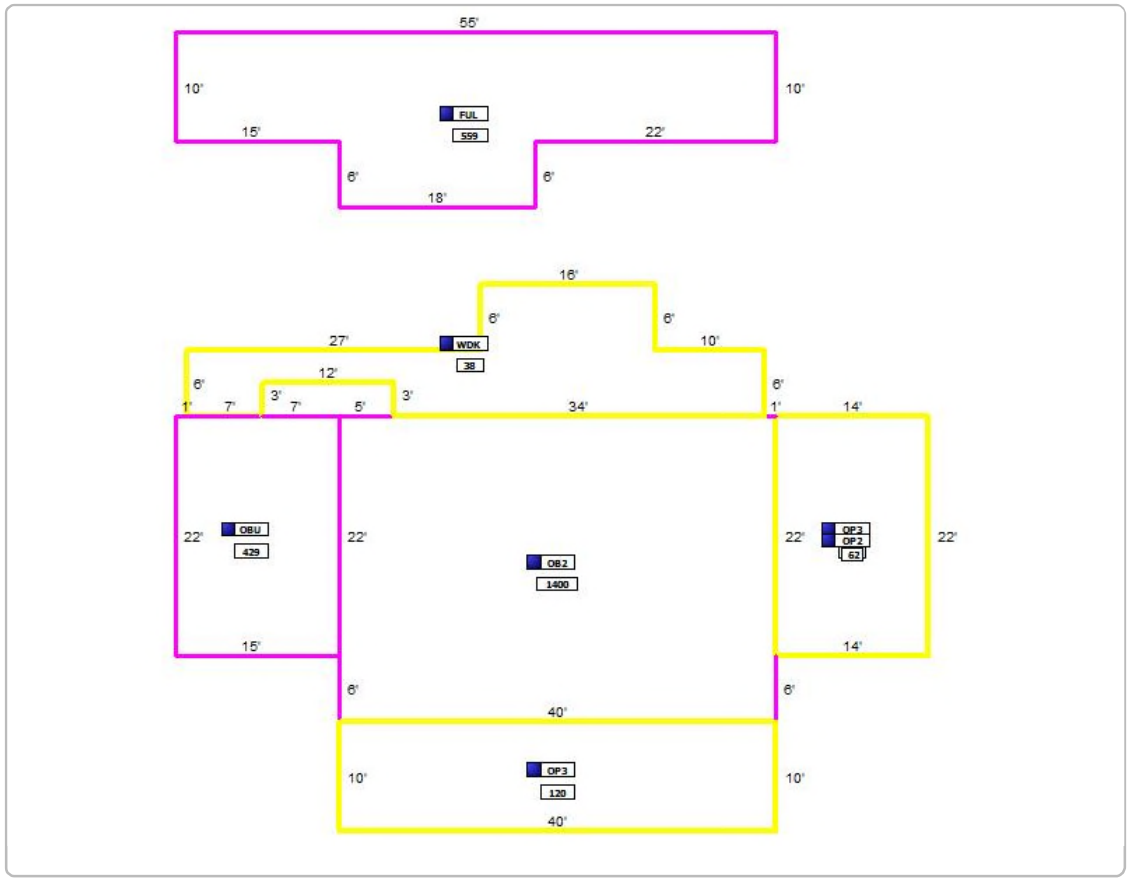
Download

[x] Show All Owners

[ ] Show Parcel ID on Label

Skip Labels 0

Sketches



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qPublic.net™ Henry County, GA

Summary

Parcel ID	088-02056000
Location Address	
Millage Group	0001 (County/UnIncorp)
Property Usage	2013 CONSERVATION (2013)
Total Acres	95.6
Landlot / District	3 / 7
Subdivision	
Lot/Block	
Plat Book	
Plat Page	

Exemptions: SV

Owners

PIERSON H B
941 BRANNAN RD
MCDONOUGH, GA 30253

Valuation

		2021	2020	2019
+	Building Value	$0	$0	$0
+	OB/Misc	$0	$0	$0
+	Land Value	$552,100	$500,300	$457,100
=	Total Assessment	**$552,100**	**$500,300**	**$457,100**

Exemptions: SV

Assessment Notices 2021

2021 Assessment Notice (PDF)

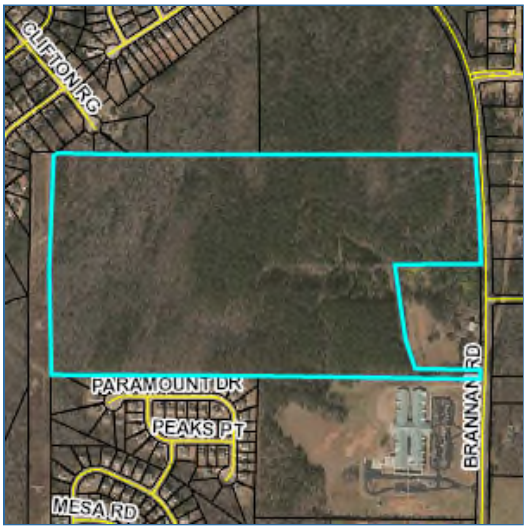
Land Information

Land Use	Number of Units	Unit Type
CONSMRKT13 (002013)	95.6	ACRES

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
10/1/1984	597-298	$0	WARRANTY DEED		BRANNAN J W EST	PIERSON H B

Map



qPublic.net™ Henry County, GA

Summary

Parcel ID	088-02055000
Location Address	941 BRANNAN RD
Millage Group	0001 (County/Unincorp)
Property Usage	2013 CONSERVATION (2013)
Total Acres	5
Landlot / District	3 / 7
Subdivision	
Lot/Block	
Plat Book	
Plat Page	

Exemptions: SV

Owners

PIERSON H A & M W & H B
941 BRANNAN RD
MCDONOUGH, GA 30253

Valuation

		2021	2020	2019
+	Building Value	$57,500	$51,300	$49,300
+	OB/Misc	$2,100	$2,100	$2,100
+	Land Value	$51,500	$48,500	$46,000
=	Total Assessment	**$111,100**	**$101,900**	**$97,400**

Exemptions: SV

Assessment Notices 2021

2021 Assessment Notice (PDF)

Land Information

Land Use	Number of Units	Unit Type
CONSMRKT13 (002013)	4	ACRES
SMALL AC IMP (000180)	1	ACRES

Buildings

Building #	1
ConstructionType	SGL FAM
Actual Year Built	1945
Effective Area	2,604
Heated Area	2,281
Bedrooms	3
Baths	1.5
Wall Height	0

Miscellaneous Data

Description	Length	Width	Units	Year Built
B-54	0	0	879	1950
B-41	25	16	400	1950
B-41	10	16	160	1996

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
6/29/1980	400-250	$0	WARRANTY DEED		PIERSON LENA MRS	PIERSON H B

Map

Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100 Feet

Use Address From:

(•) Owner ( ) Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

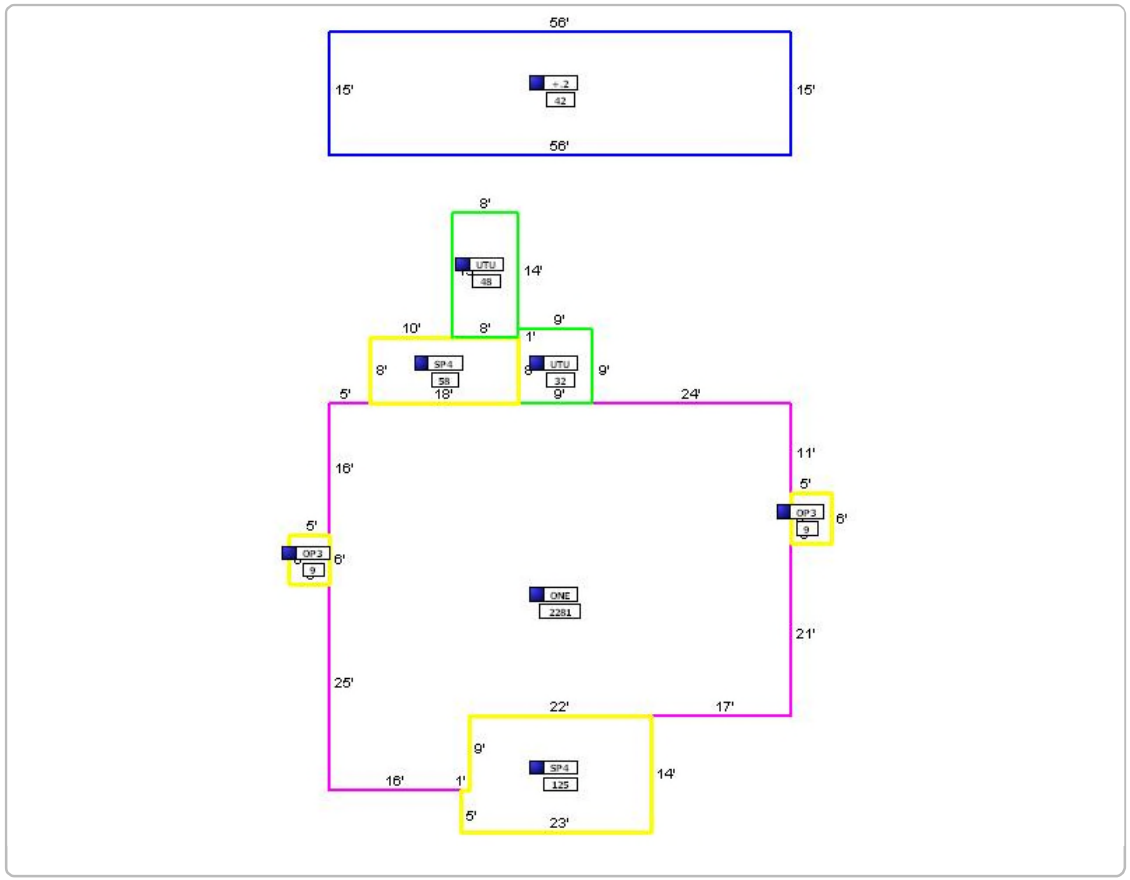
[x] Show All Owners

[ ] Show Parcel ID on Label

Skip Labels 0

Download

Sketches



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Version 2.3.156

APPENDIX G

FHG CONSULTANTS, LLC

PROPERTY OWNER/OWNER REPRESENTATIVE QUESTIONNAIRE

PROPERTY: _____

1. Your name, title, and company/entity you are affiliated with?

2. How are you affiliated with the subject property and for how long?

3. Who owns the subject property? If the property is owned by a company or corporation, please include the full name, including LLC, LP, Inc., etc.

4. When was the property acquired and how?
    a. From whom?
    b. Do you know the owner before them?
5. How is the property used/developed?
    a. What is the approximate acreage?
    b. Number of buildings and square footage, if any?
        i. If there are buildings, are there floor drains?
    c. What kind of exterior lighting is used?
    d. How are the buildings heated/cooled?
    e. Who are the current occupants of the property?

6. Are you aware of the previous uses for the property? If so, what?

7. What utilities are available to the property? What company/entity provides them?
    a. Electric
    b. Natural Gas
    c. Municipal Water or Well
    d. Municipal Sewer or Septic
    e. Solid Waste

8. To your knowledge, when was the property first developed?

FHG CONSULTANTS, LLC

PROPERTY OWNER/OWNER REPRESENTATIVE QUESTIONNAIRE

PROPERTY: _____

9. Are there any underground or aboveground storage tanks on the property, or have any been removed, abandoned, or taken out of service on the subject property?

10. Are there any emergency or backup generators on the property?

11. Have petroleum products or hazardous chemicals ever been:

    a. Stored on the property?
    b. Treated on the property?
    c. Disposed of on the property?

12. Are you aware of any administrative or legal proceedings, activity use limitations, or deed restrictions associated with the site due to soil and/or groundwater contamination?

13. Do you have any knowledge regarding petroleum or hazardous waste contamination associated with sites adjoining to or near the subject property? Specifically, is there a chance that contamination has impacted the property through disposal, leakage, or spillage of chemicals or petroleum products near the subject property?

14. Are you aware of any previous environmental assessments and/or site investigations that have been conducted on the property? If yes, what were the results of the investigation(s)?

15. To your knowledge, has the subject property ever been used for industrial purposes prior to its current use?

16. To your knowledge, has the property ever had electrical transformers, capacitors, or hydraulic equipment which may have released chemicals or oil to the environment?

17. Are you aware of any groundwater monitoring wells on or near the subject property?

FHG CONSULTANTS, LLC

PROPERTY OWNER/OWNER REPRESENTATIVE QUESTIONNAIRE

PROPERTY: _____

18. To your knowledge, has the subject property every had liquid/sludge containment areas, surface impoundments, collection ponds, or lagoons?

19. To your knowledge, have tire, automotive batteries, or any other wastes been burned or buried on or near the subject property?

20. To your knowledge, has the subject property ever had any previous structures that were torn down?

21. To your knowledge, have any underground holding tanks such as oil/water separators and/or septic tanks ever been used on the subject property?

22. To your knowledge, has any contaminated soil ever been discovered and/or remediated at the subject property?

23. To your knowledge, have there ever been fires and/or explosions at the subject property that may have caused a release of hazardous materials?

24. To your knowledge, have nearby residents complained to a government agency of any type of illness that was alleged to have been caused and/or related to activities at the subject property?

25. To your knowledge, are there, or have there been any environmental liens or environmental related land use restrictions associated with the subject property?

I certify that I have personally examined and am familiar with the information submitted in the questionnaire, and the information is true, accurate, and complete to the best of my knowledge.

_____ _____

Signature Date

User Questionnaire

According to the ASTM E1527-05 Standard:

> "In order to qualify for one of the Landowner *Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the '*Brownfields Amendments*'), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that '*all appropriate inquiry*' is not complete."

E 1527-05 also states that the user (RAD client) should perform a review of recorded land title records and judicial records for environmental liens or activity and use limitations for the site. Please forward the results of the land title record and judicial record review. If you would prefer, RAD can obtain this information from a third-party provider for an additional fee.

Please initial if you would like to contract RAD for this service. _____

(1) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

_ **YES** x **NO**

If yes, please explain:

(2) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

_ **YES** x **NO**

If yes, please explain:

(3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of the ESA, do you have any specialized knowledge or experience related to the property or nearby properties? (For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?)

_ **YES** x **NO**

If yes, please explain:

(4) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

_x_ **YES** ___ **NO**

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

___ **YES** ___ **NO** _x_ **NOT APPLICABLE**

If you conclude the difference in price is due to contamination, please explain:

(4) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

___ **YES** _x_ **NO**

If yes, please explain:

For example, as the user do you know:

a- The past uses of the property? ___ **YES** _x_ **NO**
   If yes, please explain:

b- Information regarding specific chemicals that are present or once were present at the property? ___ **YES** _x_ **NO**
   If yes, please explain:

c- Information regarding spills or other chemical releases that have taken place at the property? ___ **YES** _x_ **NO**
   If yes, please explain:

d- Information regarding any environmental cleanups that have taken place at the property?
   ___ **YES** _x_ **NO**
   If yes, please explain:

(6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

___ **YES** _x **NO**

If yes, please explain:

(5) ASTM E 1527-05 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and sate this in the report."

As the user of this ESA, what is the reason for conducting the Phase I ESA? (If this question is unanswered, RAD will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.)

Reason (if other than to qualify for an LLP to CERCLA liability):

(6) Please provide the name and contact information for the current property owner, site manager, and occupants:

1. H.B. Pierson
2. Melvin W. Pierson and Annie Irene Pierson

As the user of this report, I certify that, to be best of my knowledge, the information provided is as accurate and complete as possible:

Printed Name: Brad Edwards, P.E.

Signature:

Title: Director of Land Planning and Entitlements

Company: Pulte Home Company, LLC

Date Completed: 6/24/2021

APPENDIX H

Robin D. Bell, P.E.
Principal Engineer/ Environmental Professional

QUALIFICATIONS:

Robin Bell has more than twenty-five (25) years in upper level management with expertise in providing engineering and environmental consulting services. This background includes property condition assessments, commercial inspections, identification of hazardous waste, environmental site assessments, contaminated soil and groundwater analysis, and underground storage tank identification and removal.

EXPERIENCE:

Mr. Bell has conducted engineering and environmental due diligence site assessments on well over 600 residential, commercial, and industrial properties. These comprehensive audits range from multi-family housing, institutional properties, commercial retail, religious, and complex industrial sites. Mr. Bell has worked with all types of interested parties (attorneys, buyers, sellers, lessees, and lenders) assessing potential physical property and environmental liabilities associated with property transfers.

EDUCATION:

1992 Georgia Institute of Technology – Atlanta, Georgia
Bachelor of Civil Engineering

PAST/CURRENT REGISTRATIONS:

Professional Engineer –Alabama, Georgia, Florida, South Carolina, North Carolina, Virginia, West Virginia, Ohio, Kentucky, Tennessee, Maryland, and Illinois

ICC Commercial Building Inspector

REPRESENTATIVE PROJECTS

Southside Estates, Jacksonville, Florida – Conducted Phase I ESA during the due diligence for the sale of an approximate 55,000 s.f. retail shopping center sited on a 5.47-acre parcel of land.

Village at Mableton, Mableton, Georgia – Conducted Property Condition Assessment (PCA), Asbestos Survey, and Phase I ESA during the due diligence for the purchase of 239,013 s.f. K-Mart anchored retail shopping center sited on 23.9 acres.

Dexter Ridge, Cordova, Tennessee – Conducted Property Condition Assessment (PCA) and Phase I ESA during the due diligence for the purchase of a 43,351 s.f. retail shopping center.

Richmond Square, Greenville, South Carolina – Conducted Property Condition Assessment (PCA), Phase I ESA, and a Phase II Limited Site Investigation to assess the potential impact to soil and groundwater due to a historic drycleaning facility during the due diligence for the purchase of a 77,687 s.f. retail shopping center.

Princeton Landings, Liberty Township, Ohio – Conducted Property Condition Assessment (PCA), Phase I ESA, and a Phase II Limited Site Investigation to assess the potential impact to soil and groundwater due to a historic drycleaning facility during the due diligence for the purchase of a 24,007 s.f. retail shopping center.

Gas Lite Square, Charleston, South Carolina – Conducted Property Condition Assessment (PCA), Asbestos Survey, Phase I ESA, and a Phase II Limited Site Investigation to assess the potential impact to soil and groundwater due to a historic drycleaning facility during the due diligence for the purchase of an 82,500 s.f. retail shopping center.

Shoppes at Due West, Marietta, Georgia – Conducted Property Condition Assessment (PCA), Phase I ESA, and a Phase II Limited Site Investigation to assess the potential impact to soil and groundwater due to a historic drycleaning facility during the due diligence for the purchase of a 18,200 s.f. retail shopping center.

Brookwood Apartments, Roxboro, North Carolina– Conducted Property Condition Assessment (PCA) during the due diligence for the purchase of a 90 unit multi-family apartment development.

AutoZone Stores, Various States – Provided Geotechnical Subsurface Explorations, Phase I ESA, Phase II Limited Site Investigation, and Asbestos Survey services as part of the due diligence for the purchase of potential retail building sites in 9 states.

R.S. Webb & Associates

Cultural Resource Management Consultants
2800 Holly Springs Parkway, Suite 200 • P.O. Drawer 1319
Holly Springs, Georgia 30142
Phone: 770-345-0706 • Fax: 770-345-0707

July 15, 2021

Mr. Stephen F. Modica
Gaia Environmental Consulting
109 Birchwood Pass
Canton, Georgia 30114

Subject: Findings - Abandoned Cemetery Boundary Delineation
Brannan Road Development Tract
Henry County, Georgia
R.S. Webb & Associates No. 21-258-058

Dear Mr. Modica:

BACKGROUND

On May 23, 2021, Mr. Steve Webb [Senior Principal Archeologist, R.S. Webb & Associates (RSWA)] and Mr. Matthew Webb (Field Technician) initially estimated the boundaries of an abandoned cemetery (hereafter referred to as the Cemetery) located near the Brannan Road development tract in Henry County, Georgia (Figures 1 and 2). The cemetery boundaries were confirmed during a follow up Ground Penetrating Radar (GPR) survey supervised by Mr. Webb and conducted by Mr. Len Strozier of Omega Mapping on June 10, 2021.

The Cemetery is located approximately 1,386 feet west of the intersection of Brannan Road and Wylde Woode Drive (Figures 1 and 2). A cemetery delineation is necessary under State of Georgia Law when there is a proposed change in land use for the land adjacent to or surrounding a cemetery (Official Code of Georgia Sections 36-72-4 and 36-72-5).

METHODS

Probing and Surface Inspection: During the May 23 field investigations, the crew delineated the cemetery boundaries through a combination of systematic subsurface probing and surface inspection. Probing involves inserting a 4.0-foot metal rod into the ground at intervals of 1.0 to 3.0 feet searching for continuous areas of loose soil typical of human graves. Surface inspection includes a careful scan of the ground, looking for erect, overturned or partially buried head/foot stones, oblong grave depressions, ornamental vegetation, and grave plot/border stones. These techniques were employed as needed within a 20-foot zone beyond the outermost graves observed. Graves were marked with red (head) and yellow (foot) pin flags.

GPR Survey: Mr. Strozier conducted the GPR survey along parallel lanes spaced approximately 3.0 feet apart using a G.S.S.I. unit with 400 megahertz antenna. The GPR survey covered the possible grave locations detected through probing as well as areas within 30 feet of grave/possible grave locations. When anomalies were detected, Mr Strozier marked them with pin flags. Mr. Webb probed each anomaly in an attempt to determine origin (e.g., grave shaft, tree root, possible rodent burrow, etc.); in some cases where soils were too hard/compact to penetrate with the probe, Mr. Webb removed the topsoil from a 1.0 by 3.0-foot trench across the potential grave to examine the underlying subsoil for disturbance typical of a human grave shaft. One GPR anomaly identified as a possible grave was marked with red (head) and yellow (foot) pin flags.

Boundary Marking: Once the graves were marked, Mr. Webb marked the cemetery boundaries with white pin flags bearing "Cemetery Boundary." The cemetery boundary includes a limited buffer zone around the graves. A professional land surveyor then field-located the delineated cemetery boundaries and supplied RSWA with a copy of the survey, which has been incorporated into this report.

RESULTS

The Cemetery is located on a broad upland ridge end in south and east of the study tract (Figure 2). This burial ground mostly lies within a cleared, sparsely grassed area with a small stand of young pine trees; beyond the open ridge top lies a mature pine/hardwood forest (Photos 1 and 2). The surface of this burial property has been cleared, possibly root raked, and lightly graded smooth, as has the surrounding open ridge top area. On this basis, the Cemetery appears to be in a legal state of abandonment [Georgia Code 36-72-2(1)].

During the course of the boundary delineation, Mr. Webb, with the expertise of Mr. Strozier, detected two graves and one possible grave (Figure 3, Grave Nos. 1-3; Photos 3, 4 and 5). No grave stones, grave depressions or grave-related ornamental vegetation were observed. The only evidence of human mortuary activity was two lengths of east-west-oriented marble coping (approximately 3.75 feet long and 5.0 inches wide), located north and south of Grave No. 2 and north of Grave No. 3 (Photos 4 and 6). Based on RSWA's experience, such coping is very often used to mark the boundaries of grave plots. Detected graves are oriented due east-west, which is the traditional orientation for historic Christian burials with the decedent's head at the west end of the grave.

As marked in the field, the Cemetery has maximum dimensions of 61 feet north-south by 53 feet east-west, and covers an area of approximately 0.07 acre (Figure 3). The very small size of the subject Cemetery suggests that it may have served as a single-family burial ground.

CONCLUSIONS AND RECOMMENDATIONS

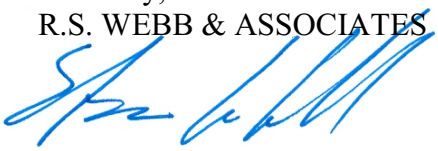
In RSWA's opinion, it is unlikely that human graves lie outside the cemetery boundaries depicted in Figure 3. However unlikely, it is always possible that small graves or graves in heavily disturbed areas may not be detected through probing, surface inspection or geophysical means. If you encounter what you think may be human remains, please contact RSWA for assistance.

Figure 3 illustrates the professionally surveyed boundaries of the Cemetery. These boundaries contain a limited buffer between the graves and the boundaries; however, this does not include any buffer zone beyond the cemetery boundaries that may be required by the local governing authority. It is recommended that high-visibility barrier fencing (e.g., tree save) be erected at the outside edge of whatever cemetery buffer zone is required by local government. It is also advised that this fencing remain in place until construction in the area is completed. Once construction is completed, it is recommended that the cemetery boundaries be permanently marked in some manner (e.g., fencing, shrubbery, etc.).

CLOSING COMMENTS

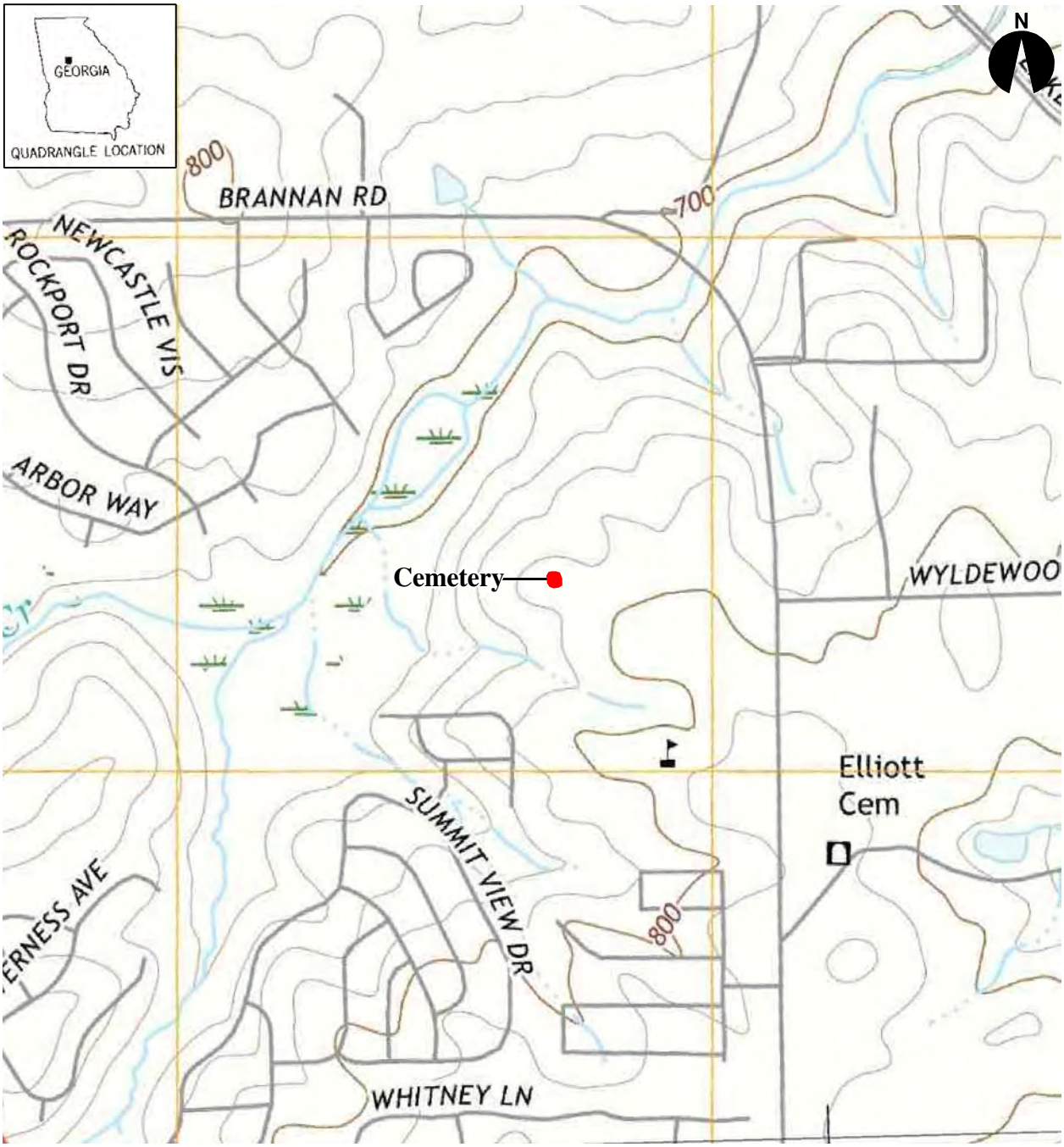
Mr. Modica, we appreciate the opportunity to work with you on this project. If you have questions or comments about our findings, or questions about how to protect the Cemetery, please contact me at 770-345-0706.

Sincerely,
R.S. WEBB & ASSOCIATES



Robert S. (Steve) Webb
President and Senior Principal Archeologist

Attachments: Figures 1-3; Photos 1-6



Map Reference: 7.5-Minute USGS Quadrangles
Stockbridge (2017) and
McDonough (2017), Georgia

Scale
0 305 meters
0 1000 feet

Figure 1 Location of Cemetery

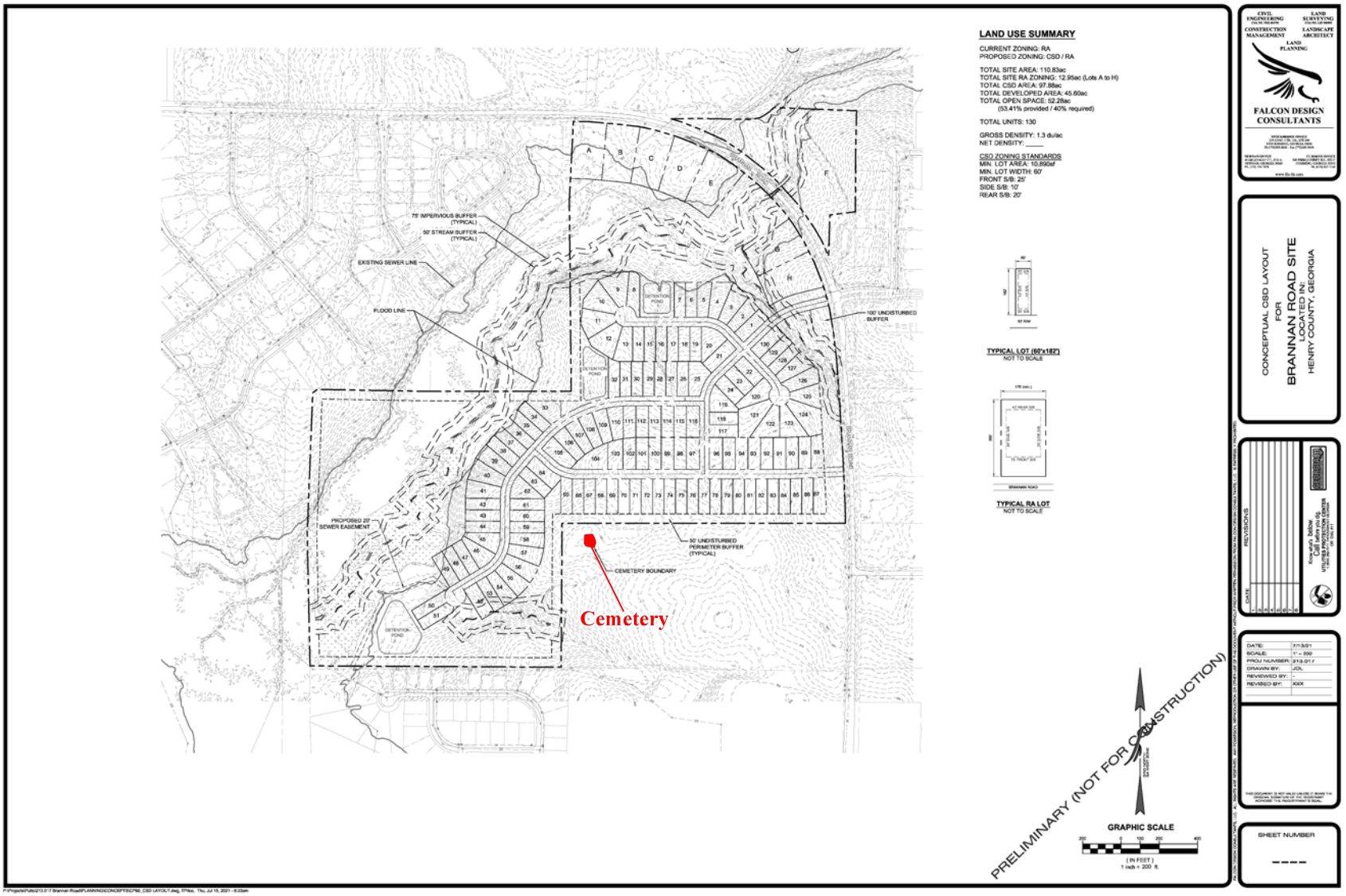
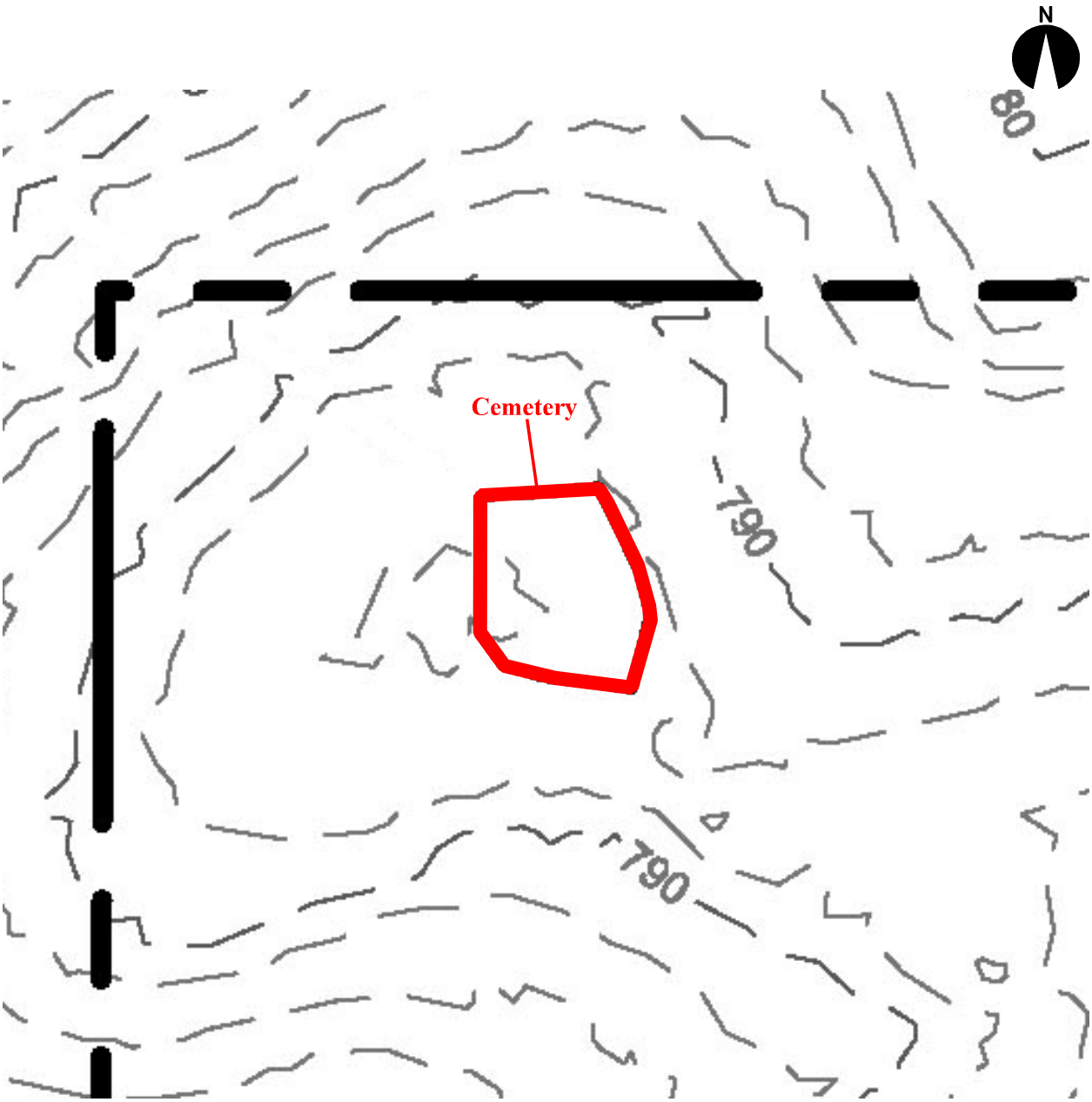


Figure 2 Conceptual Layout for Brennan Road Development in Relation to Cemetery



Map Reference: Falcon Design Consultants (2021)

Scale
0 17 meters
0 55 feet

Figure 3 Professional Survey of Cemetery

Photo 1 - Overview of Cemetery, Facing East-Southeast

Photo 2 - Overview of Cemetery, Facing West

Photo 3 - Grave No. 1, Facing South

Photo 4 - Grave No. 2, Facing West

Photo 5 - Grave No. 3, Facing East

Photo 6 - Marble Coping Between Grave Nos. 2 and 3, Plan View

City of Stockbridge Planning and Zoning Division,
Community Development Department
Rezoning Request Application

Name of Applicant Pulte Group Inc. c/o Battle Law P.C. Phone: 770-381-3450 Date: 05/11/2023

Address Applicant: 2475 Northwinds Parkway , Suite 600 Fax N/A Pager/Cell # N/A

City: Alpharetta State: GA Zip: 30009 E-mail: rick.martin@pulte.com

Name of Agent Battle Law P.C. Phone: 404-601-7616 Date: 05/11/2023

Address Agent: 3562 Habersham at Northlake Building I, Suite 100 Fax N/A Pager/Cell # N/A

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Request from RA & R3 (Current Zoning) to

SR (Requested Zoning)

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

For the Purpose of Building 161 single family detached homes. (Type of Development)

Address of Property: *Please See Attachment "A" (Street Address) Nearest intersection to the property: Fronting the southwest side of brannan road across from Wylde Woode Drive, Radcliffe Drive, and Springdale Road

Size of Tract: 134.31 acre(s), Land Lot Number(s): 3, District(s): 7

Gross Density: 1.2 units per acre Net Density: units per acre

Property Tax Parcel Number: - - - (Required) See Attachment A

Witness Signature

Printed Name of Witness Lakeisha Jackson

Notary

BATOYA CLEMENTS NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES May 4, 2024

Pulte Group, Inc.
By:
Signature of Applicant/s

Pulte Group, Inc.
Printed Name of Applicant/s

Signature of Agent

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:

Recommendation of Planning Commission:

City Council Decision:

Community Development Director's Signature: Date:

Attachment "A"

Survey Tract 1

Parcel ID: 070-01005001
Owner: Clark Family Investments LP
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: R3
Requested Zoning Classification: SR

Survey Tract 2

1100 Brannan Road
Parcel ID: (Portion of) 088-02057000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 3

Parcel ID: 088-02056000
Owner: Estate of H. B. Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 4

941 Brannan Road
Parcel ID: 088-02055000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 16th day of May, 2023

Sharon P. Wilson as Executor of Estate of H. B. Pierson

Owner's Name - Printed

Sharon P. Wilson as Executor of Estate of H. B. Pierson

Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of May, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES May 4, 2024

Notary Public

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

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 26 day of April, 2023

Melvin W. Pierson
Owner's Name - Printed

Melvin W. Pierson
Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of April, 2023.

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

T Hiett
Notary Public

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

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 26 day of April, 2023

Annie I. Pierson
Owner's Name - Printed

Annie Irene Pierson
Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of April, 2023.

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

Notary Public

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

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 1st day of May, 2023

Clark Family Investments, LP
Owner's Name - Printed

Clark Family Investments, LP
By: _____
Signature of Property Owner
Printed Name: Jeff C. Hammock
Title: General Partner

_____
Applicant's Attorney, if applicable - Printed

_____
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of May, 2023.

RACHEL GOLDEN NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA MY COMMISSION EXPIRES July 19, 2025

Rachel Golden
Notary Public

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

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 16th day of May, 2023

Pulte Group, Inc.
Applicant's Name - Printed

Pulte Group, Inc.
By: _____
Signature of Applicant/Property Owner/Agent

Michele L. Battle/Battle Law, P.C.
Applicant's Attorney, if applicable - Printed

_____
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of May, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES May 4, 2024

_____
Notary Public

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

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a comprehensive land use amendment and rezoning of the property.

Name:

Annie I. Pierson

Property Address: 914 Brannan Road, and 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Annie Irene Pierson Date: 4-26-23

Personally appeared before me

Anne Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

April 26, 2026

Date

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 13, 2026
HENRY COUNTY, GEORGIA

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a comprehensive land use plan and rezoning for the property.

Name:
Melvin Wade Pierson

Property Address: 914 Brannan Road & 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Melvin W. Pierson Date: 4/21/23

Personally appeared before me

Melvin Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

THIETT
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

Thiett
Notary Public

April 26, 2023
Date

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a comprehensive land use plan and rezoning for the property.

Name:
Sharon P. Wilson as Executor of the Estate of Hubert Beman Pierson a/k/a H. B. Pierson

Property Address: Tax Parcel 088-2056000

Telephone: (404) 406. 5273 Email: spwilson51@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Sharon P. Wilson as Executor of the Estate of Hubert Beman Pierson a/k/a H.B. Pierson Date: 04/27/2023

Personally appeared before me

Sharon P. Wilson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

4/27/2023
Date

TRACI C. CARVER NOTARY PUBLIC HENRY COUNTY, GEORGIA
(Affix Seal Here)

Exp: November 29, 2024

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property, and comprehensive land use plan and rezoning of the property.

Name:
Clark Family Investments, LP

Property Address: Tax Parcel 070-01005001

Telephone: (706) 570-8550 Email: grasshopperjeff@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: [signature] Date: 5/1/23

Personally appeared before me
Jeff C. Hammock

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Rachel Golden
Notary Public

5-01-2023
Date

RACHEL GOLDEN NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 19, 2025 Affix Seal Here

Print

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Rezoning from
RA & R3 in Henry County to SR in the City of Stockbridge

of

PULTE GROUP
c/o Battle Law, P.C.

for

+/-134.31 Acres of Land
Being Brannan Road, 941, and 1100 Brannan Road
City of Stockbridge, Georgia and
Parcel Nos. 088-02056000, 088-02055000,070-01005001 and a portion of 088-02057000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Pulte Group (the "Applicant") is seeking to develop on +/- 134.31 acres of land being Tax Parcel Nos. 088-02056000, 088-02055000, 070-01005001 and a portion of 088-02057000 having frontage on Brannan Road (the "Subject Property") with 161 single family detached homes at a gross density of 1.2 units per acre. The Applicant is seeking to annex the Subject Property into the City of Stockbridge, and rezone it from RA and R3 in Henry County to SR in the City of Stockbridge. An annexation application and comprehensive plan amendment application have been filed simultaneously with this application.

II. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

In order to preserve the rights of the Applicant and/or owners of the Subject Property to appeal any decision of the City of Stockbridge City Council, the following notice is hereby given to the City of Stockbridge:

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional

and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or Rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or Rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

Henry County Water Authority
Engineering Division

December 3, 2021

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential Subdivision**
Property Information:	**Brannan Road (Parcel ID's 088-02057000, 088-02056000, 088-02055000 & 070-1005001)**
	LL 3; District 7; 131.4+/- acres
Proposed Zoning:	**OSD/R-4**
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. A fire flow test calculated in the area revealed the following data:

Static:	90	psi
Residual:	60	psi
Flow	1190	gpm
Calculated Flow @ 20 psi:	1880	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. ***However, an offsite sanitary sewer line extension is required at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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 Conceptual Plan dated 11/2/2021 and conceptual sewer routing prepared by Falcon Design, Consultants.

Date:
2021.12.03
15:05:27
-05'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

HENRY COUNTY SCHOOLS

District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601

Unified Governance

Henry County Board of Education

Annette Edwards
Board Chair
District 2

Sophe Pope
Board Vice-Chair
District 4

Dr. Pam Nutt
District 1

Holly Cobb
District 3

Makenzie McDaniel
District 5

Mary Elizabeth Davis, PhD
Superintendent

To: Britney Butler

Date: May 17, 2023

Re: Henry County School Board Information

Property Address and Nearest Intersection: Brannan Rd and Springdale Rd

Projected Number of Dwelling Units: 198

Estimated Period of Construction: 3 Years

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Hickory Flat Elementary	0	198 Units x .57 Children per unit	students ÷25 per class	If Modular $25,000 per Classroom If Permanent $300,000 per Classroom
Union Grove Middle	4			
Union Grove High	6	113 students	5 Classrooms	

Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us

PulteGroup

BRANNON ROAD COMMUNITY- STOCKBRIDGE GEORGIA

The following ASP(Average Sales Price) list reflects the ten product types for this community. With at least two different elevations for buyers to chose from we will be offering 20 different home styles. Each house style has different finishes and elevations selected by the buyers in order to deviate from the potential monotony otherwise. On average PULTE communities close-out 5-20% higher in price than the community opening pricing.

Plan Name	Sq Ft	Base Sale Price	Option/Lot Prem	Total Sale Price
Pennington	3295 SF	$ 572,990	$ 50,000	$ 622,990
Vanderbilt	3205 SF	$ 580,990	$ 80,000	$ 660,990
Riverton	3140 SF	$ 576,990	$ 80,000	$ 656,990
Mitchell	3020 SF	$ 532,990	$ 80,000	$ 612,990
Woodward	2967 SF	$ 550,990	$ 80,000	$ 630,990
Wingate	2854 SF	$ 548,990	$ 80,000	$ 628,990
Hampton	2606 SF	$ 523,990	$ 50,000	$ 573,990
Hartwell	2376 SF	$ 512,990	$ 50,000	$ 562,990
Amberwood	2321 SF	$ 509,990	$ 80,000	$ 589,990
Aspire	2260 SF	$ 501,990	$ 50,000	$ 551,990

Brannon Road
Pennington Exterior Options

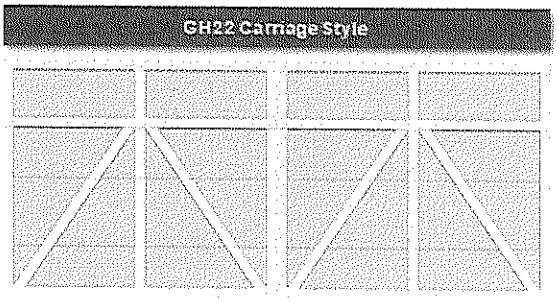
(Min. 3295 Sq.ft)

Home Exterior 21

Home Exterior 22

Home Exterior 23

Home Exterior 24



Standard Garage Door Style

Brannon Road
Mitchell Exterior Options

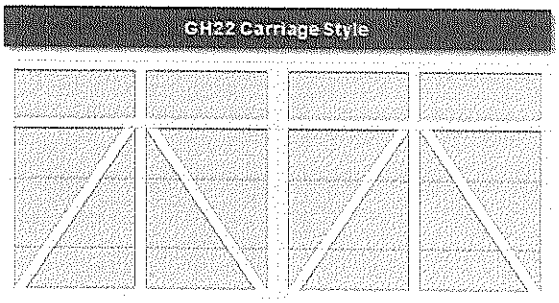
(Min. 3020 -3067 Sq.ft per Elevation)

Home Exterior 21

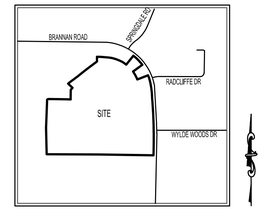
Home Exterior 22

Home Exterior 23

Home Exterior LC2G



Standard Garage Door Style



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

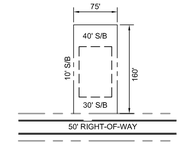
TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

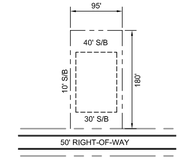
SR ZONING STANDARDS

MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK



MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

CONCEPT PLAN (SR ZONONG)
FOR
BRANNAN ROAD
LOCATED IN:
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
1. 11/29/22	REVISED TO STOCKBRIDGE SR ZONING
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
(800) 282-7411 (TTY/TDD USERS CALL 811 OR DIAL 811)

DATE:	11/29/22
SCALE:	1" = 200'
PROJ NUMBER:	129.014
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

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P:\Projects\Pulte\213.017 Brannan Road\PLANNING\CONCEPTS\CP180_SR-STOCKBRIDGE.dwg, nferris, Tue, Jul 25, 2023 - 5:41pm

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
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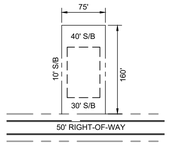

MINIMUM LOT (12,000sf)
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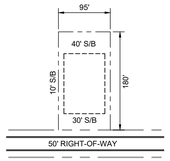


MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

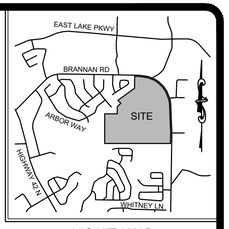
Brannan Road

Stockbridge, Ga

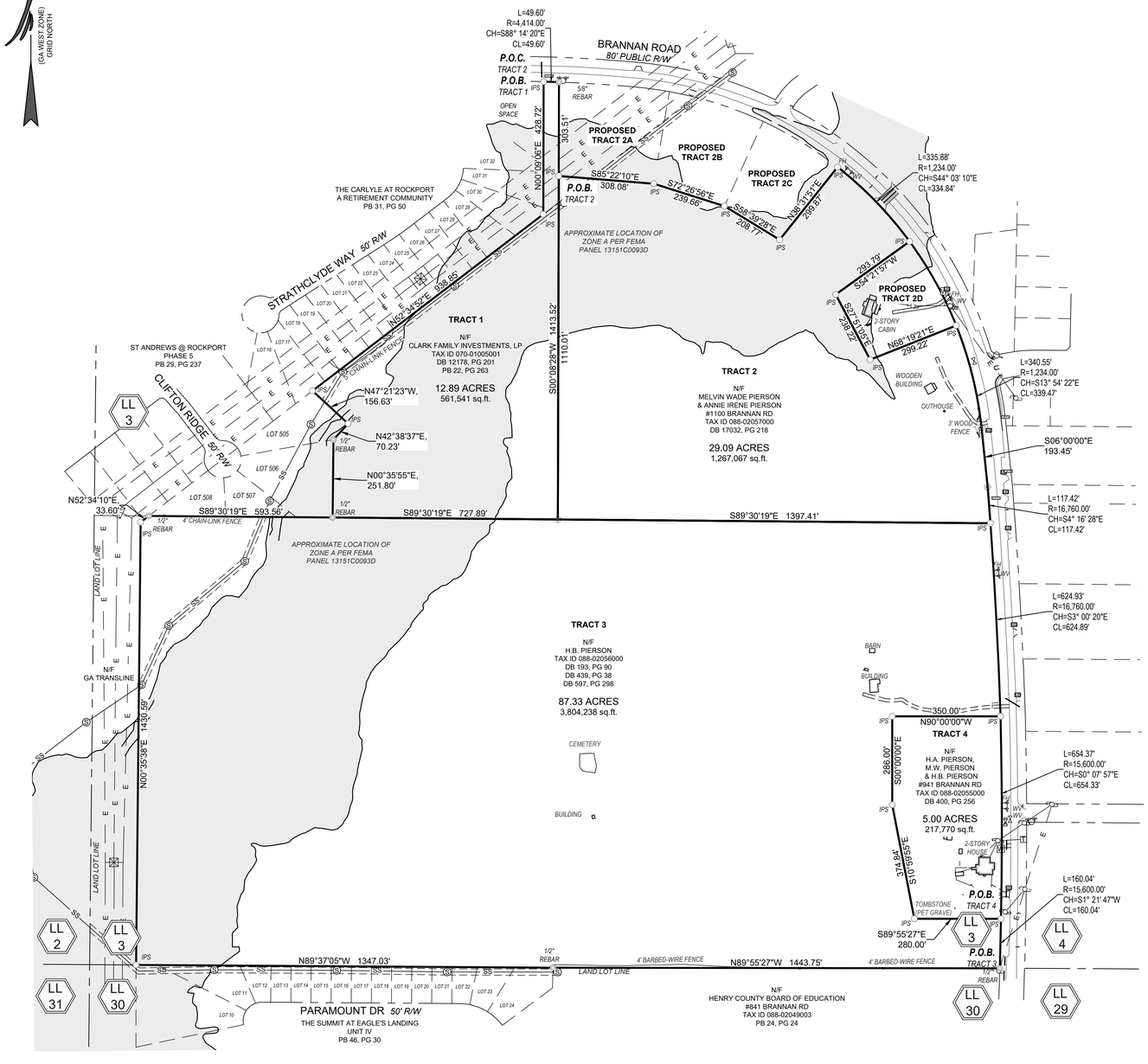
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℞	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PEA 001781
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

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STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
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40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 716-0900

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 987-7200

www.fdc-llc.com

PURCHASE AREA EXHIBIT
PULTE HOME COMPANY, LLC
BRANNAN ROAD

LAND LOT 3, 7TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND IS NOT TRANSFERABLE OR TO EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

DATE:	01-03-2022
SCALE:	1" = 200'
FILE NUMBER:	213.017
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN

01/03/22

COA# LSF 000995

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SHEET NUMBER

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TRACT 1 *- Parcel #07001005001 (Clark Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), SAID POINT BEING THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 49.60 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 4,414.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET) TO A 5/8 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 1,413.52 FEET TO A POINT;
THENCE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 727.89 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST, 251.80 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 42 DEGREES 38 MINUTES 37 SECONDS EAST, 70.23 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST, 156.63 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 52 SECONDS EAST, 938.85 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 09 MINUTES 06 SECONDS EAST, 428.72 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***12.89 ACRES (561,541 SQUARE FEET)***.

TRACT 2 *– Part of Parcel #08802057000 (Melvin and Annie Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), AT THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD, SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET TO A 5/8 INCH REBAR;
THENCE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 303.51 FEET TO A 1/2 INCH REBAR AND CAP SET AT THE ***POINT OF BEGINNING***.
THENCE, SOUTH 85 DEGREES 22 MINUTES 10 SECONDS EAST, 308.08 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 72 DEGREES 26 MINUTES 56 SECONDS EAST, 239.66 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 58 DEGREES 39 MINUTES 28 SECONDS EAST, 208.77 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 38 DEGREES 31 MINUTES 51 SECONDS EAST, 299.87 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 335.88 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 44 DEGREES 03 MINUTES 10 SECONDS EAST, 334.84 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 54 DEGREES 21 MINUTES 57 SECONDS WEST, 293.79 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 27 DEGREES 51 MINUTES 05 SECONDS EAST, 238.22 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 68 DEGREES 19 MINUTES 21 SECONDS EAST, 299.22 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 340.55 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 13 DEGREES 54 MINUTES 22 SECONDS EAST, 339.47 FEET) TO A POINT;
THENCE, SOUTH 06 DEGREES 00 MINUTES 00 SECONDS EAST, 193.45 FEET TO A POINT;

THENCE, 117.42 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 04 DEGREES 16 MINUTES 28 SECONDS EAST, 117.42 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 1,397.41 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, 1110.01 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***29.09 ACRES (1,267,067 SQUARE FEET)***.

TRACT 3 - *Parcel #08802056000 (H.B. Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) AND THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, WITH SAID LAND LOT LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 1,443.75 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, 1,347.03 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 35 MINUTES 38 SECONDS EAST, 1,430.59 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 10 SECONDS EAST, 33.60 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 593.56 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 727.89 FEET TO A POINT;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 1,397.41 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 624.93 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 03 DEGREES 00 MINUTES 20 SECONDS EAST, 624.89 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 10 DEGREES 59 MINUTES 55 SECONDS EAST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 160.04 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 01 DEGREES 21 MINUTES 47 SECONDS WEST, 160.04 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***87.33 ACRES (3,804,238 SQUARE FEET)***.

TRACT 4 - *Parcel #08802055000 (Pierson Brothers Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) LOCATED NORTH 01 DEGREES 21 MINUTES 47 SECONDS EAST, 160.04 FEET FROM THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 10 DEGREES 59 MINUTES 55 SECONDS WEST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 654.37 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, 654.33 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***5.00 ACRES (217,770 SQUARE FEET)***.

Presentation For RZ-2023-07: REZONING

For a Proposed Subdivision Along the South & Southwestern Sides of Brannan Road

Presented To:

Planning Commission – December 21, 2023

City Council – January 08, 2024

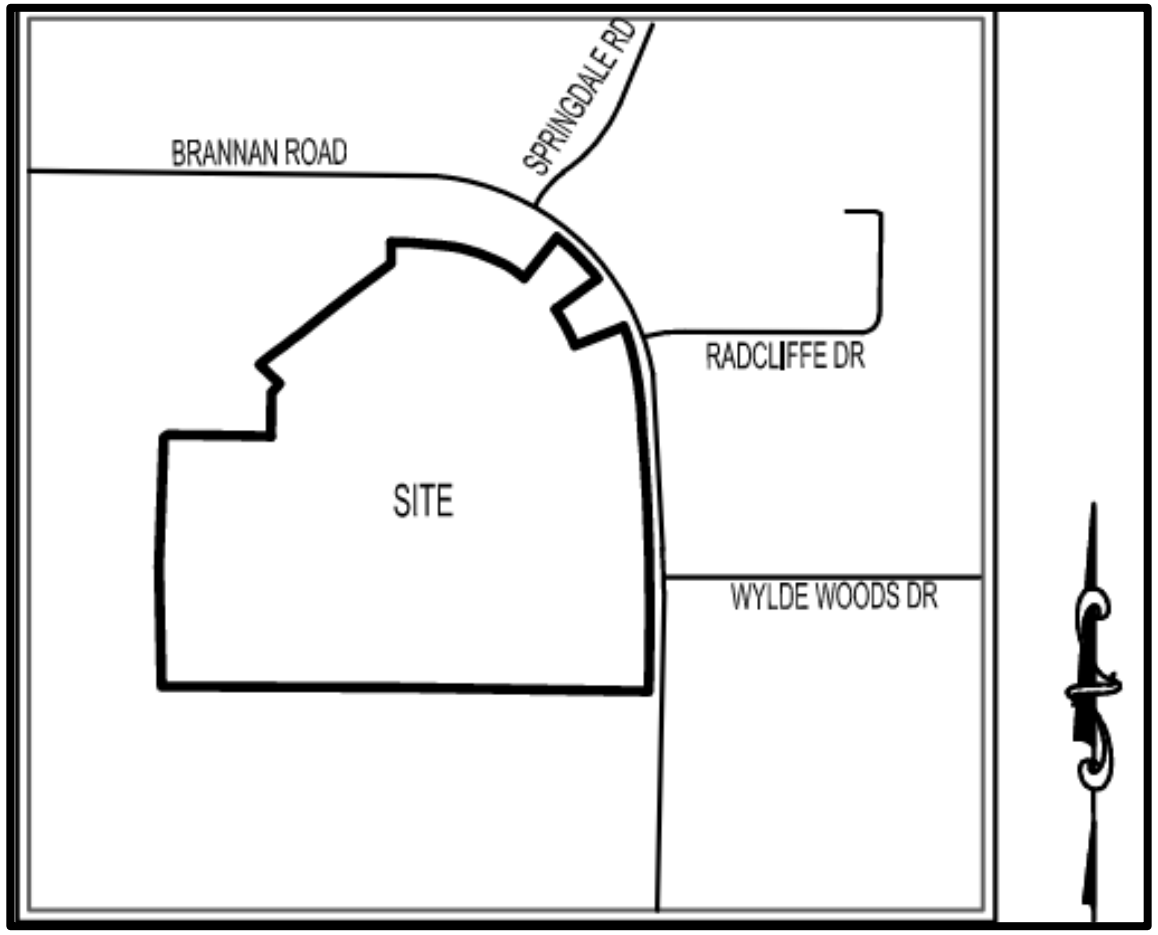
Presented By:

City of Stockbridge Community Development Department,

Planning and Zoning Division

Linda Logan, Senior Planner

VICINITY MAP



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a Rezoning application (Case #RZ-2023-07) by Pulte Group, Inc. (represented by Battle Law, P.C.) for property along the south and southwestern sides of Brannan Road to allow for the development of a single-family detached subdivision with 161 units, at a density of 1.2 units per acre.

APPLICANT'S REQUEST – Assign the zoning district of 'SR' (Suburban Residential) upon its annexation into the Stockbridge City Limits.

COMPANION APPLICATIONS -- The applicant also simultaneously submitted three other applications to the City of Stockbridge for the subject property, as are listed below.

1. **Annexation Application (Case #AX-2023-05) –** The applicant requests that the subject property be annexed into the Stockbridge City Limits. It would be assigned to Council District 5.
2. **Comprehensive Plan Amendment Application (Case #CP-2023-06) –** The applicant requests that the future land use designation of 'Low-Density Residential' be assigned to the subject property upon its annexation into the Stockbridge City Limits.
3. **Variance Application (Case #VR-2023-03)** The applicant requests that a variance be granted to allow the reduction in the front yard setbacks from the required 50 feet to 35 feet.

SUBJECT PROPERTY

Component Parcels--The subject property consists of four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31 +/- total acres in unincorporated Henry County. An aerial photograph of each parcel is also being provided in the following pages.

- **941 Brannan Road (Parcel #088-02055000)—**Contains 5.0 +/- acres.
- **1100 Brannan Road (Parcel #088-02057000)—**To include the southwestern tract only, which contains 29.09 +/-acres.
- **Parcel #088-02056000—**Contains 87.33 +/- acres.
- **Parcel #070-01005001—**Contains 12.89 +/- acres.

Needed Subdivision and Recombination Application -- The applicant will need to submit an application for both a subdivision (lot split) and a recombination, to accomplish two purposes, as are listed below.

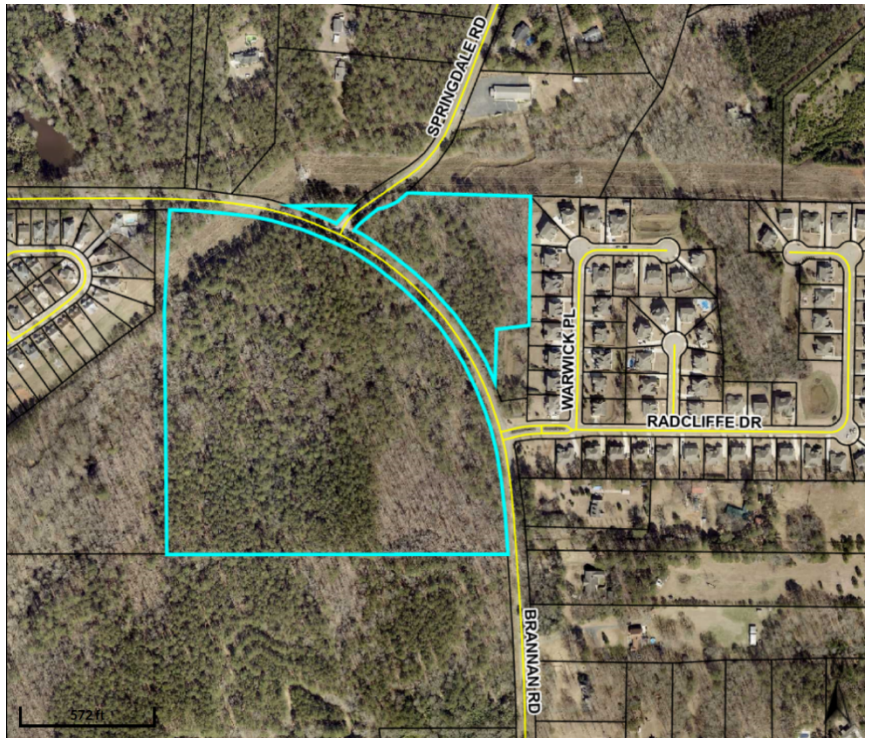
1. **Subdivision (Lot Split) --** Parcel #088-02057000 at 1100 Brannan Road needs to be split so that the southwestern tract is separated from the northeastern tract (which are now physically separated by Brannan Road), with each tract becoming a separate parcel.

2. **Recombination --** The new southwestern parcel then needs to be combined with the other three parcels to form a new parcel with an officially-recorded plat.

AERIAL PHOTOGRAPHS – FIRST TWO

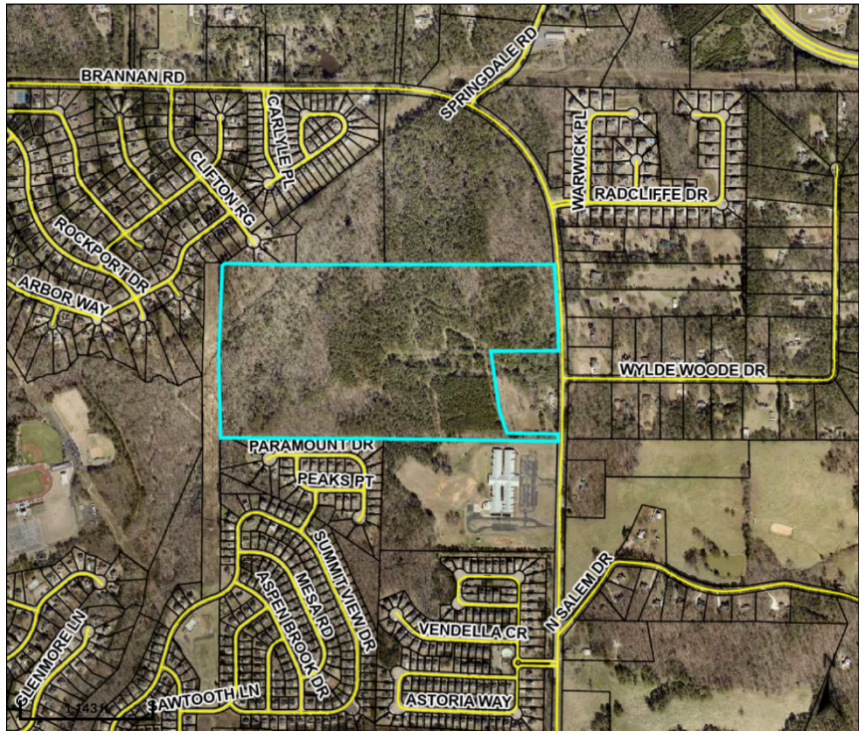
Parcel #070-01005001 with 12.89 acres

1100 Brannan Road--Parcel #088-02057000 (southwestern tract only) with 29.09 acres – This parcel needs to be subdivided (a lot split)

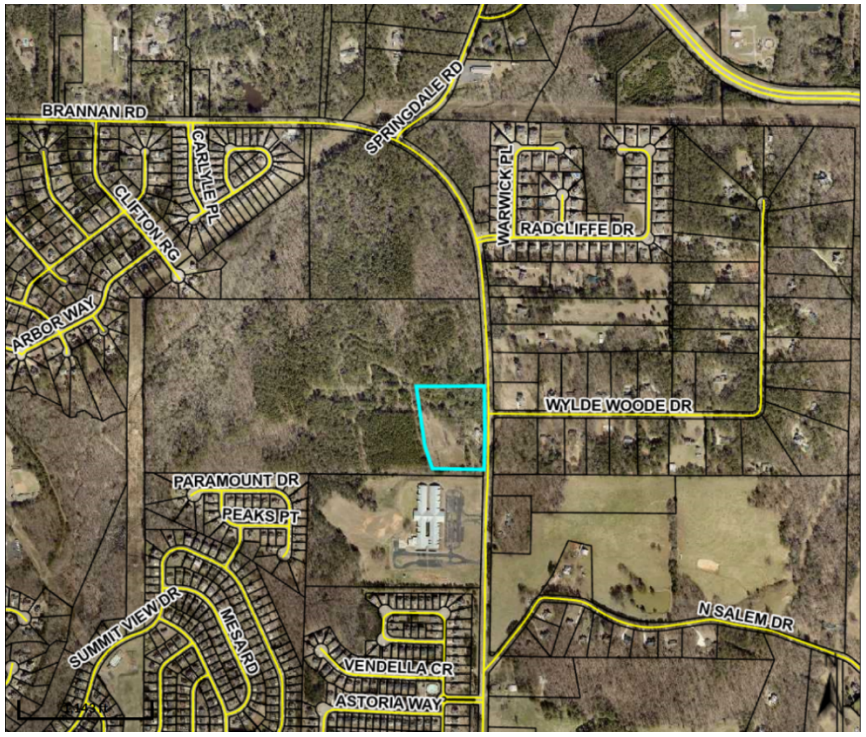


AERIAL PHOTOGRAPHS – SECOND TWO

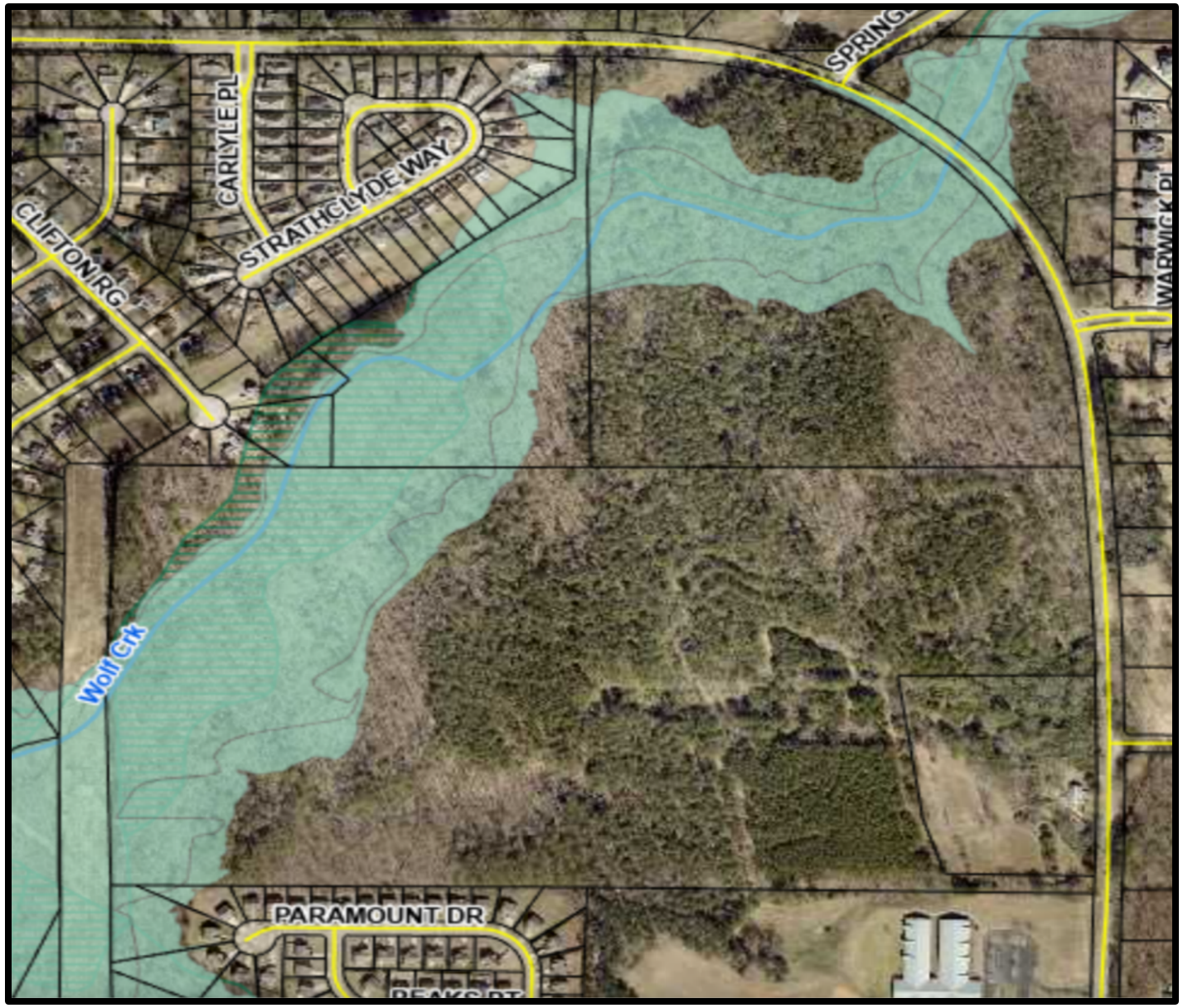
Parcel #088-02056000 with 87.33 acres



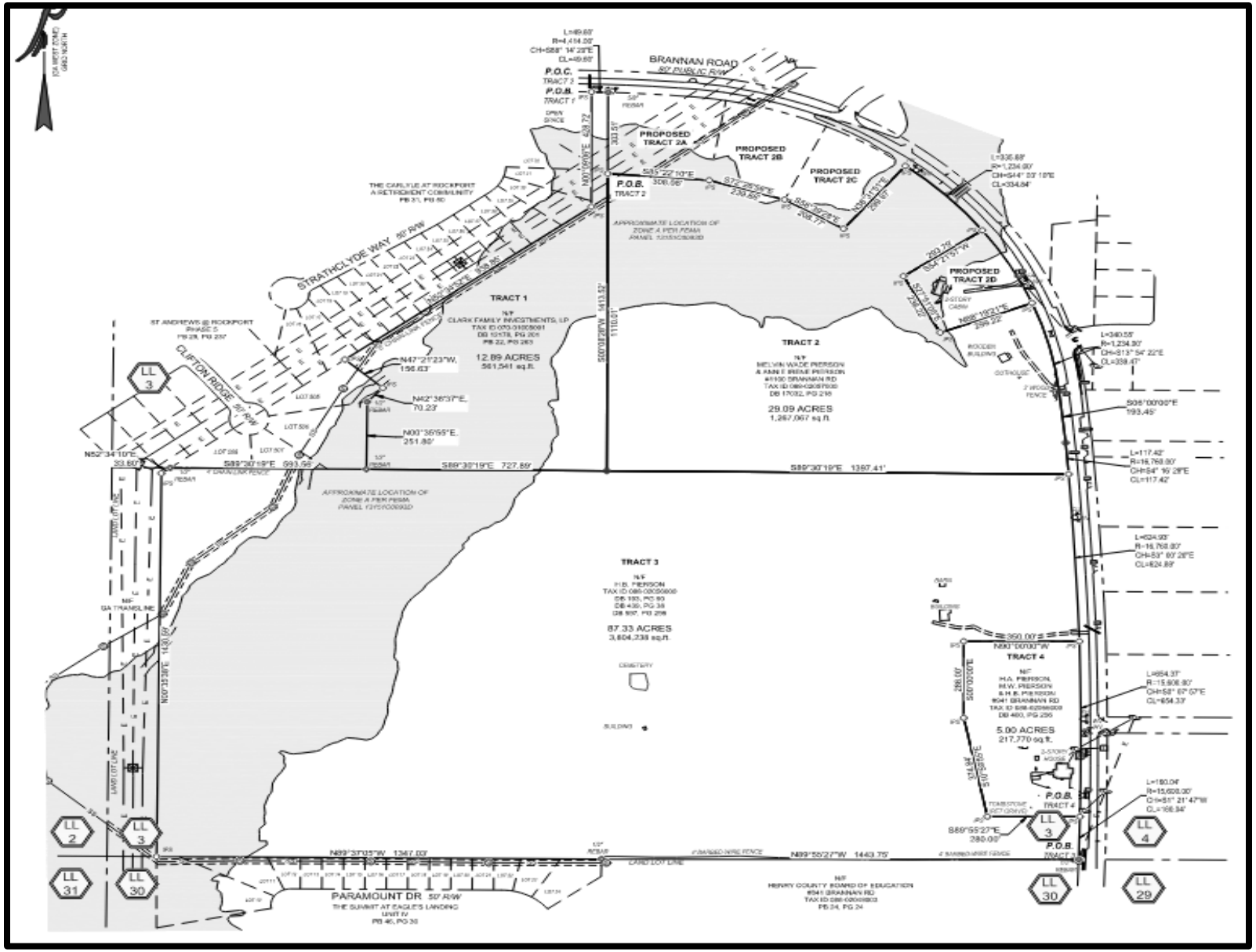
941 Brannan Road —
Parcel #088-02055000 with 5.0 acres



FLOODPLAIN MAP, INCLUDING WOLFE CREEK



BOUNDARY SURVEY



CASE FACTS – Slide #1

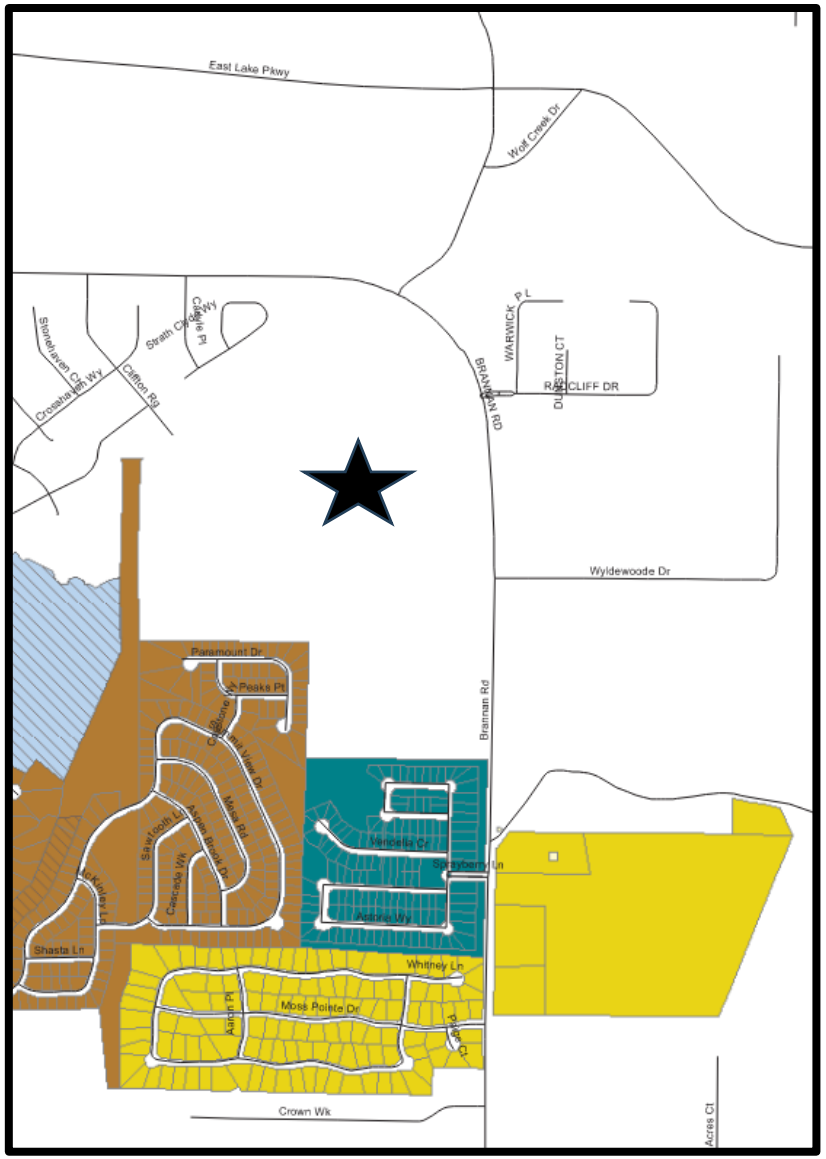
Proposed Development:	**Single-family detached subdivision with 161 units.**
Applicant:	**Pulte Group, Inc. (c/o Battle Law, P.C.)**
Site Address:	**941 & 1100 Brannan Road, plus two other parcels.**
Parcel ID and Acreage:	• **941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.** • **1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.** • **Parcel #088-02056000—Contains 87.33 +/- acres.** • **Parcel #070-01005001—Contains 12.89 +/- acres.**
District and Land Lot:	**Land Lots 2 & 3 of District 7.**
Owner:	• **941 Brannan Road (Parcel #088-02055000) – Pierson, Melvin Wade & Annie Irene.** • **1100 Brannan Road (Parcel #088-02057000) – Pierson, Melvin W. & Annie I.** • **Parcel #070-01005001 -- Clark Family Investments, LP** • **Parcel #088-02056000 – Pierson, H.B.**
Property Location:	**Along the southern and southwestern curve of Brannan Road.**
Surrounding Uses:	**~ North—Scattered single-family dwellings.** **~ South—The Summit at Eagles Landing Subdivision and Hickory Flat Elementary School.** **~ East—Providence Harbour Subdivision, scattered single-family dwellings, and vacant land.** **~ West—Carlyle at Rockport Subdivision.**

CASE FACTS – Slide #2

Existing Zoning:	• Parcel #070-01005001—R-3 (Single-Family Residential) in unincorporated Henry County. • The Other Three Parcels—RA (Residential-Agricultural) in unincorporated Henry County.
Proposed Zoning:	SR (Suburban Residential) within the City.
Surrounding Zoning:	~ North—RA (Residential-Agricultural) in unincorporated Henry County. ~ South—PUD (Planned Unit Development) in the City and RA (Residential-Agricultural) in unincorporated Henry County. ~ Southwest – MFR (Multiple Family Residential) in the City. ~ East— R-2 (Single-Family Residential) and RA (Residential-Agricultural) in unincorporated Henry County. ~ West—R-3 (Single-Family Residential) and RM (Residential-Multifamily) in unincorporated Henry County.
Existing Future Land Use Designation:	'Medium-Density Suburban' in unincorporated Henry County.
Proposed Future Land Use Designation:	Low-Density Residential within the City.
Property Conditions	• 941 Brannan Road (Parcel #088-02055000) – Has a single-family detached dwelling. • The Other Three Parcels—Are vacant, partially wooded, and feature the presence of Wolfe Creek plus a significant amount of floodplain areas. A small cemetery is also present.

SURROUNDING CITY ZONING

(Subject property is shown with a star.)

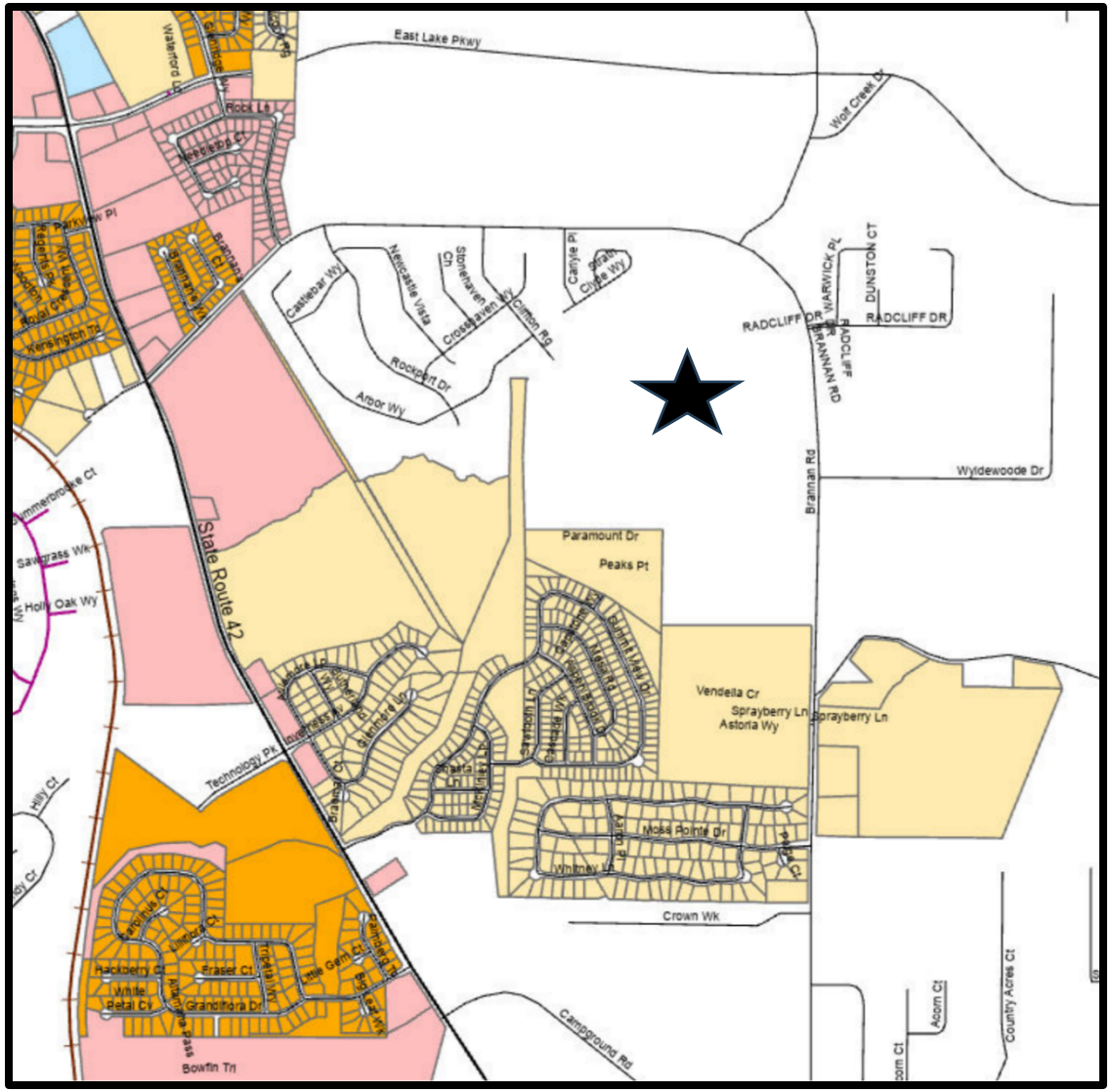


KEY:

Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Light Blue—Office-Institutional
Teal—PUD (Planned Unit Development)
White—Unincorporated Henry County

SURROUNDING CITY LAND USE DESIGNATIONS

(The subject property is shown with a star.)



KEY:

Beige—Low-Density Residential
Orange—High-Density Residential
Pink—Low-Density Mixed-Use
White—Outside of the Stockbridge City Limits

PROPOSED DEVELOPMENT—Slide #1

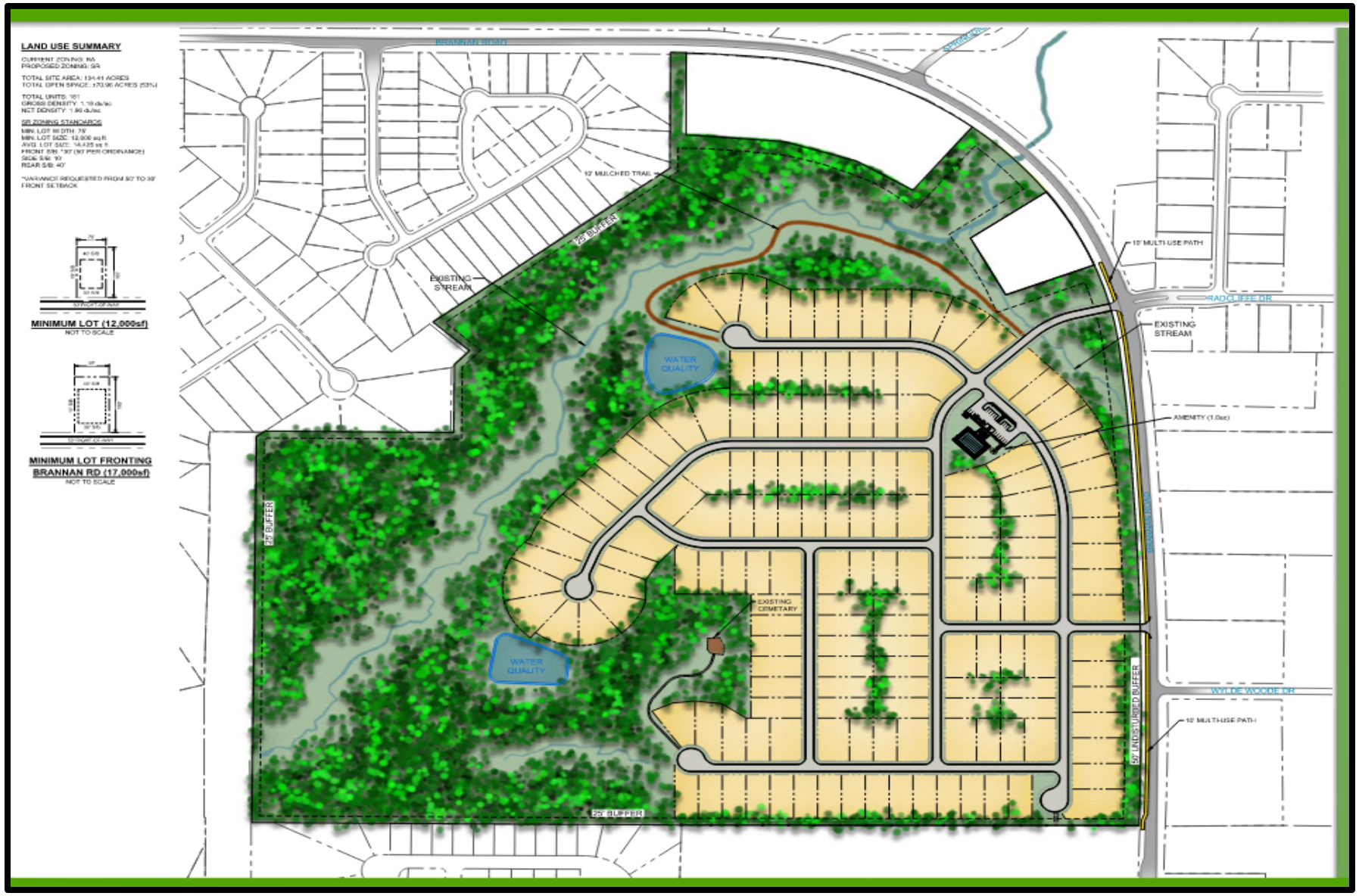
A. Project Type and Size:

1. **Total Units --** 161 single-family detached residential dwellings.
2. **Gross Density --** 1.19 units per acre and a net density of 1.96 units per acre.
3. **Total Acreage --** 134.91 +/- acres, with the proposed development to comprise 63.95 +/- acres (53 percent) and the remaining 70.96 +/- acres remain as open space.
4. **Lot Sizes --** Larger lots fronting on Brannan Road would have 17,000 square feet, and the remaining lots would have 12,000 square feet (which meets the minimum lot size requirement in the SR district).
5. **Variance Request --** The applicant has requested a variance via **Variance Case #VR-2023-03** to allow the reduction in the front yard setbacks from the required 50 feet to 30 feet.

B. Site Plan Design:

1. **Site Plan Title -- "Conceptual Plan, SR Zoning; Brannan Road",** which was prepared by Falcon Design Consultants, dated 01/29/22, and representing Sheet #1.0.
2. **Site Access –** There would be two accesses off Brannan Road. The northern access would align with Radcliffe Drive to the east, and the southern access would be located a few blocks north of Wylde Woode Drive.
3. **Amenities --** An "amenity area" would be located near the northern access, and an 8-foot-wide multi-use trail would surround the property, made with mulch. No other amenities are shown on the site plan.

CONCEPTUAL SITE PLAN



PROPOSED DEVELOPMENT—Slide #2

C. Parking:

1. Parking Requirements -- For 161 total single-family detached units, 6 parking spaces are required for an adult swimming pool, and 15 parking spaces are required for every 15 units beyond 60 units. This means that 13 total parking spaces would be required, including 6 pool spaces plus 7 guest spaces.
2. Parking Provision -- A total of 22 parking spaces would be provided at the clubhouse, which would exceed the parking requirement.

D. Environmental Considerations:

1. Wetlands Areas -- The western side of the site features Wolfe Creek and a large flood hazard area.
2. Detention Ponds – Two would be provided.
3. Buffering -- A 50-foot-wide buffer would be located along the northern and eastern property lines, and 25-foot-wide buffer would be located along the western and southern boundary lines. The latter would meet the requirement for buffering adjacent to other residential areas.

E. Residential Units:

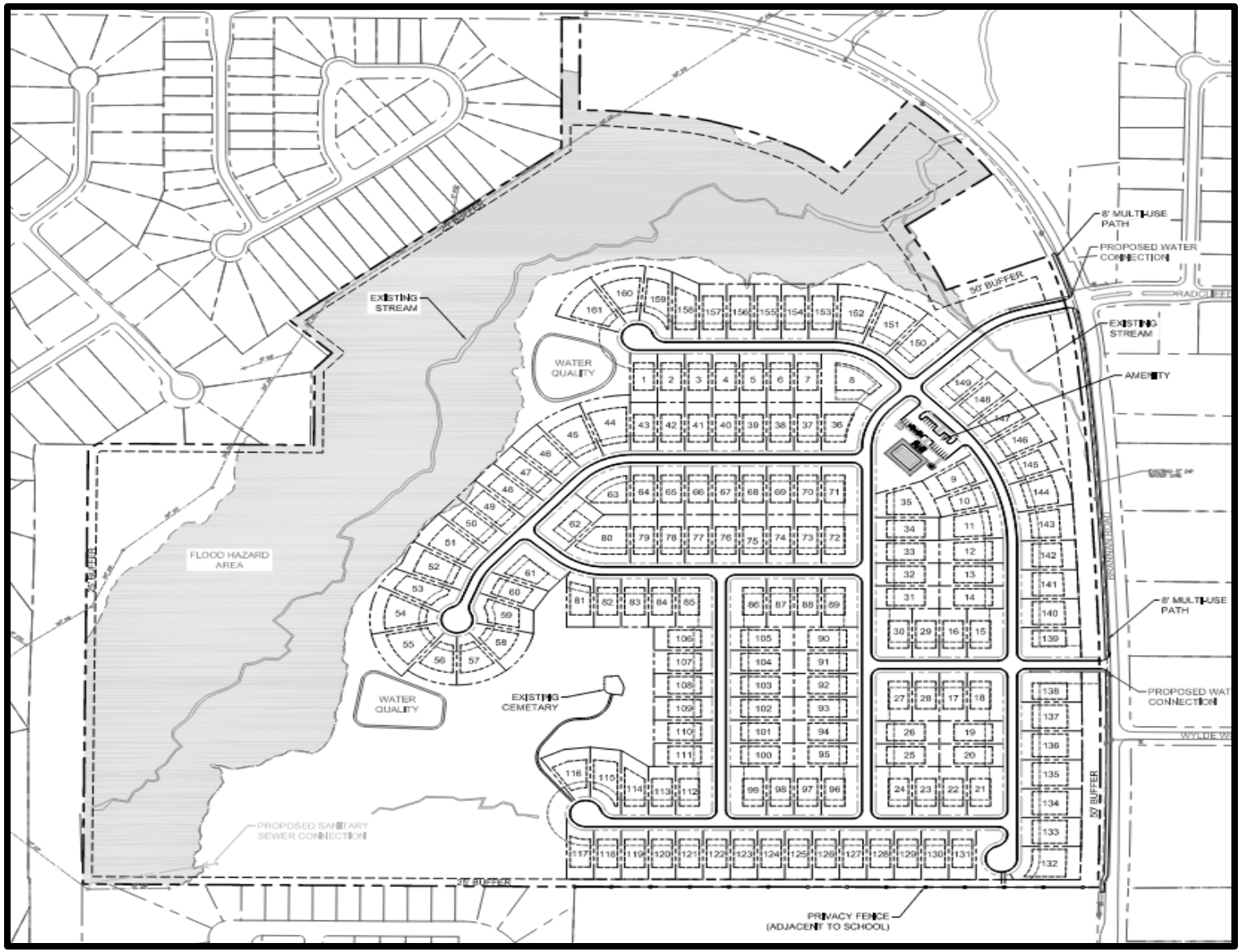
1. Home Sizes – Minimum of 3,020 square feet, with two or three stories and two-car garages.
2. Facades -- They would be either all-brick or at least have brick on the first floor.
3. Floor Plans -- Ten different residential floor plans would be offered, at prices ranging from $551,990 to $656,990.

PROPOSED DEVELOPMENT – Slide #3

F. Traffic Impact Study:

1. **Title – "Traffic Impact Study for Brannan Road Residential"**, which was prepared for Pulte Group by NV5 Engineers and Consultants, Inc. of Roswell, Georgia on November 18, 2021 (two years ago).
2. **Basis --** The study was based on the developer building 190 single-family detached homes, but now, the applicant proposes to build only 161 homes. Thus, the traffic impacts from the proposed development are likely to be somewhat less than what the Study found.
3. **Projected Trip Generation –** Includes a total of 1,822 new daily trips, 124 trips during the AM peak hour (with 35 entering trips and 99 exiting trips), and 182 trips during the PM peak hour (with 114 entering trips and 68 exiting trips).
4. **Locations of Study Intersections –** Included Brannan Road at Springdale Road, at North Salem Drive, at Wylde Woode Drive, and at the two proposed site driveways).
5. **Overall Traffic Operations --** These were found to be satisfactory under existing conditions, and the addition of project traffic was expected to have minimal impacts on the Levels of Service and traffic delays at the study intersections. The proposed site driveways were also expected to have minimal impacts on traffic operations within the project vicinity.
6. **Traffic Recommendations –** Include the installations of right-turn lanes (deceleration lanes) at the two proposed site driveways along Brannan Road. No other improvements at the study intersections were believed to be needed to reduce the traffic impacts of the proposed development on Brannan Road.

DETAILED SITE PLAN, ENLARGED



LAND USE SUMMARY FROM SITE PLAN

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

SR ZONING STANDARDS

MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK

ANALYSIS OF REQUEST – Slide #1

NINE (9) REQUIRED CRITERIA WERE ANALYZED:

1. **Consistency with the Comprehensive Plan:**
   a. **Comprehensive Plan Amendment --** The applicant has applied for a Comprehensive Plan amendment to assign the Low-Density Residential future land use designation to the subject property upon its annexation into the City.
   b. **Zoning Compatibility --** The requested zoning of SR (Suburban Residential) would be compatible with the Low-Density Residential future land use designation, thereby being consist with the land use goals of the City's 2024-2028 Comprehensive Plan.
2. **Ability to Carry Out the Purpose of the Zoning Code --** The applicant's requested zoning of 'SR' (Suburban Residential) would be compatible with other SR districts in the vicinity, and it would represent a less-intense zoning than the adjacent MFR (Multiple Family Residential) and PUD (Planned Unit Development) districts to the west and south of the subject property.
3. **Potential Positive Effects on the Area –** The rezoning of the subject property to SR would enable the property to develop with a single-family detached subdivision, which would be compatible with the adjacent subdivisions to the southeast, east, and west.
4. **Physical Suitability of the Site:**
   a. Although the subject property contains a significant amount of wetlands and floodplain areas, the site plan shows that the proposed subdivision would not encroach into those areas.
   b. A small cemetery is present in the south-central part of the site, which should be adequately preserved, have unobstructed access to it, and have sufficient buffering.

ANALYSIS OF REQUEST – Slide #2

5. **Impacts on Adjacent Property Owners:**
   a. Single-family detached subdivisions already exist to the south, east, and west.
   b. The proposed subdivision would be therefore be compatible with them.
   c. The proposed subdivision would be a lower-intensity use than the MFR and PUD developments to the south.
   d. No adverse impacts on adjacent property owners are anticipated.

6. **Impacts on Water and Sewer Infrastructure:**
   a. The applicant's letter from the Henry County Water Authority is two years old, from 12/03/21. It stated that water service, sewage treatment, and sewer capacity were all available at that time to serve the proposed development, but that the developer would need to provide an offsite sanitary sewer line extension at the developer's expense, which might also necessitate the acquisition of easements at the developer's expense.
   b. The applicant should obtain a new, updated letter to ascertain the current situation regarding the availability of water and sewer service for the proposed development.

ANALYSIS OF REQUEST – Slide #3

7. Impacts on Schools:
   a. The subject property is served by three public schools — Hickory Flat Elementary School, Union Grove Middle School, and Union Grove High School.
   b. A letter from the Henry County Board of Education (05/23/23) states that the proposed development would generate 113 new students, which would require 5 new classrooms.
   c. However, the letter was based on the development having 198 residential units, which is more rather than the current proposal of 161 units. Thus, perhaps only 4 new classrooms would be needed. A standard new classroom which cost $300,000, and a modular classroom would cost only $25,000.
8. Impacts on Traffic and Transportation:
   a. The applicant's traffic impact study state that the traffic impacts from the proposed development on the surrounding area are projected to be minimal, although it did recommend the installation of deceleration lanes at both project driveways.
   b. However, since the study was prepared two years ago, it would be desirable to have an updated study prepared to reflect current traffic conditions within the vicinity.
9. Relation to Other Considerations – The inclusion of all four parcels within the proposed subdivision would enable a central entity to maintain and preserve the exiting creek and floodplain areas.

ANALYSIS OF REQUEST – Slide #4

10. The ability of the Subject Property to be Developed as it is Presently Zoned:

a. Although Wolfe Creek and its adjacent floodplain areas cover a significant portion of the subject property, all but one of the parcels (Parcel #S070-01005001 with 12.89 acres) could each be developed with one single-family dwelling under the property's current RA (Rural-Agriculture) zoning. But maintaining the same zoning would leave Parcel #S070-01005001 isolated.

b. In addition, it is not reasonable to expect that the other two parcels (including the southwestern tract of Parcel #088-02057000 at 1100 Brannan Road with 29.09+/- acres, plus Parcel #088-02056000 with 87.33 +/-acres), due to their substantial size, would each only contain one dwelling. This would not be a good economic use for them. Therefore, the proposed development would make better use of all four parcels and is more reasonable.

STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property by assigning the zoning district of 'SR' (Suburban Residential) via RZ-2023-07 is reasonable and that it should be approved, with a few conditions.

STAFF RECOMMENDATIONS—SLIDE #1

Having reached a positive conclusion in its analysis of RZ-2023-07, the Planning and Zoning Staff recommends the APPROVAL WITH CONDITIONS for this case. Further, the applicant's requested rezoning for the assignment of the SR (Suburban Residential) zoning district to the subject property on Brannan Road should be made with the following conditions:

1. **Site Plan – The proposed subdivision shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Conceptual Plan, SR Zoning; Brannan Road", which was prepared by Falcon Design Consultants, dated 01/29/22, and representing Sheet #1.0."**

2. **Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-04, to reduce the required minimum front yard setback from 50 feet to 35 feet, is approved before, or simultaneously with, the approval of RZ-2023-07.**

3. **Cemetery—The developer shall preserve the existing small cemetery on the property, including the provision of unobstructed access to it, the provision of protective buffering around it, and the regular maintenance of the cemetery grounds.**

RECOMMENDATIONS—SLIDE #2

4. **Water and Sewer Service –** The rezoning shall not be approved unless the applicant obtains an updated letter from the Henry County Water Authority which states that adequate water and sanitary sewer are available or could be made available to serve the subdivision, and that the developer complies with all requirements in a timely manner.

5. **Traffic Management –** As was recommended by the findings of the applicant's traffic impact study, the developer shall install right-turn lanes (deceleration lanes) at both site driveways along Brannan Road.

6. **Environmental Impact Study –** The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Chief Planner

DATE: December 21, 2023

SUBJECT: **Staff Report for Rezoning Case #RZ-2023-07 for Property at Brannan Road and Radcliffe Drive [Council District 5]**

I. PURPOSE

Consider a Rezoning application (#RZ-2023-07) by Pulte Group, Inc., c/o Battle Law, P.C. to assign the zoning district of 'SR' (Suburban Residential) to certain property along the western and southwestern sides of Brannan Road to allow for the construction of a single-family detached residential development (subdivision). The applicant proposes to build 161 units at a density of 1.2 units per acre.

The subject property consists of four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31 +/- total acres in unincorporated Henry County. An aerial photograph of each parcel is also being provided in the following pages.

- 941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.
- 1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.
- Parcel #088-02056000—Contains 87.33 +/- acres.
- Parcel #070-01005001—Contains 12.89 +/- acres.

The applicant also simultaneously submitted three other applications to the City of Stockbridge, as are listed below.

- An Annexation Application (Case #AX-2023-05) – The applicant requests that the subject property be annexed into the Stockbridge City Limits from unincorporated Henry County. It would be located within Stockbridge Council District 5.

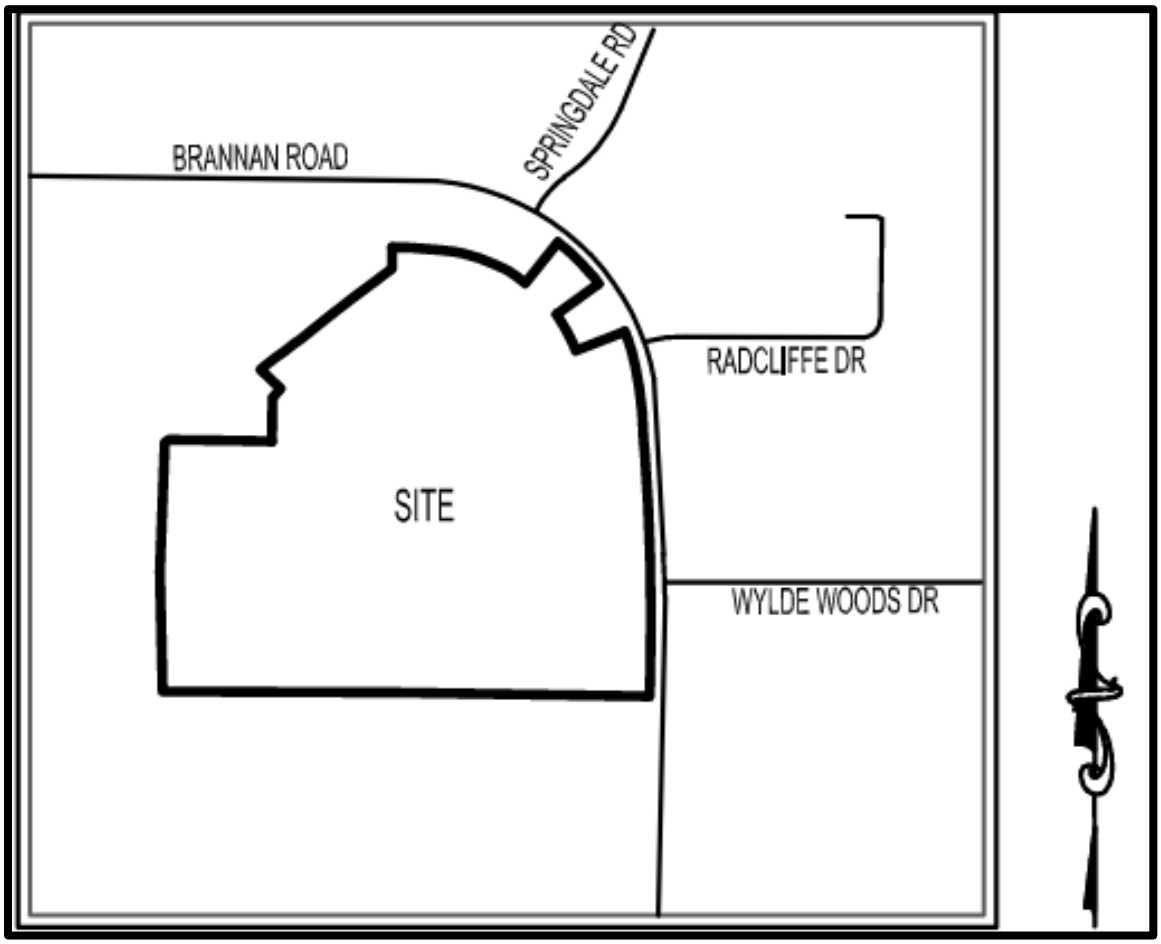
- A Comprehensive Plan Amendment Application (Case #CP-2023-06) —The applicant requests that the future land use designation of Low-Density Residential be assigned to the subject property upon its successful annexation into the City.
- A Variance Application (Case #VR-2023-03)—The applicant requests a variance to allow the reduction in the front yard setbacks from the required 50 feet to 35 feet.

Besides these three applications, the applicant will also need to submit an application for both a subdivision (lot split) and a recombination, to accomplish two purposes, as are listed below.

1. Parcel #088-02057000 at 1100 Brannan Road needs to be split so that the southwestern tract is separated from the northeastern tract (which are now physically separated by Brannan Road), with each tract becoming a separate parcel.

2. The new southwestern parcel then needs to be combined with the other three parcels to form a new parcel with an officially-recorded plat.

VICINITY MAP



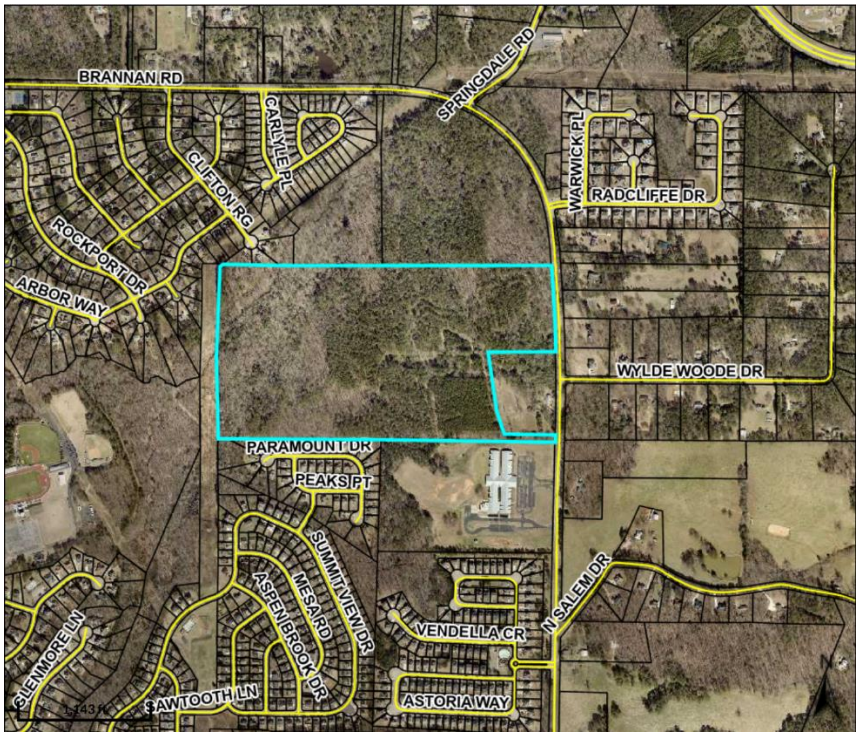
AERIAL PHOTOGRAPHS – FIRST TWO OF FOUR

Parcel #070-01005001 with 12.89 acres

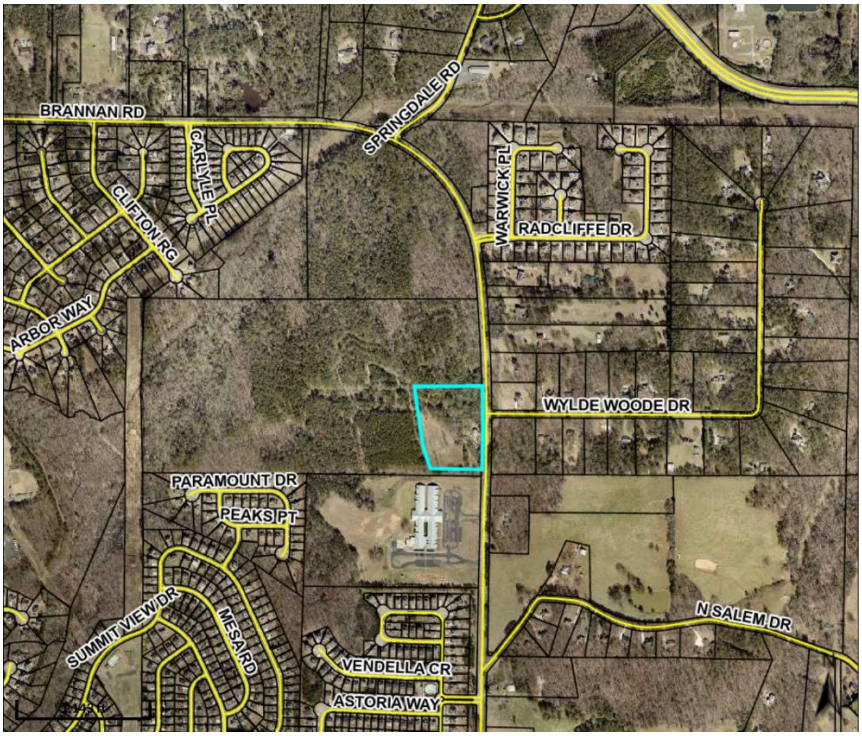
1100 Brannan Road--Parcel #088-02057000 (southwestern tract only) with 29.09 acres

AERIAL PHOTOGRAPHS – LAST TWO OF FOUR

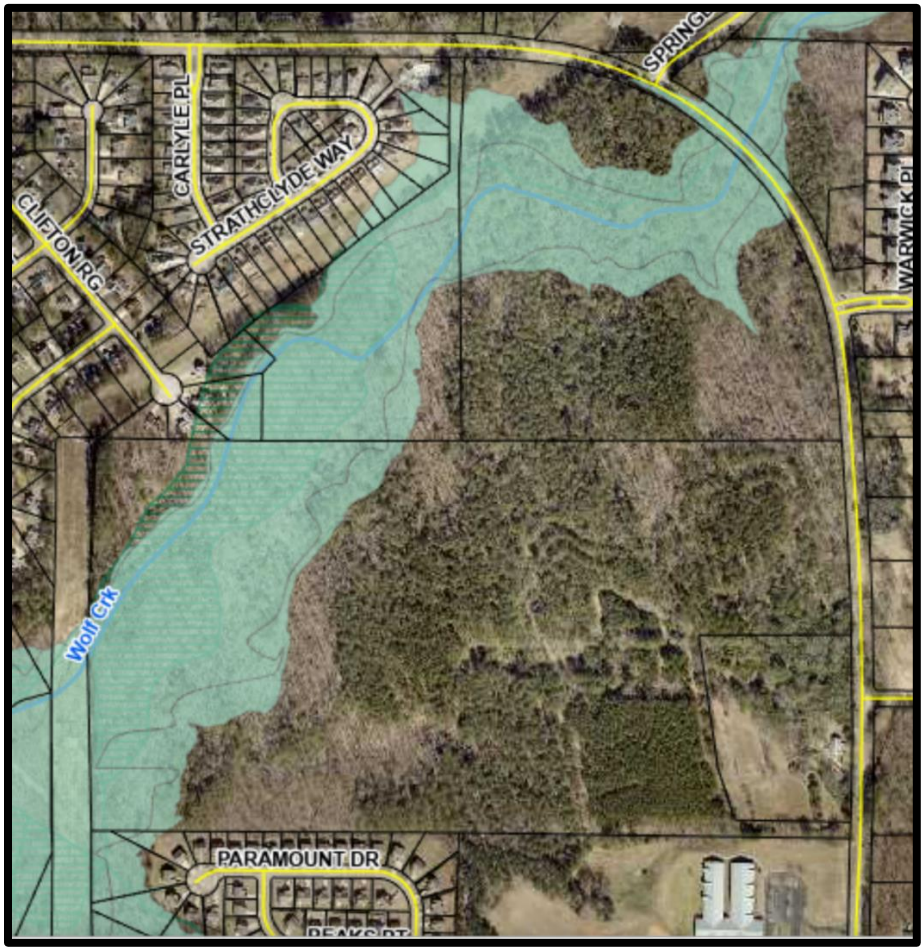
Parcel #088-02056000 with 87.33 acres



941 Brannan Road--Parcel #088-02055000 with 5.0 acres



FLOODPLAIN MAP, INCLUDING WOLFE CREEK



I. CASE FACTS

Proposed Development:	Single-family detached subdivision with 161 units.
Applicant:	Pulte Group, Inc. (c/o Battle Law, P.C.)
Site Address:	941 & 1100 Brannan Road, plus two other parcels.
Parcel ID and Acreage:	• 941 Brannan Road (Parcel #088-02055000)— Contains 5.0 +/- acres. • 1100 Brannan Road (Parcel #088-02057000)— To include the southwestern tract only, which contains 29.09 +/-acres. • Parcel #088-02056000—Contains 87.33 +/- acres. • Parcel #070-01005001—Contains 12.89 +/- acres.
District and Land Lot:	Land Lots 2 & 3 of District 7.

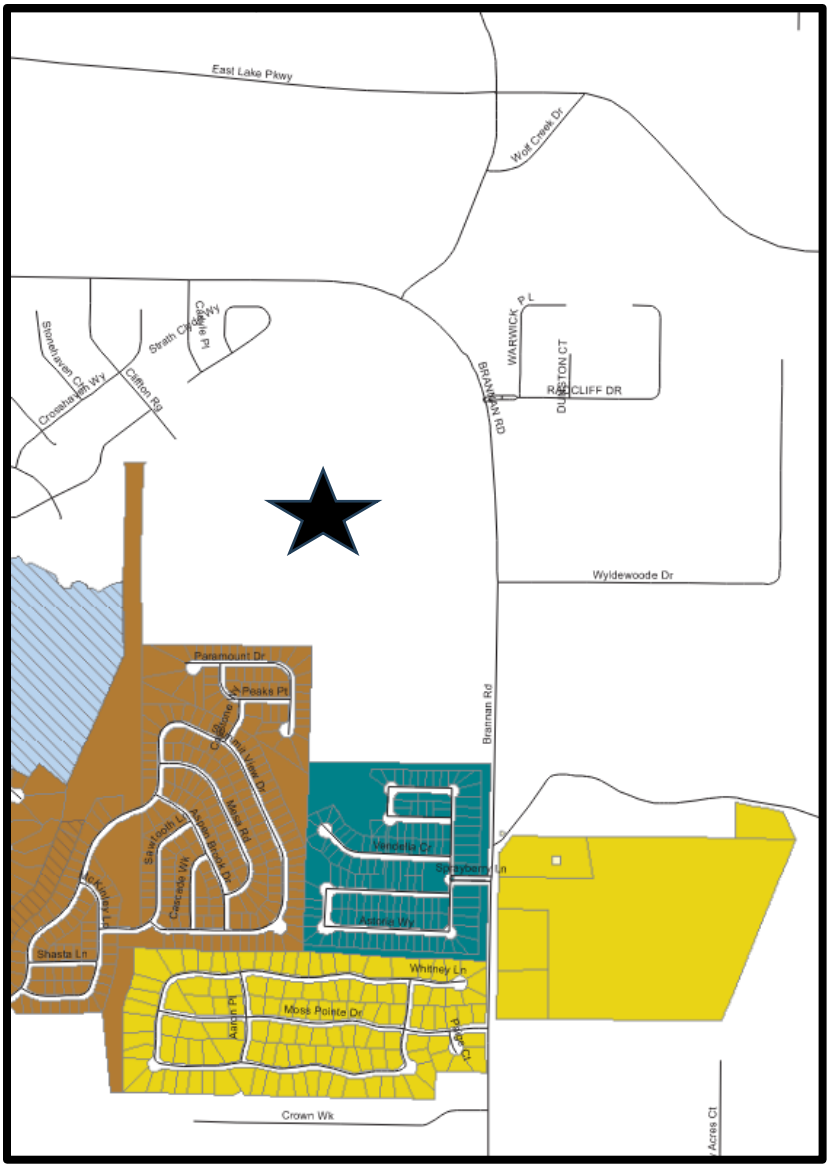
Owner:	• 941 Brannan Road (Parcel #088-02055000) – Pierson, Melvin Wade & Annie Irene. • 1100 Brannan Road (Parcel #088-02057000) – Pierson, Melvin W. & Annie I. • Parcel #070-01005001 -- Clark Family Investments, LP • Parcel #088-02056000 – Pierson, H.B.
Property Location:	Along the southern and southwestern curve of Brannan Road.
Surrounding Uses:	~ North—Scattered single-family dwellings. ~ South—The Summit at Eagles Landing Subdivision and Hickory Flat Elementary School. ~ East—Providence Harbour Subdivision, scattered single-family dwellings, and vacant land. ~ West—Carlyle at Rockport Subdivision.
Existing Zoning:	• Parcel #070-01005001—R-3 (Single-Family Residential) in unincorporated Henry County. • The Other Three Parcels—RA (Residential-Agricultural) in unincorporated Henry County.
Proposed Zoning:	SR (Suburban Residential) within the City.
Surrounding Zoning:	~ North—RA (Residential-Agricultural) in unincorporated Henry County. ~ South—PUD (Planned Unit Development) in the City and RA (Residential-Agricultural) in unincorporated Henry County. ~ Southwest – MFR (Multiple Family Residential) in the City. ~ East— R-2 (Single-Family Residential) and RA (Residential-Agricultural) in unincorporated Henry County. ~ West—R-3 (Single-Family Residential) and RM (Residential-Multifamily) in unincorporated Henry County.
Existing Future Land Use Designation:	'Medium-Density Suburban' in unincorporated Henry County.
Proposed Future Land Use Designation:	Low-Density Residential within the City.
Property Conditions:	• 941 Brannan Road (Parcel #088-02055000) – Has a single-family detached dwelling. • The Other Three Parcels—Are vacant, partially wooded, and feature the presence of Wolfe Creek plus a significant amount of floodplain areas. A small cemetery is also present.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For Four Parcels at the Southwest Side of Brannan Road (shown with a star)

KEY:

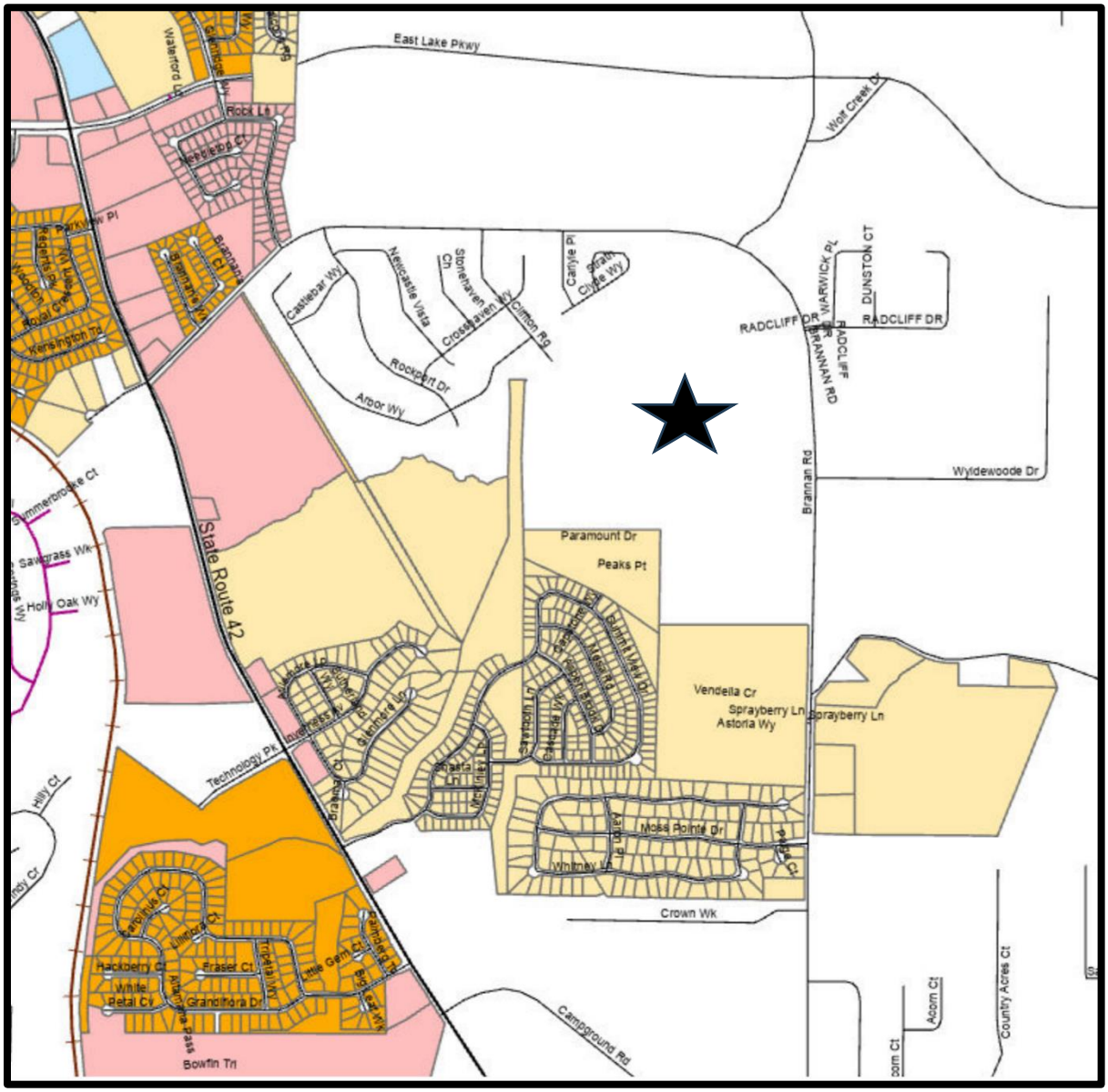
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Light Blue—Office-Institutional
Teal—PUD (Planned Unit Development)
White—Unincorporated Henry County



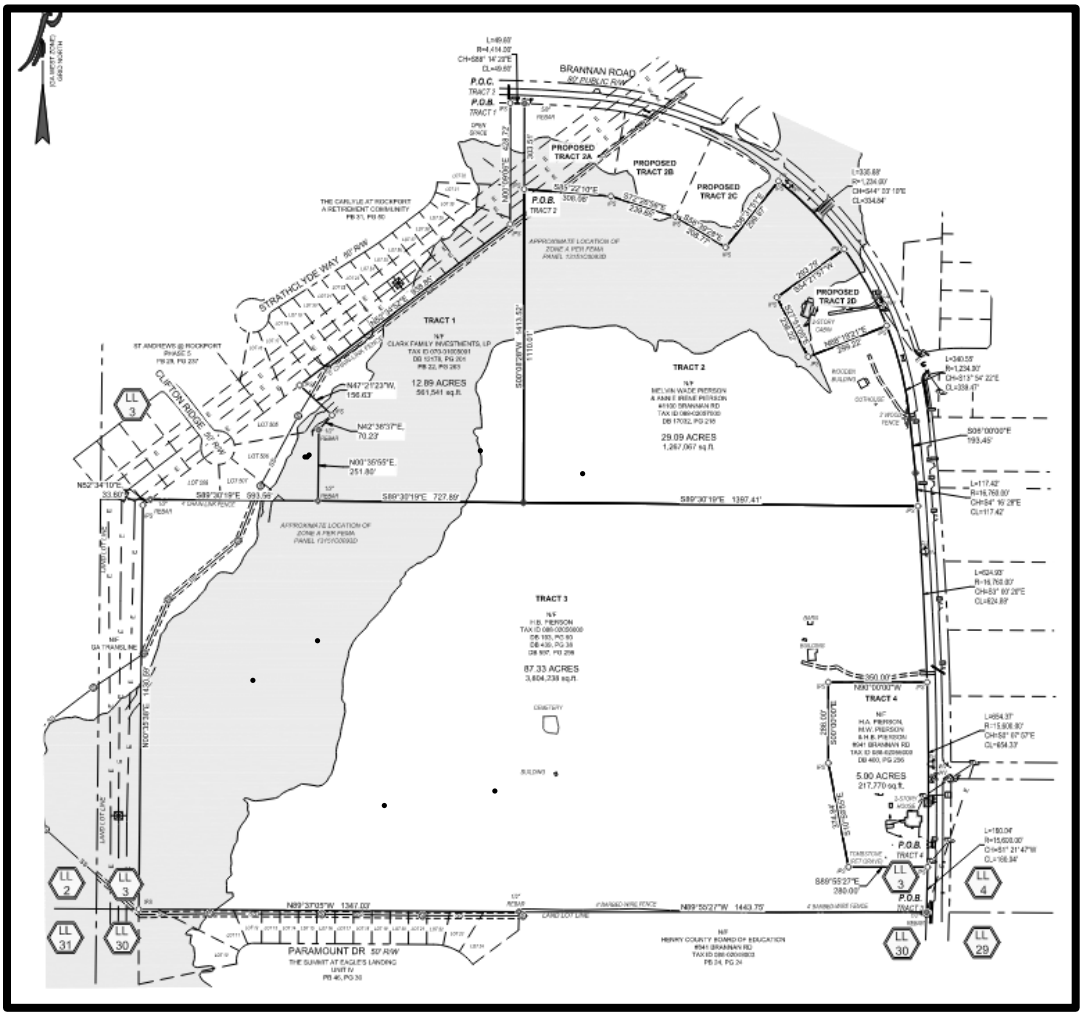
CITY OF STOCKBRIDGE 2024-2028 FUTURE LAND USE MAP
For Four Parcels Along the Southwest Side of Brannan Road (shown with a star)

KEY:

Light Orange—Low-Density Residential
Bright Orange—High-Density Residential
Pink—Low-Density Mixed-Use
White—Outside of the Stockbridge City Limits



BOUNDARY SURVEY



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant proposes to build 161 single-family detached residential dwellings on the subject property, which contains 134.91 +/- acres. This would represent a gross density of 1.19 units per acre and a net density of 1.96 units per acre. The proposed development would comprise 63.95+/- acres, leaving the remaining 70.96+/- acres (53 percent) as open space. Larger lots fronting on Brannan Road would have 17,000 square feet, and the remaining lots would have 12,000 square feet (which meets the minimum lot size requirement in the SR district). The applicant has requested a variance via Variance Case #VR-2023-03 to allow the reduction in the front yard setbacks from the required 50 feet to 30 feet.

B. Site Plan Design. The applicant submitted a site plan entitled, "Conceptual Plan, SR Zoning; Brannan Road", which was prepared by Falcon Design Consultants, dated

01/29/22, and representing Sheet #1.0. It shows that the proposed subdivision would have two accesses from Brannan Road. The northern access would align with Radcliffe Drive to the east, while the southern access would be located a few blocks north of Wylde Woode Drive. A "water connection" is proposed to be located near each access. Four cul-de-sacs would be located within the site. An "amenity area" would be located near the northern access, and an 8-foot-wide multi-use trail would surround the property, made with mulch. No other amenities are shown on the site plan, nor has the proposed number of parking spaces been indicated.

C. Parking. For 161 total single-family detached units, 6 parking spaces are required for an adult swimming pool, and 15 parking spaces are required for every 15 units beyond 60 units. This means that 13 total parking spaces would be required, as is shown by the calculations below. This would include 6 pool spaces plus 7 guest spaces to be located elsewhere within the subdivision.

Total Required Parking Spaces = 6 pool spaces + (161 total spaces – 60 units / 15 spaces per unit) = 6 + (101 / 15) = 6 + (6.73, rounded up to 7) = 6 + 7 = 13 spaces.

The site plan indicates that a total of 22 parking spaces would be provided at the clubhouse, which exceeds the parking requirement.

D. Environmental Features. The western side of the site shows the presence of Wolfe Creek and a large flood hazard area, and two "water quality" areas (detention ponds) would be provided. A 50-foot-wide buffer would be located along the northern and eastern property lines of the subject property, and a 25-foot-wide buffer would be located along the western and southern boundary lines. The latter meets the requirement for buffering adjacent to other residential areas.

F. Residential Units. From the submitted architectural renderings, it appears that the proposed homes would all have two or three stories and two-car garages. They would be either all-brick or at least have brick on the first floor. Ten different residential floor plans would be offered, at prices ranging from 4551,990 to $656,990. The minimum size would be 3,020 square feet.

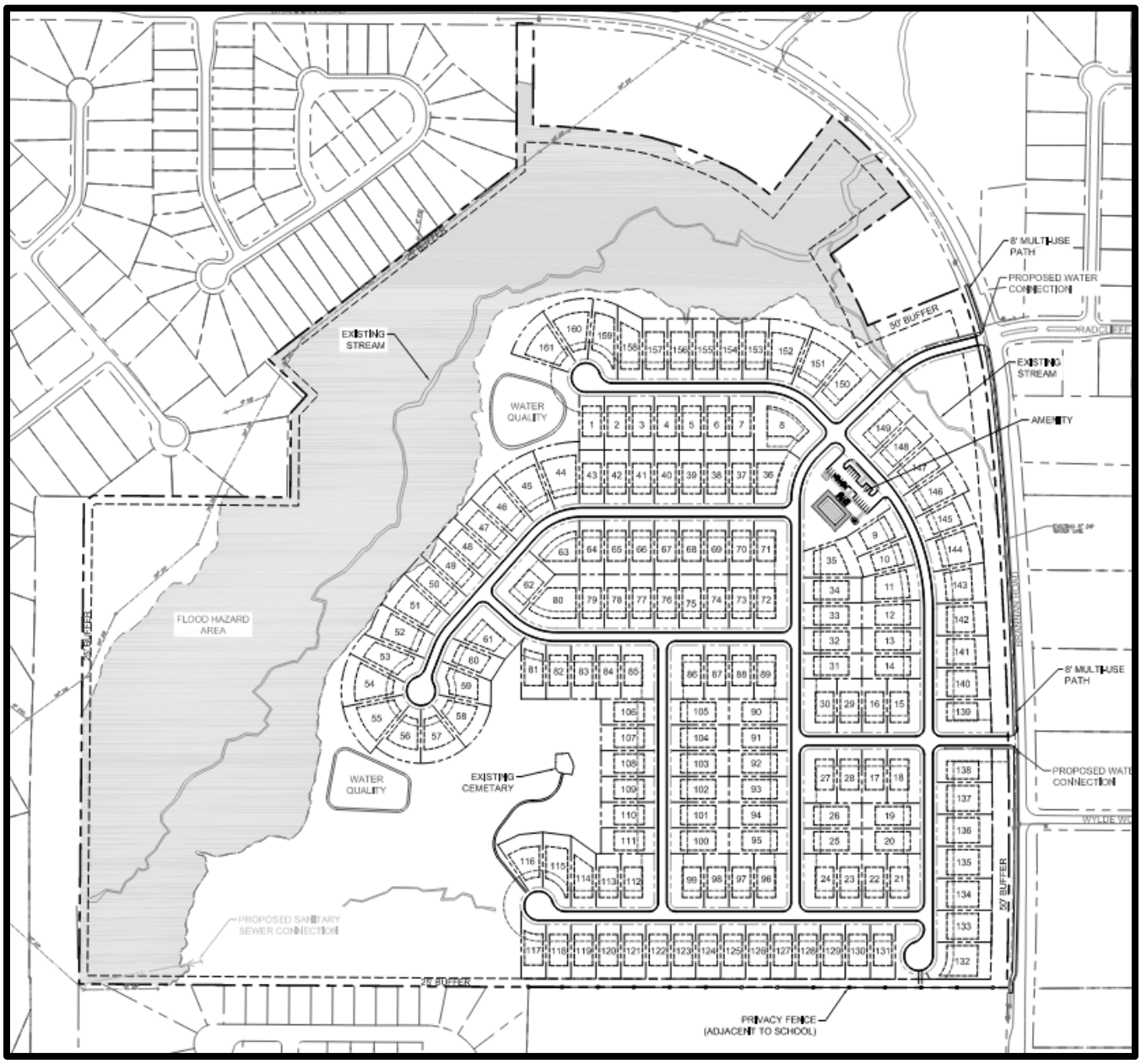
F. Traffic Impact Study. The applicant submitted the "Traffic Impact Study for Brannan Road Residential", which was prepared for Pulte Group by NV5 Engineers and Consultants, Inc. of Roswell, Georgia on November 18, 2021 (two years ago). The study was based on the developer building 190 single-family detached homes, but now, the applicant proposes to build only 161 homes. Thus, the traffic impacts from the proposed development are likely to be somewhat less than what the Study found.

The projected trip generation was a total of 1,822 new daily trips, 124 trips during the AM peak hour (with 35 entering trips and 99 exiting trips), and 182 trips during the PM peak hour (with 114 entering trips and 68 exiting trips). Overall traffic operations at the study intersections (Brannan Road at Springdale Road, at North Salem Drive, at Wylde Woode Drive, and at the two proposed site driveways) were found to be satisfactory under existing

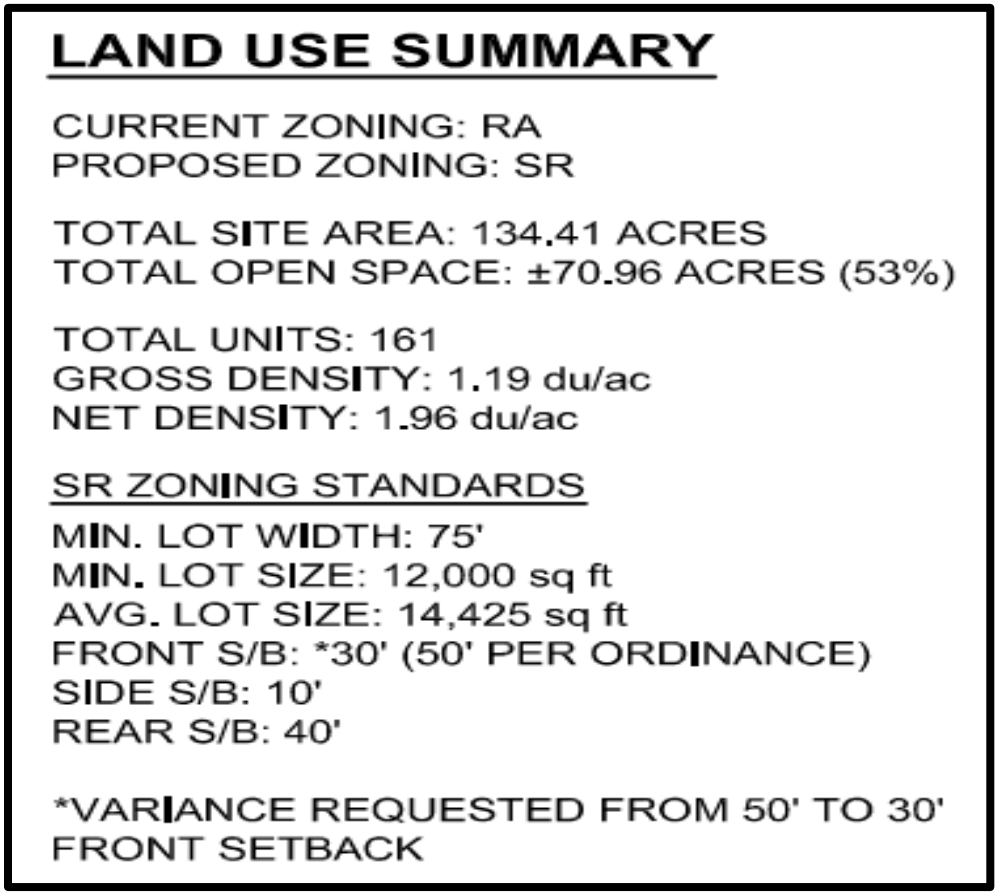
conditions, and the addition of project traffic was expected to have minimal impacts on the Levels of Service and traffic delays at the study intersections. The proposed site driveways were also expected to have minimal impacts on traffic operations within the project vicinity. The installations of right-turn lanes (deceleration lanes) at the two proposed site driveways along Brannan Road were recommended, but no other improvements at the study intersections were believed to be needed to reduce the traffic impacts of the proposed development on Brannan Road.

CONCEPTUAL SITE PLAN

DETAILED SITE PLAN, ENLARGED



LAND USE SUMMARY FROM SITE PLAN



LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

SR ZONING STANDARDS

MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK

IV. ANALYSIS OF REQUEST

The applicant requests a **Rezoning** under Section 9.2.1(C) of the City of Stockbridge's Unified Development Code (UDC). The Planning Commission and the City Council shall consider the following 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.

STANDARD #1--Consistency with the Comprehensive Plan.

The applicant has applied for a Comprehensive Plan amendment to assign the Low-Density Residential future land use designation to the subject property upon its annexation into the City. The requested zoning of SR (Suburban Residential) would be compatible with the Low-Density Residential future land use designation, thereby being consist with the land use goals of the City's 2024-2028 Comprehensive Plan.

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 applicant's requested zoning of SR (Suburban Residential) for the subject property would be compatible with other SR districts in the vicinity and would represent a less-intense zoning than the adjacent MFR (Multiple Family Residential) and PUD (Planned Unit Development) districts to the west and south of the subject property.

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 rezoning of the subject property to SR (Suburban Residential) would enable the property to develop with a single-family detached subdivision, which would be compatible with the adjacent subdivisions to the southeast, east, and west.

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 contains a significant amount of wetlands and floodplain areas. The applicant has presented a site plan which shows that the proposed subdivision would not encroach into those areas. A small cemetery is present in the south-central part of the site, which should be adequately preserved, have unobstructed access to it, and have sufficient buffering.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

Since single-family detached subdivisions already exist to the south, east, and west, the proposed subdivision would be compatible with them, and it would be a lower-intensity use than the MFR and PUD developments to the south. No adverse impacts on adjacent property owners are anticipated.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

Although the applicant has provided a letter from the Henry County Water Authority, it is two years old, with the date of December 3, 2021. It states that water service, sewage treatment, and sewer capacity were all available at that time to serve the proposed development, but that the developer would need to provide an offsite sanitary sewer line extension at the developer's expense, which might also necessitate the acquisition of easements at the developer's expense. The applicant should obtain a new, updated letter to ascertain the current situation regarding the availability of water and sewer service for the proposed development.

The subject property is served by three public schools—Hickory Flat Elementary School,

Union Grove Middle School, and Union Grove High School. The applicant has submitted a letter from the Henry County Board of Education, dated May 23, 2023. It states that the proposed development would generate 113 new students, which would require five new classrooms. However, the letter was based on the development having 198 residential units rather than the current proposal of 161 units. Thus, perhaps only four new classrooms would be needed. The cost of providing the new classrooms would be $25,000 for a modular classroom and $300,000 for a permanent classroom.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The traffic impacts of the proposed development on the surrounding area are projected to be minimal, according to the applicant's submitted traffic impact study. The study recommended the installation of deceleration lanes at both project driveways, but no other improvements. However, since the study was prepared two years ago, it would be desirable to have an updated study prepared to reflect current traffic conditions within the vicinity.

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.

The inclusion of all four parcels within the proposed subdivision would enable a central entity to maintain and preserve the exiting creek and floodplain areas.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

Although Wolfe Creek and the adjacent floodplain areas cover a significant portion of the subject property, all but one of the parcels (Parcel #S070-01005001 with 12.89 acres) could each be developed with one single-family dwelling under the property's current RA (Rural-Agriculture) zoning. But maintaining the same zoning would leave Parcel #S070-01005001 isolated.

In addition, it is not reasonable to expect that the other two parcels (including the southwestern tract of Parcel #088-02057000 at 1100 Brannan Road with 29.09+/- acres, plus Parcel #088-02056000 with 87.33 +/-acres), due to their substantial size, would each only contain one dwelling. This would not be a good economic use for them. Therefore, the proposed development would make better use of all four parcels and is more reasonable.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property by assigning the zoning district of 'SR' (Suburban Residential) via RZ-2023-07 is reasonable and should be approved, with a few

conditions.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The assignment of the SR (Suburban Residential) zoning district to the subject property on Brannan Road via RZ-2023-03 should be made with the following conditions:

1. **Site Plan –** The proposed subdivision shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Conceptual Plan, SR Zoning; Brannan Road", which was prepared by Falcon Design Consultants, dated 01/29/22, and representing Sheet #1.0."

2. **Variance –** The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-04, to reduce the required minimum front yard setback from 50 feet to 35 feet, is approved before, or simultaneously with, the approval of RZ-2023-07.

3. **Cemetery—**The developer shall preserve the existing small cemetery on the property, including the provision of unobstructed access to it, the provision of protective buffering around it, and the regular maintenance of the cemetery grounds.

4. **Water and Sewer Service –** The rezoning shall not be approved unless the applicant obtains an updated letter from the Henry County Water Authority which states that adequate water and sanitary sewer are available or could be made available to serve the subdivision, and that the developer complies with all requirements in a timely manner.

5. **Traffic Management –** As was recommended by the findings of the applicant's traffic impact study, the developer shall install right-turn lanes (deceleration lanes) at both site driveways along Brannan Road.

6. **Environmental Impact Study –** The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

D USE SUMMARY

ENT ZONING RA
OSED ZONING SR

SITE AREA 134 41 ACRES
OPEN SPACE ±70 96 ACRES (53%)

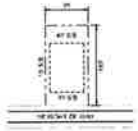
UNITS 161
DENSITY: 1 19 du/ac
ENSITY: 1 96 du/ac

NING STANDARDS

OT WIDTH 75'
OT SIZE: 12 000 sq ft
OT SIZE 14 425 sq ft
S/B *30' (50' PER ORDINANCE)
R 10'
B 40'

NCE REQUESTED FROM 50' TO 30'
SETBACK

NIMUM LOT (12,000sf)
NOT TO SCALE



NIMUM LOT FRONTING
RANNAN RD (17,000sf)
NOT TO SCALE

Brannan Road

Stockbridge, Ga

VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

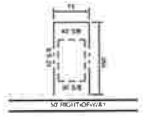
CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.06 du/ac

SR ZONING STANDARDS
MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: ±30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK



MINIMUM LOT (12,000sf)
NOT TO SCALE

MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

CONCEPT PLAN (SR ZONONG)
FOR
BRANNAN ROAD
LOCATED IN:
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
11/29/22	REVISED TO STOCKBRIDGE SR ZONING

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER

DATE:	11/29/22
SCALE:	1" = 200'
PROJ NUMBER:	126.014
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

SHEET NUMBER
1.0

TRAFFIC IMPACT STUDY FOR

BRANNAN ROAD RESIDENTIAL

DATE:
November 18, 2021

LOCATION:
Henry County, Georgia

PREPARED FOR:
Pulte Group

PREPARED BY:
NV5 Engineers and Consultants, Inc.
1255 Canton Street, Suite G
Roswell, GA 30075
678.795.3600

NV5
nv5.com

Executive Summary

A new residential development is proposed for construction along Brannan Road in Henry County, Georgia. The proposed development will consist of 190 single-family detached homes. The development will utilize two (2) new full-access driveways along Brannan Road with the southern driveway forming a four-leg intersection opposite Wylde Woode Drive. The development has a projected build out date of 2023.

When complete, the development is expected to generate a total of 1,822 new daily trips, 134 trips during the AM peak hour (35 entering and 99 exiting), and 182 during the PM peak hour (114 entering and 68 exiting).

Overall traffic operations at the study intersections are satisfactory in the existing conditions. Traffic operations at other intersections are expected to worsen as evidenced in the No-Build scenario due to the anticipated growth in the study area.

The addition of project traffic is expected to have minimal impact on the Levels of Service and delays at the study intersections. The proposed driveways are also expected to have minimal impact on traffic operations.

A right-turn lane is warranted at both site driveways along Brannan Road.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

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D.3. 2023 Build Conditions Capacity Analysis 3
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Appendix B – Traffic Counts
Appendix C – Synchro Reports
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A. Introduction

A new residential development is proposed for construction along Brannan Road in Henry County, Georgia. The proposed development will consist of 190 single-family detached homes. The development will utilize two (2) new full-access driveways along Brannan Road with the southern one forming a four-leg intersection opposite Wylde Woode Drive.

The traffic analyses in this report are for a single phase of construction. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is completed. This study includes analysis of the Existing, No-Build, and Build conditions at the following intersections for the year 2023:

1. Brannan Road and Springdale Road
2. Brannan Road and North Salem Drive
3. Brannan Road and Wylde Woode Drive / Site Driveway S
4. Brannan Road and Site Driveway N

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the study area (vicinity map) in Henry County, Georgia. The study intersections listed above are depicted in Figure 2. A copy of the development concept plan is included in Appendix A.

Figure 1: Vicinity Map

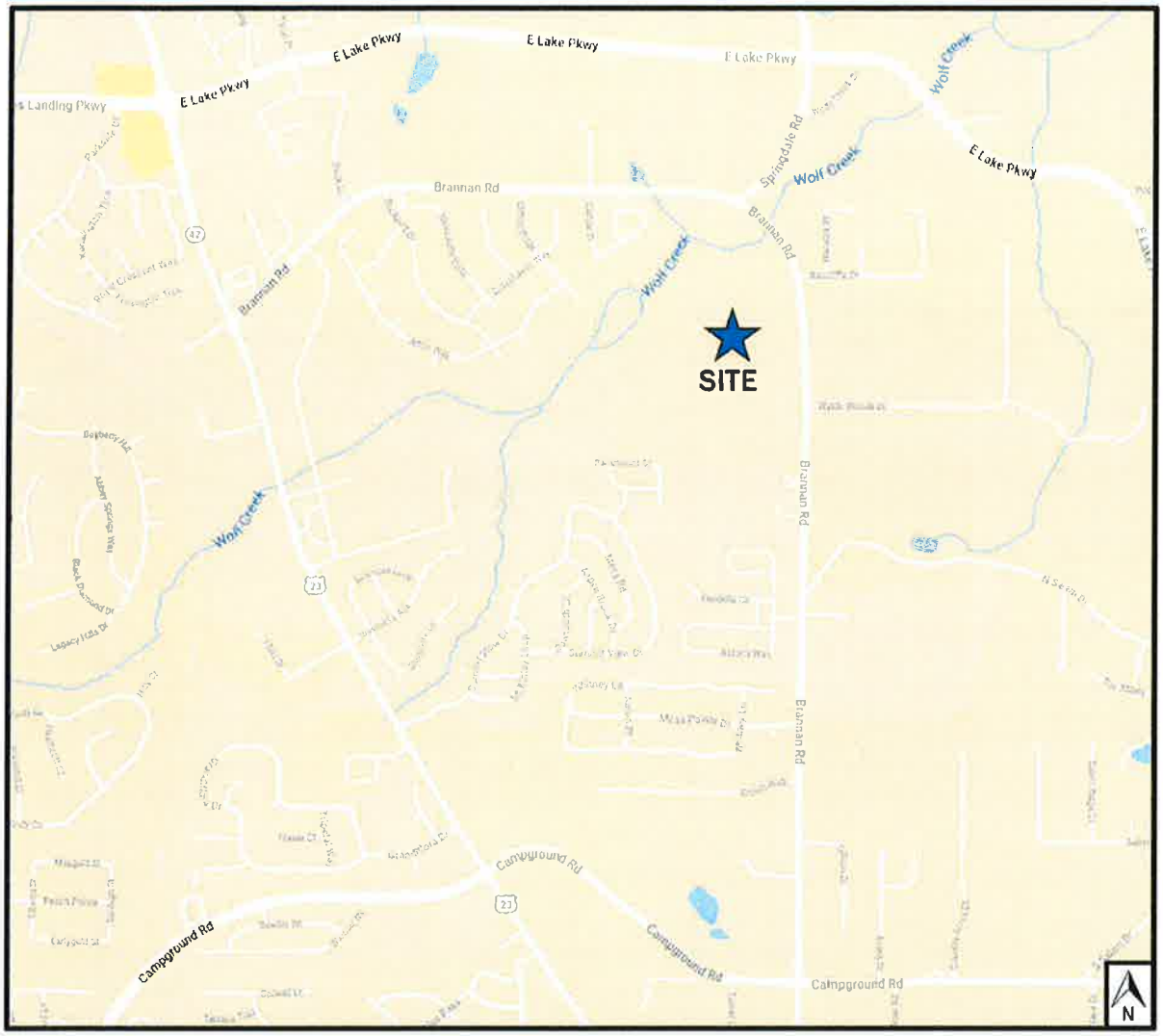
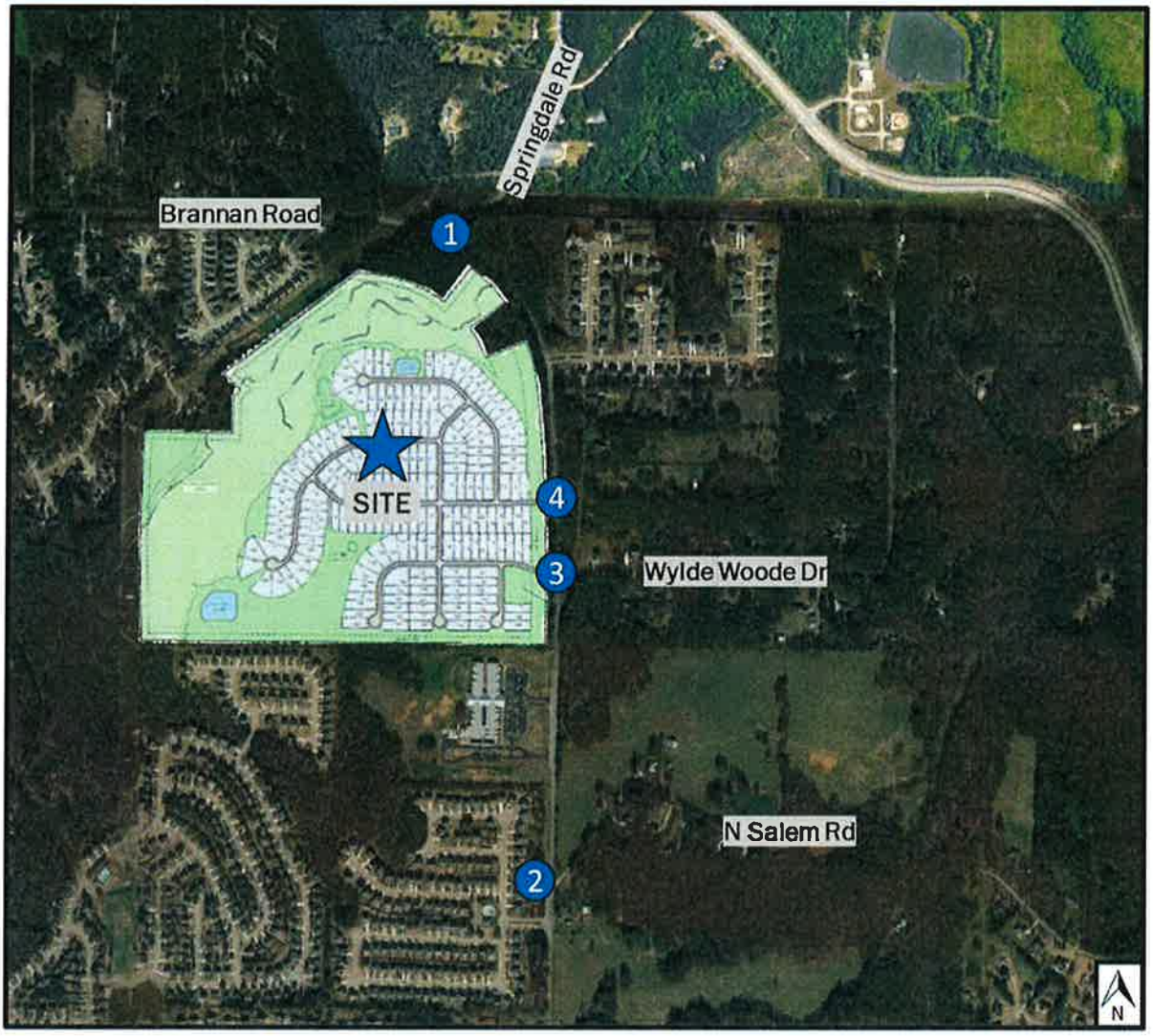


Figure 2: Site Location Aerial



1. Brannan Road and Springdale Road
2. Brannan Road and North Salem Drive
3. Brannan Road and Wylde Woode Drive / Site Driveway S
4. Brannan Road and Site Driveway N

B. Existing Conditions

B.1. Transportation Facilities

Brannan Road is a two-lane undivided roadway with a north/south orientation and east/west orientation past Springdale Road that runs north and west towards US 23 / SR 42, and south to Campground Road and back to US 23 / SR 42. Brannan Road has a posted speed limit of 45 miles per hour near the project site and has a school zone with a 35 mile per hour speed limit from 7:00 to 8:00 in the morning and 2:00 to 3:00 in the afternoon. Land uses are primarily residential and institutional in the area.

Springdale Road is a two-lane undivided roadway that runs north from Brannan Road towards East Lake Parkway and ending at Millers Mill Road. Springdale Road has a posted speed limit of 45 miles per hour and land uses are residential along its length.

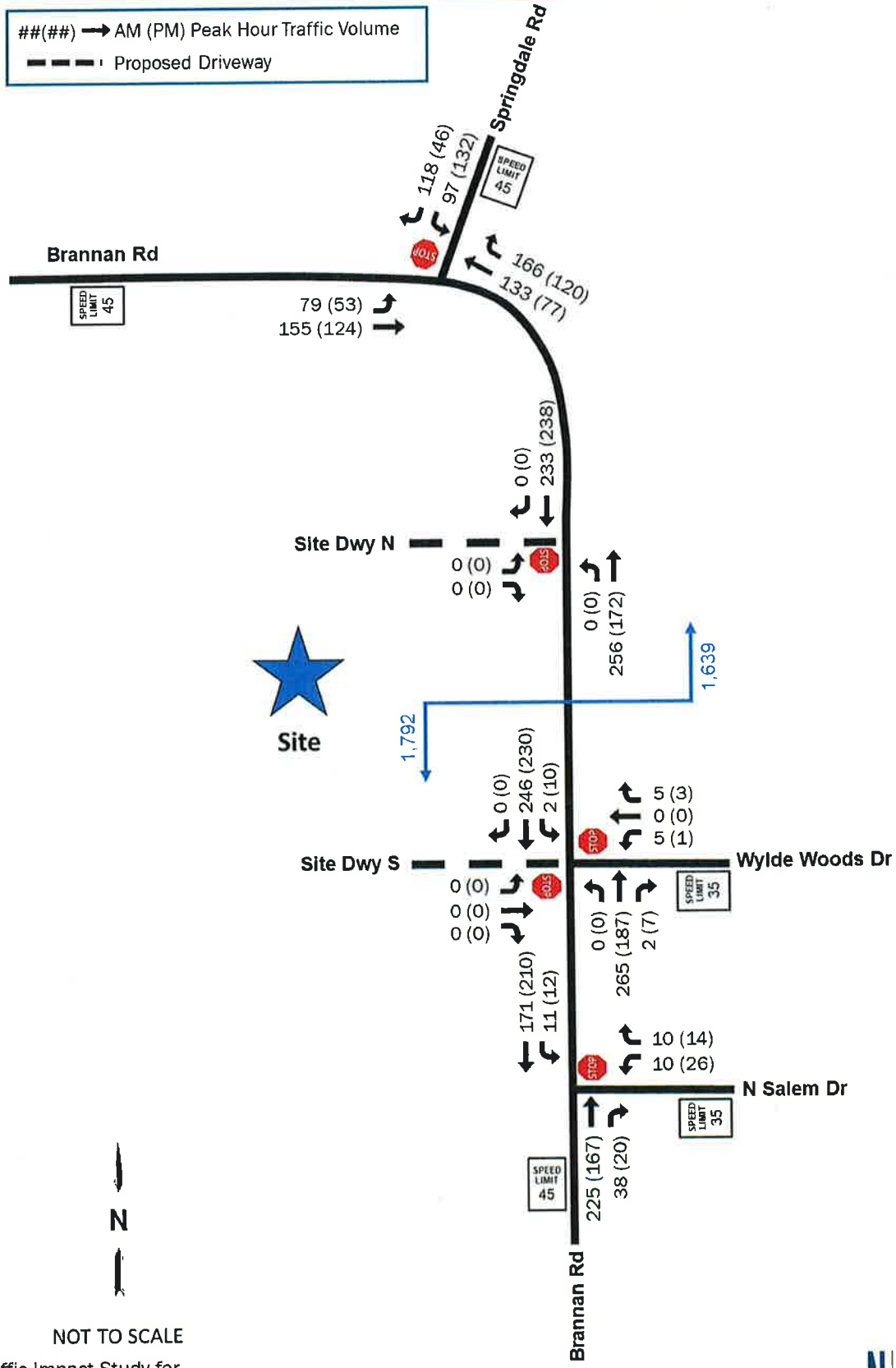
North Salem Drive is a two-lane undivided roadway with an east/west orientation that runs between Brannan Road and SR 155. North Salem Drive has a posted speed limit of 35 miles per and land uses are residential along its length.

Wylde Woode Drive is two-lane undivided roadway with east/west orientation that operates as a driveway onto Brannan Road for multiple residential developments. Wylde Woode Drive has a posted speed limit of 35 miles per hour.

B.2. Traffic Counts

Weekday AM and PM peak period turning movement counts were collected at the existing study intersections on Tuesday, November 9, 2021. Average daily traffic counts were also taken on Brannan Road near the proposed site driveways. The average daily weekday traffic along Brannan Road is approximately 3,400 vehicles. Counts were collected while schools were in session and are included in Appendix B.

Figure 3: 2021 Existing Traffic Volumes



Traffic Impact Study for
Brannan Road Residential, Henry County, Georgia

C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based upon an analysis of historical traffic counts collected by the Georgia Department of Transportation (GDOT). The project is expected to be built-out in 2023. To account for ambient growth in the area, the existing traffic counts for this study were grown by a conservative rate of 3.5% per year for two years. The expected volumes are depicted in Figure 4, 2023 No-Build Volumes. The growth rate development worksheet is included in Appendix B.

C.2. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. The development consists of 190 single-family detached homes.

Table 1: Trip Generation

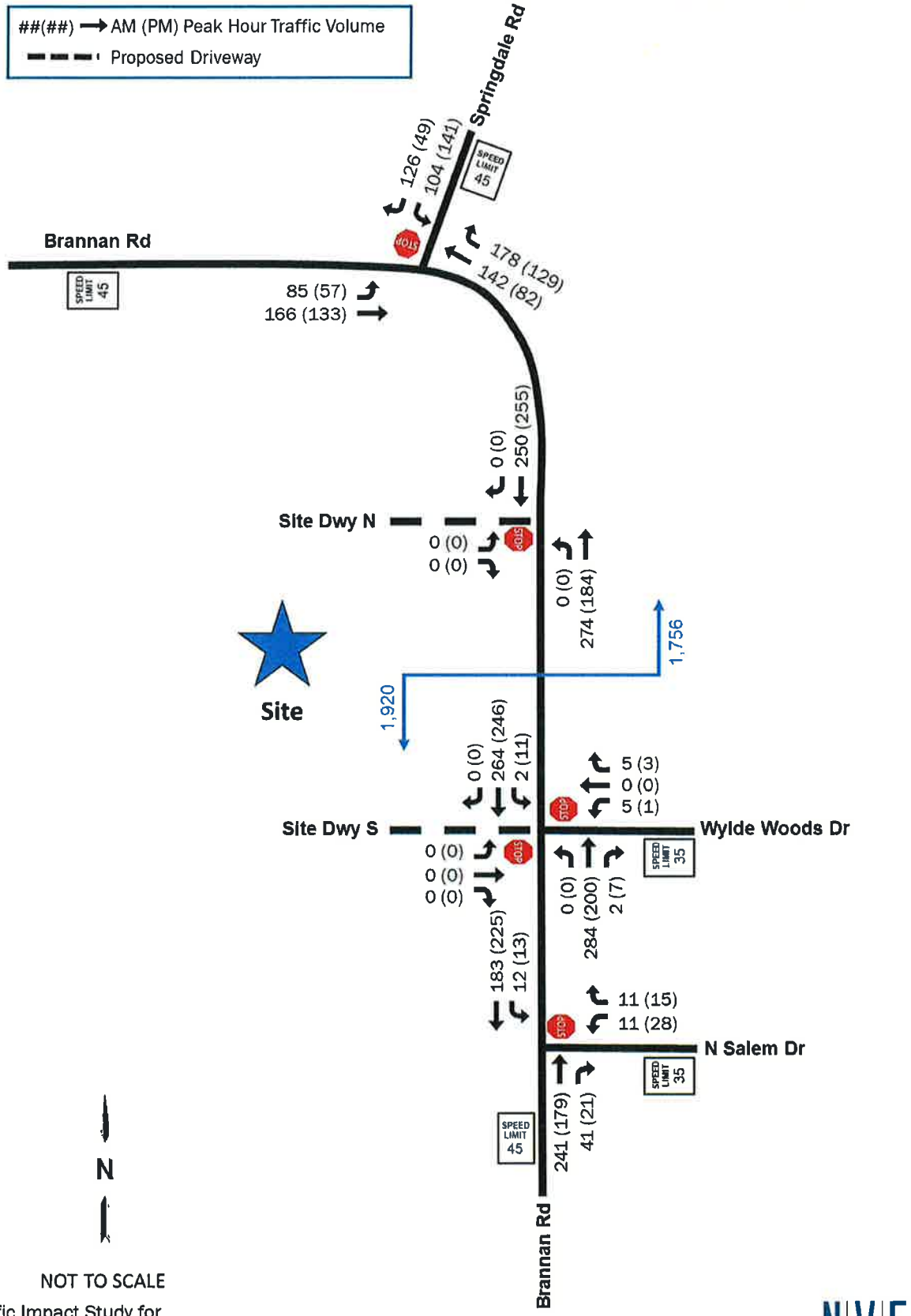
LAND USE	PERIOD	TOTAL	IN	OUT
Single-Family Detached Housing, LUC 210 (190 Dwelling Units)	Daily	1,822	911	911
	AM Peak Hour	134	35	99
	PM Peak Hour	182	114	68

The development will generate a total of 134 trips (35 entering and 99 exiting) during the AM peak hour, and a total of 182 trips (114 entering and 68 exiting) during the PM peak hour.

C.3. Trip Distribution and Assignment

The assignment and directional distribution of new project trips was based on the traffic patterns evidenced in the overall study area. It is expected that approximately 25% will travel to/from the north and west along Brannan, approximately 35% will travel to/from the north along Springdale Road, approximately 35% will travel to/from the south along Brannan Road, and approximately 5% will travel to/from the east along North Salem Drive. The trip distribution is shown in Figure 5. The project trips generated from the development utilizing the trip distribution and are depicted in Figure 6. The No-Build plus project trips (Build Volumes) are depicted in Figure 7.

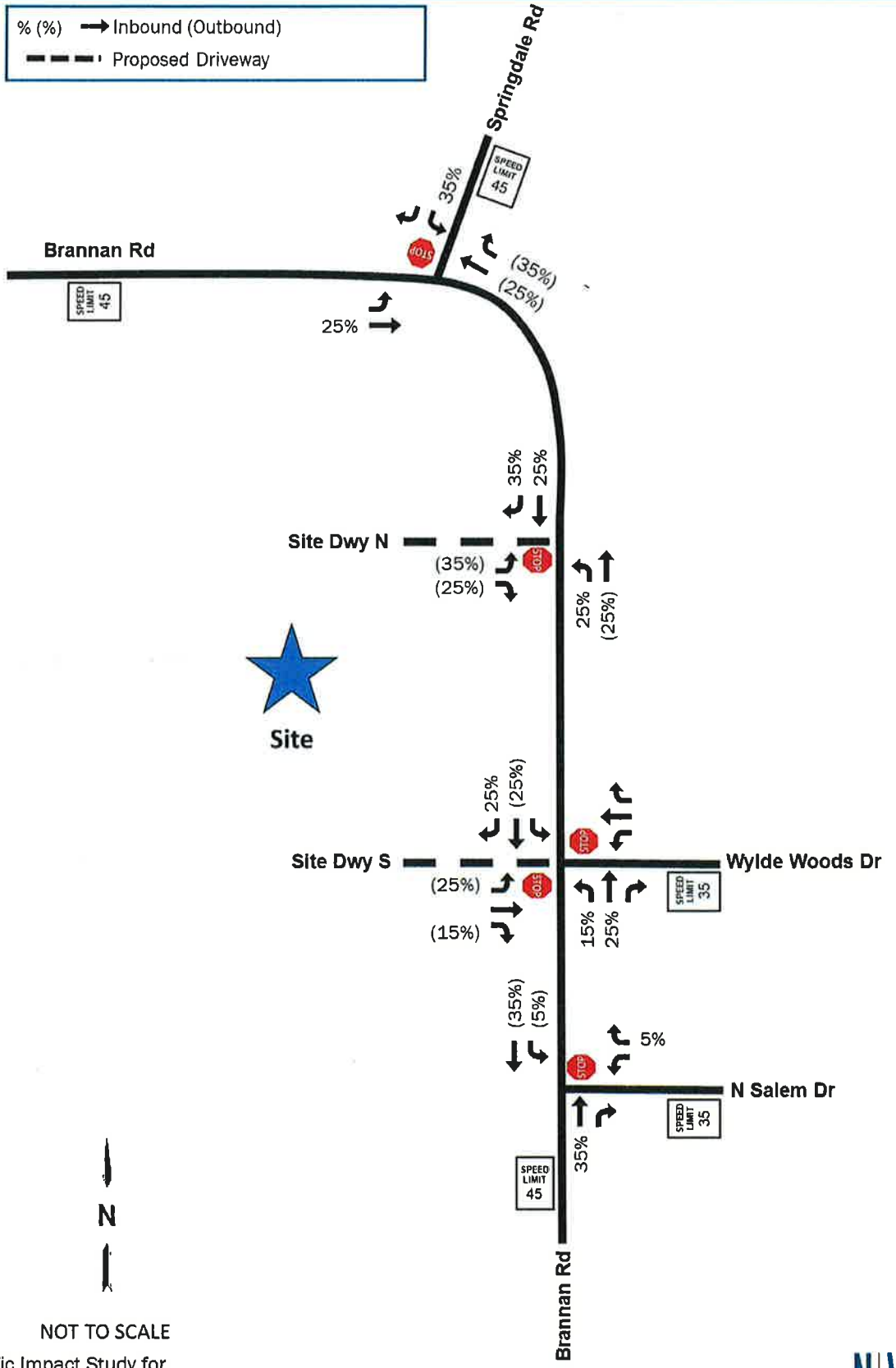
Figure 4: 2023 No-Build Traffic Volumes



Traffic Impact Study for
Brannan Road Residential, Henry County, Georgia

NV5

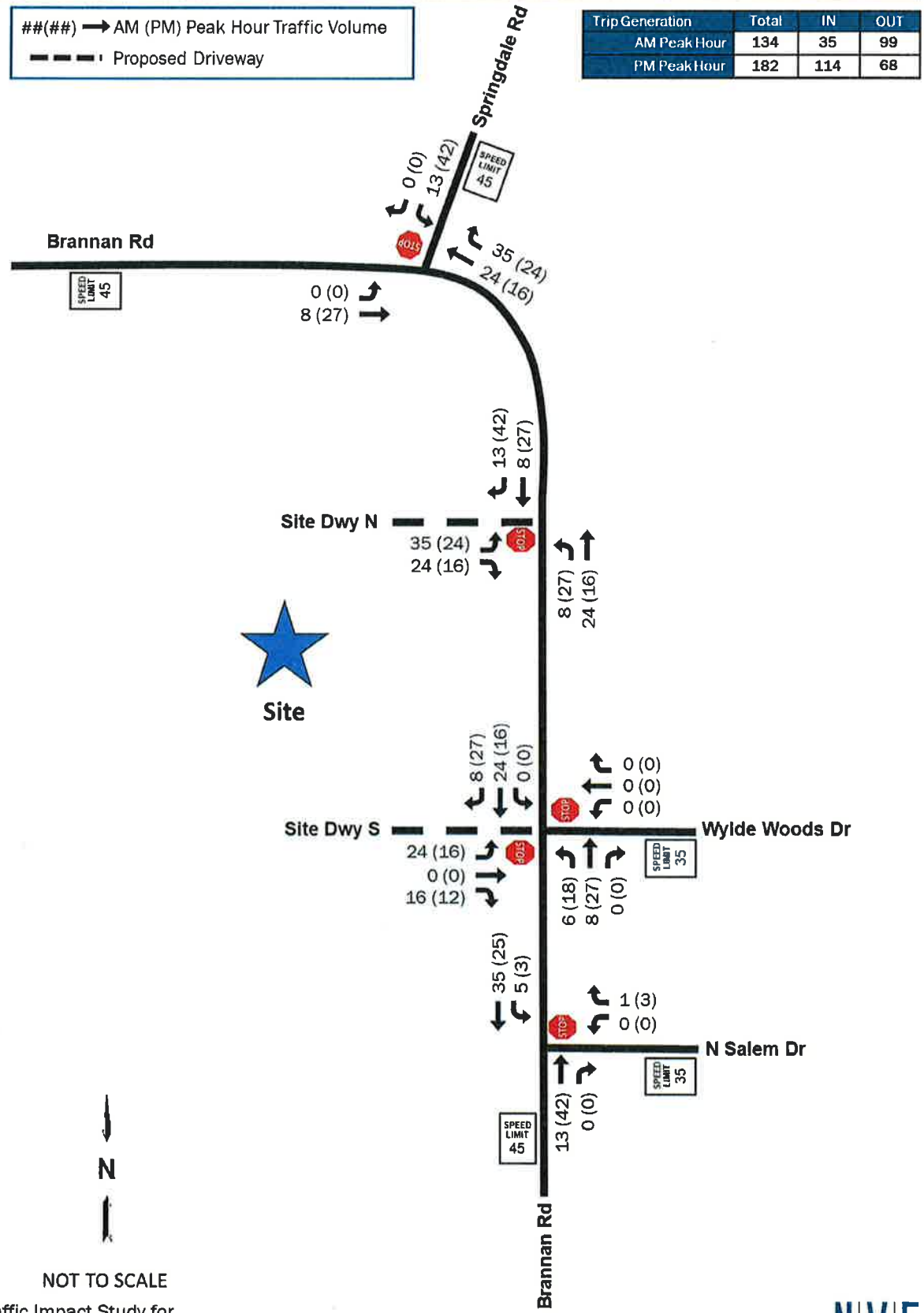
Figure 5: Trip Distribution



Traffic Impact Study for
Brannan Road Residential, Henry County, Georgia

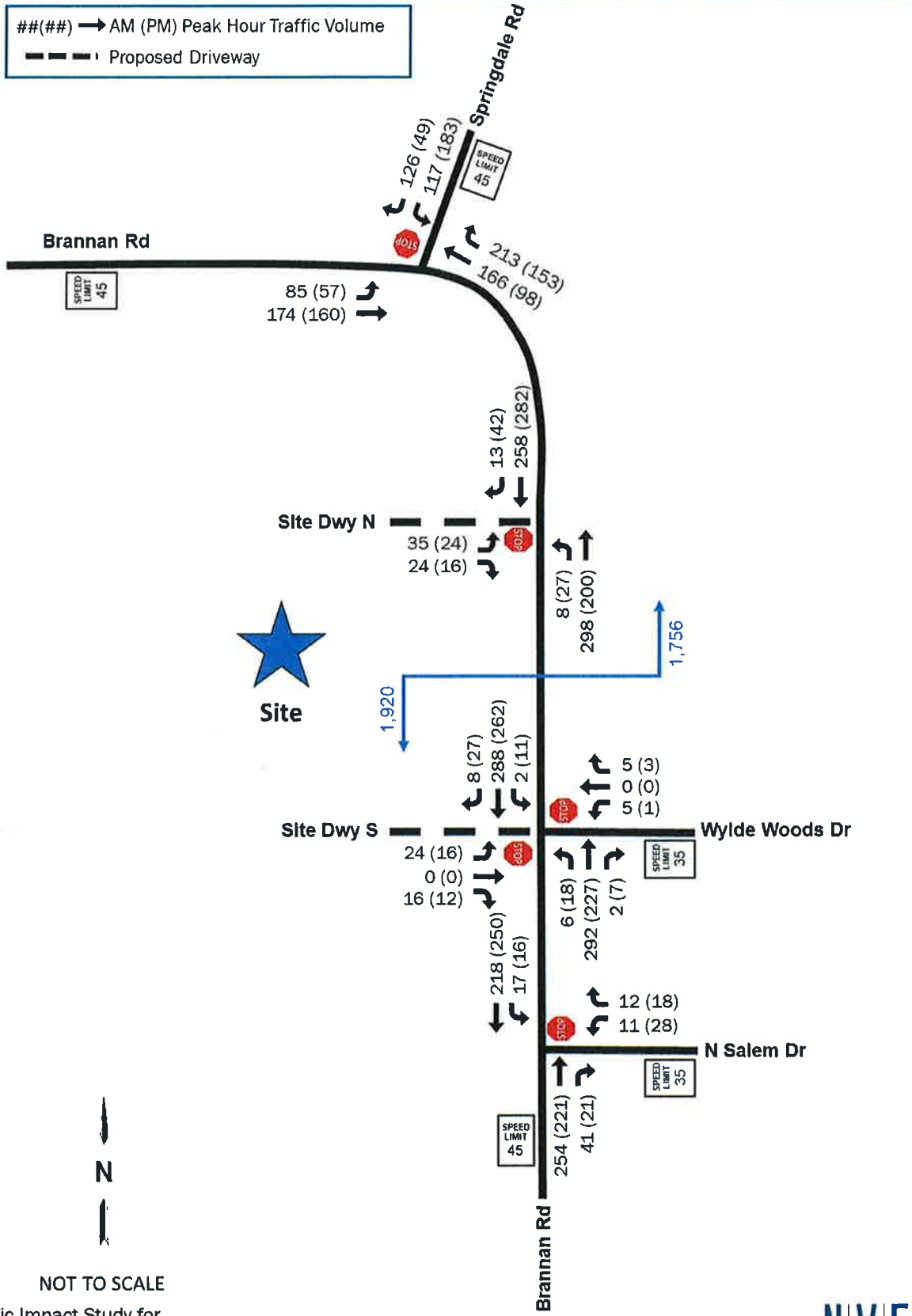
NV5

Figure 6: Project Development Trips



Trip Generation	Total	IN	OUT
AM Peak Hour	134	35	99
PM Peak Hour	182	114	68

Figure 7: 2023 Build Traffic Volumes



Traffic Impact Study for
Brannan Road Residential, Henry County, Georgia

NV5

D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 11. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM 6th Edition). HCM uses a grading system A through F, where A is the best (little to no delay), and F is the worst (very heavy delay). HCM Levels of Service (LOS) standards and Synchro® output reports are included in Appendix C.

D.1. 2021 Existing Conditions Analysis

The results of the 2021 existing conditions capacity analysis are shown in Table 2 and include analysis of the traffic volumes presented in Figure 3.

Table 2: 2021 Existing Conditions Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Brannan Rd & Springdale Rd	Stop-Control	SB	D	29.7	B	12.7
			EBL	A	8.6	A	7.7
2	Brannan Rd & N Salem Dr	Stop-Control	WB	B	12.6	B	11.0
			SBL	A	8.2	A	7.6
3	Brannan Rd & Wyle Woode Dr	Stop-Control	WB	B	12.2	9.9	A
			SBL	A	8.0	7.7	A

As shown in Table 2, overall, the study intersections operate with acceptable Levels of Service (LOS) during the AM and PM peak hours.

D.2. 2023 No-Build Conditions Capacity Analysis

The results of the 2023 No-Build conditions capacity analysis are shown in Table 3 for the operation of the study intersections with the traffic volumes presented in Figure 4.

Table 3: 2023 No-Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Brannan Rd & Springdale Rd	Stop-Control	SB	E	40.9	B	13.3
			EBL	A	8.8	A	7.8
2	Brannan Rd & N Salem Dr	Stop-Control	WB	B	13.1	B	11.2
			SBL	A	8.3	A	7.7
3	Brannan Rd & Wyle Woode Dr	Stop-Control	WB	B	12.6	B	10.0
			SBL	A	8.1	A	7.7

As shown in Table 3, traffic operations at the study intersections are expected to experience a nominal increase in delay due to the applied growth rate. The southbound approach of the intersection of Brannan Road and Springdale Road changes from Levels of Service (LOS) D to E.

D.3. 2023 Build Conditions Capacity Analysis

The results of the 2023 Build conditions intersection capacity analysis are shown in Table 4 for No-Build plus project volumes as presented in Figure 7.

Table 4: 2023 Build Capacity Analysis

ID	Intersection	Control	Movement	AM		PM	
				LOS	Delay	LOS	Delay
1	Brannan Rd & Springdale Rd	Stop-Control	SB	E	44.9	C	15.8
			EBL	A	8.9	A	7.9
2	Brannan Rd & N Salem Dr	Stop-Control	WB	B	12.6	B	11.8
			SBL	A	8.2	A	7.8
3	Brannan Rd & Wyle Woode Dr / Site Dwy S	Stop-Control	EB	C	19.3	B	12.7
			WB	C	16.4	B	10.7
			NBL	A	8.3	A	7.9
			SBL	A	8.3	A	7.8
4	Brannan Rd & Site Dwy N	Stop-Control	EB	B	12.7	B	12.4
			NBL	A	7.9	A	8.1

As shown in Table 4, the addition of project traffic to the study intersections is expected to have a minimal impact on the operation of the study intersections. They are expected to experience a slight increase in delay due to the added trips, however, the overall Levels of Service (LOS) remain satisfactory. The addition of the two full access driveways on Brannan Road does not impact the functionality of traffic operations along Brannan Road.

E. Turn Lane Evaluations

The need for turn lanes was evaluated for the proposed site driveways along Brannan Road using methodologies from the Georgia Department of Transportation (GDOT) Access Manual. The results of the evaluation are summarized in Table 5.

The ADT data collected along Brannan Road in November 2021 shows the average weekday traffic to be approximately 3,400 vehicles per day. The speed limit on Brannan Road is 45 miles per hour. The right-turning traffic into the north and south site driveways along Brannan Road is estimated to be 319 and 228 vehicles per day, respectively. The left-turning traffic into site driveways is estimated to be 228 and 137 vehicles per day, respectively. Based on the analysis, a right-turn deceleration lane is warranted at both site driveways.

Table 5: GDOT Turn Lane Evaluations

ID	Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
3	Brannan Rd & Wyle Woode Dr / Site Dwy S	SBR	228 RT/Day	150 RT/Day	YES
		NBL	137 LT/Day	250 LT/Day	NO
4	Brannan Rd & Site Dwy N	SBR	319 RT/Day	150 RT/Day	YES
		NBL	228 LT/Day	250 LT/Day	NO

F. Conclusions

A new residential development is proposed for construction along Brannan Road in Henry County, Georgia. The proposed development will consist of 190 single-family detached homes. The development will utilize two (2) new full-access driveways along Brannan Road with one of them forming a four-leg intersection opposite Wylde Woode Drive. The development has a projected build out date of 2023.

When complete, the development is expected to generate a total of 1,822 new daily trips, 134 trips during the AM peak hour (35 entering and 99 exiting), and 182 during the PM peak hour (114 entering and 68 exiting).

Overall traffic operations at the study intersections are satisfactory in the existing conditions. Traffic operations at other intersections are expected to worsen as evidenced in the No-Build scenario due to the anticipated growth in the study area.

The addition of project traffic is expected to have minimal impact on the Levels of Service and delays at the study intersections. The proposed driveways are also expected to have minimal impact on traffic operations.

A right-turn lane is warranted at both site driveways along Brannan Road.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

APPENDIX A:

DEVELOPMENT

CONCEPT PLAN

VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

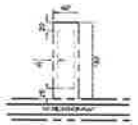
CURRENT ZONING: RA
PROPOSED ZONING: CSD / R4

TOTAL SITE AREA: ±134.77 ACRES

TOTAL DEVELOPED AREA: ±63.57 ACRES
TOTAL OPEN SPACE: 71.2 ACRES
(53% provided 40% required)

TOTAL UNITS: 190
GROSS DENSITY: 1.4 du ac
NET ACREAGE: ±80.58
NET DENSITY: 2.4

CSD ZONING STANDARDS
MIN. LOT AREA TO BE 6,000 SF
MIN. LOT WIDTH: 60'
FRONT S/B: 25'
SIDE S/B: 10'
REAR S/B: 20'



TYPICAL LOT (60'x182')
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

CONCEPT PLAN
FOR
BRANNAN ROAD
LOCATED IN:
HENRY COUNTY
GEORGIA

REVISIONS

SHEET NUMBER
1.0

APPENDIX B:

TRAFFIC COUNTS

& GROWTH RATE

DEVELOPMENT WORSHEET

TRAFFIC DATA SERVICES

Phone: (678) 687-8266 Fax: (404) 294-6122 E-mail: info@trafficdataservices.com

INTERSECTION VEHICLE CLASSIFICATION TURNING MOVEMENT COUNT SUMMARY

CLIENT: NV5
PROJECT: HENRY COUNTY, GA INTERSECTION TRAFFIC STUDY
DATE: TUESDAY, NOVEMBER 9TH 2021
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S SPRINDALE ROAD
E/W BRANNAN ROAD

	1 SBRT				2 SBTH				3 SBLT				4 WBRT				5 WBTH				6 WBLT			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
700-715	16	0	0	16	0	0	0	0	12	1	0	13	23	2	0	25	14	1	0	15	0	0	0	0
715-730	32	0	0	32	0	0	0	0	24	0	0	24	37	2	0	39	38	2	0	40	0	0	0	0
730-745	41	1	0	42	0	0	0	0	33	1	0	34	68	0	0	68	46	1	0	47	0	0	0	0
745-800	28	0	0	28	0	0	0	0	26	0	0	26	33	1	0	34	31	0	0	31	0	0	0	0
800-815	11	1	0	12	0	0	0	0	13	1	0	14	16	0	0	16	20	0	0	20	0	0	0	0
815-830	12	0	0	12	0	0	0	0	7	0	0	7	19	0	0	19	9	0	0	9	0	0	0	0
830-845	11	1	0	12	0	0	0	0	8	1	1	10	17	0	0	17	6	1	0	7	0	0	0	0
845-900	8	0	1	9	0	0	0	0	13	0	0	13	19	0	0	19	10	0	0	10	0	0	0	0
HOUR TOTALS																								
700-800	117	1	0	118	0	0	0	0	95	2	0	97	161	5	0	166	129	4	0	133	0	0	0	0
715-815	112	2	0	114	0	0	0	0	96	2	0	98	154	3	0	157	135	3	0	138	0	0	0	0
730-830	92	2	0	94	0	0	0	0	79	2	0	81	136	1	0	137	106	1	0	107	0	0	0	0
745-845	62	2	0	64	0	0	0	0	54	2	1	57	85	1	0	86	66	1	0	67	0	0	0	0
800-900	42	2	1	45	0	0	0	0	41	2	1	44	71	0	0	71	45	1	0	46	0	0	0	0

PEAK HOUR
700-800
PEAK HOUR FACTOR
0.87

	7 NBRT				8 NBTH				9 NBLT				10 EBRT				11 EBTH				12 EBLT				TOTALS			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
700-715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	6	0	20	9	0	0	9	88	10	0	98
715-730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	1	0	43	8	0	0	8	181	5	0	186
730-745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	2	0	65	25	0	0	25	276	5	0	281
745-800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	2	0	27	37	0	0	37	180	3	0	183
800-815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	9	0	0	9	76	2	0	78
815-830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	10	4	0	0	4	60	1	0	61
830-845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	5	5	1	0	6	52	4	1	57
845-900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	6	1	0	7	63	1	1	65
HOUR TOTALS																												
700-800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144	11	0	155	79	0	0	79	725	23	0	748
715-815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	5	0	142	79	0	0	79	713	15	0	728
730-830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	5	0	109	75	0	0	75	592	11	0	603
745-845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	3	0	49	55	1	0	56	368	10	1	379
800-900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	1	0	29	24	2	0	26	251	8	2	261

TRAFFIC DATA SERVICES

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INTERSECTION VEHICLE CLASSIFICATION TURNING MOVEMENT COUNT SUMMARY

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PROJECT: HENRY COUNTY, GA INTERSECTION TRAFFIC STUDY
DATE: TUESDAY, NOVEMBER 9TH 2021
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E/W BRANNAN ROAD

	1 SBRT				2 SBTH				3 SBLT				4 WBRT				5 WBTH				6 WBLT			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
400-415	10	0	0	10	0	0	0	0	21	0	0	21	20	0	0	20	11	0	0	11	0	0	0	0
415-430	18	0	0	18	0	0	0	0	29	0	0	29	22	0	0	22	14	0	0	14	0	0	0	0
430-445	6	0	0	6	0	0	0	0	19	0	0	19	27	0	0	27	6	0	0	6	0	0	0	0
445-500	5	1	0	6	0	0	0	0	37	0	0	37	29	2	0	31	20	1	1	22	0	0	0	0
500-515	15	1	0	16	0	0	0	0	31	1	0	32	26	0	0	26	23	1	0	24	0	0	0	0
515-530	13	0	0	13	0	0	0	0	32	0	0	32	34	0	0	34	15	0	0	15	0	0	0	0
530-545	11	0	0	11	0	0	0	0	31	0	0	31	27	2	0	29	16	0	0	16	0	0	0	0
545-600	15	1	0	16	0	0	0	0	40	1	0	41	25	1	0	26	13	0	0	13	0	0	0	0
HOUR TOTALS																								
400-500	39	1	0	40	0	0	0	0	106	0	0	106	98	2	0	100	51	1	1	53	0	0	0	0
415-515	44	2	0	46	0	0	0	0	116	1	0	117	104	2	0	106	63	2	1	66	0	0	0	0
430-530	39	2	0	41	0	0	0	0	119	1	0	120	116	2	0	118	64	2	1	67	0	0	0	0
445-545	44	2	0	46	0	0	0	0	131	1	0	132	116	4	0	120	74	2	1	77	0	0	0	0
500-600	54	2	0	56	0	0	0	0	134	2	0	136	112	3	0	115	67	1	0	68	0	0	0	0

PEAK HOUR
445-545
PEAK HOUR FACTOR
0.96

	7 NBRT				8 NBTH				9 NBLT				10 EBRT				11 EBTH				12 EBLT				TOTALS			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
400-415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	20	17	1	0	18	99	1	0	100
415-430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	18	12	0	0	12	113	0	0	113
430-445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	25	9	0	0	9	92	0	0	92
445-500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	1	0	30	10	1	0	11	130	6	1	137
500-515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	0	0	34	11	1	0	12	140	4	0	144
515-530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0	28	16	1	1	18	138	1	1	140
530-545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	1	0	32	12	0	0	12	128	3	0	131
545-600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	1	0	21	13	0	0	13	126	4	0	130
HOUR TOTALS																												
400-500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	1	0	93	48	2	0	50	434	7	1	442
415-515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	1	0	107	42	2	0	44	475	10	1	486
430-530	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116	1	0	117	46	3	1	50	500	11	2	513
445-545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	2	0	124	49	3	1	53	536	14	2	552
500-600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	2	0	115	52	2	1	55	532	12	1	545

TRAFFIC DATA SERVICES

Phone: (678) 687-8266 Fax: (404) 294-6122 E-mail: info@trafficdataservices.com

INTERSECTION VEHICLE CLASSIFICATION TURNING MOVEMENT COUNT SUMMARY

CLIENT: NV5
PROJECT: HENRY COUNTY, GA INTERSECTION TRAFFIC STUDY
DATE: TUESDAY, NOVEMBER 9TH 2021
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S BRANNAN ROAD
E/W NORTH SALEM DRIVE

	1 SBRT				2 SBTH				3 SBLT				4 WBRT				5 WBTH				6 WBLT			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
700-715	0	0	0	0	17	1	0	18	1	1	0	2	2	0	0	2	0	0	0	0	0	0	0	0
715-730	0	0	0	0	36	0	0	36	2	0	0	2	2	0	0	2	0	0	0	0	2	0	0	2
730-745	0	0	0	0	71	4	0	75	4	0	0	4	5	0	0	5	0	0	0	0	5	0	0	5
745-800	0	0	0	0	42	0	0	42	1	2	0	3	1	0	0	1	0	0	0	0	3	0	0	3
800-815	0	0	0	0	20	0	0	20	1	0	0	1	2	1	0	3	0	0	0	0	4	0	0	4
815-830	0	0	0	0	13	1	0	14	2	0	0	2	1	0	0	1	0	0	0	0	6	0	0	6
830-845	0	0	0	0	13	0	0	13	2	0	0	2	2	0	0	2	0	0	0	0	4	0	0	4
845-900	0	0	0	0	22	0	0	22	0	1	0	1	1	0	0	1	0	0	0	0	8	0	0	8
HOUR TOTALS																								
700-800	0	0	0	0	166	5	0	171	8	3	0	11	10	0	0	10	0	0	0	0	10	0	0	10
715-815	0	0	0	0	169	4	0	173	8	2	0	10	10	1	0	11	0	0	0	0	14	0	0	14
730-830	0	0	0	0	146	5	0	151	8	2	0	10	9	1	0	10	0	0	0	0	18	0	0	18
745-845	0	0	0	0	88	1	0	89	6	2	0	8	6	1	0	7	0	0	0	0	17	0	0	17
800-900	0	0	0	0	68	1	0	69	5	1	0	6	6	1	0	7	0	0	0	0	22	0	0	22

PEAK HOUR
700-800
PEAK HOUR FACTOR
0.64

	7 NBRT				8 NBTH				9 NBLT				10 EBRT				11 EBTH				12 EBLT				TOTALS			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
700-715	7	0	0	7	54	2	0	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81	4	0	85
715-730	7	0	0	7	51	0	0	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	0	0	100
730-745	10	1	0	11	81	2	0	83	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	176	7	0	183
745-800	13	0	0	13	34	1	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	94	3	0	97
800-815	4	0	0	4	35	1	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	2	0	68
815-830	5	1	0	6	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	2	0	55
830-845	11	0	0	11	21	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	0	0	53
845-900	3	0	0	3	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	1	0	57
HOUR TOTALS																												
700-800	37	1	0	38	220	5	0	225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	451	14	0	465
715-815	34	1	0	35	201	4	0	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	436	12	0	448
730-830	32	2	0	34	176	4	0	180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	389	14	0	403
745-845	33	1	0	34	116	2	0	118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	266	7	0	273
800-900	23	1	0	24	104	1	0	105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	228	5	0	233

TRAFFIC DATA SERVICES

Phone: (678) 687-8266 Fax: (404) 294-6122 E-mail: info@trafficdataservices.com

INTERSECTION VEHICLE CLASSIFICATION TURNING MOVEMENT COUNT SUMMARY

CLIENT: NV5
PROJECT: HENRY COUNTY, GA INTERSECTION TRAFFIC STUDY
DATE: TUESDAY, NOVEMBER 9TH 2021
PERIOD: 4:00 PM TO 6:00 PM
INTERSECTION: N/S BRANNAN ROAD
E/W NORTH SALEM DRIVE

	1 SBRT				2 SBTH				3 SBLT				4 WBRT				5 WBTH				6 WBLT			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
400-415	0	0	0	0	36	4	1	41	3	0	0	3	1	0	0	1	0	0	0	0	7	1	0	8
415-430	0	0	0	0	49	0	0	49	6	0	0	6	3	0	0	3	0	0	0	0	5	0	0	5
430-445	0	0	0	0	40	0	0	40	4	0	0	4	1	0	0	1	0	0	0	0	2	0	0	2
445-500	0	0	0	0	58	1	0	59	1	0	0	1	4	0	0	4	0	0	0	0	4	0	0	4
500-515	0	0	0	0	54	1	0	55	5	0	0	5	1	0	0	1	0	0	0	0	6	0	0	6
515-530	0	0	0	0	45	0	0	45	2	0	0	2	3	0	0	3	0	0	0	0	9	0	0	9
530-545	0	0	0	0	49	0	2	51	4	0	0	4	6	0	0	6	0	0	0	0	7	0	0	7
545-600	0	0	0	0	57	0	0	57	6	0	0	6	4	0	0	4	0	0	0	0	2	0	0	2
HOUR TOTALS																								
400-500	0	0	0	0	183	5	1	189	14	0	0	14	9	0	0	9	0	0	0	0	18	1	0	19
415-515	0	0	0	0	201	2	0	203	16	0	0	16	9	0	0	9	0	0	0	0	17	0	0	17
430-530	0	0	0	0	197	2	0	199	12	0	0	12	9	0	0	9	0	0	0	0	21	0	0	21
445-545	0	0	0	0	206	2	2	210	12	0	0	12	14	0	0	14	0	0	0	0	26	0	0	26
500-600	0	0	0	0	205	1	2	208	17	0	0	17	14	0	0	14	0	0	0	0	24	0	0	24

PEAK HOUR
445-545
PEAK HOUR FACTOR
0.94

	7 NBRT				8 NBTH				9 NBLT				10 EBRT				11 EBTH				12 EBLT				TOTALS			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
400-415	5	0	0	5	22	2	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	7	1	82
415-430	2	0	0	2	27	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92	0	0	92
430-445	2	1	0	3	24	1	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	2	0	75
445-500	5	0	0	5	44	2	0	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116	3	0	119
500-515	7	0	0	7	36	0	2	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	109	1	2	112
515-530	6	0	0	6	48	0	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	0	0	113
530-545	2	0	0	2	34	1	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	1	2	105
545-600	5	0	0	5	36	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	0	0	110
HOUR TOTALS																												
400-500	14	1	0	15	117	5	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	355	12	1	368
415-515	16	1	0	17	131	3	2	136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	390	6	2	398
430-530	20	1	0	21	152	3	2	157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	411	6	2	419
445-545	20	0	0	20	162	3	2	167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	440	5	4	449
500-600	20	0	0	20	154	1	2	157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	434	2	4	440

TRAFFIC DATA SERVICES

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INTERSECTION VEHICLE CLASSIFICATION TURNING MOVEMENT COUNT SUMMARY

CLIENT: NV5
PROJECT: HENRY COUNTY, GA INTERSECTION TRAFFIC STUDY
DATE: TUESDAY, NOVEMBER 9TH 2021
PERIOD: 7:00 AM TO 9:00 AM
INTERSECTION: N/S BRANNAN ROAD
E/W WYLDE WOODE DRIVE/DRIVEWAY 1

	1 SBRT				2 SBTH				3 SBLT				4 WBRT				5 WBTH				6 WBLT			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
700-715	0	0	0	0	28	6	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
715-730	0	0	0	0	70	2	0	72	0	0	0	0	1	0	0	1	0	0	0	0	3	0	0	3
730-745	0	0	0	0	92	3	0	95	1	0	0	1	2	0	0	2	0	0	0	0	1	1	0	2
745-800	0	0	0	0	43	2	0	45	1	0	0	1	2	0	0	2	0	0	0	0	0	0	0	0
800-815	0	0	0	0	20	0	0	20	0	0	0	0	3	0	0	3	0	0	0	0	1	0	0	1
815-830	0	0	0	0	14	1	0	15	0	1	0	1	2	0	0	2	0	0	0	0	0	0	0	0
830-845	0	0	0	0	12	0	0	12	0	1	0	1	0	2	0	2	0	0	0	0	0	0	0	0
845-900	0	0	0	0	19	0	0	19	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	1
HOUR TOTALS																								
700-800	0	0	0	0	233	13	0	246	2	0	0	2	5	0	0	5	0	0	0	0	4	1	0	5
715-815	0	0	0	0	225	7	0	232	2	0	0	2	8	0	0	8	0	0	0	0	5	1	0	6
730-830	0	0	0	0	189	6	0	175	2	1	0	3	9	0	0	9	0	0	0	0	2	1	0	3
745-845	0	0	0	0	89	3	0	92	1	2	0	3	7	2	0	9	0	0	0	0	1	0	0	1
800-900	0	0	0	0	65	1	0	66	1	2	0	3	5	2	0	7	0	0	0	0	2	0	0	2

PEAK HOUR
700-800
PEAK HOUR FACTOR
0.75

	7 NBRT				8 NBTH				9 NBLT				10 EBRT				11 EBTH				12 EBLT				TOTALS			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
700-715	0	0	0	0	48	3	0	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	9	0	85
715-730	1	1	0	2	90	4	0	94	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	165	7	0	172
730-745	0	0	0	0	74	1	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	5	0	175
745-800	0	0	0	0	44	1	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	3	0	93
800-815	2	0	0	2	42	1	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	1	0	69
815-830	1	0	0	1	28	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	2	0	47
830-845	0	0	0	0	21	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	3	0	36
845-900	1	0	0	1	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	0	0	46
HOUR TOTALS																												
700-800	1	1	0	2	256	9	0	265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	501	24	0	525
715-815	3	1	0	4	250	7	0	257	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	493	18	0	509
730-830	3	0	0	3	188	3	0	191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	373	11	0	384
745-845	3	0	0	3	135	2	0	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	236	9	0	245
800-900	4	0	0	4	115	1	0	116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	192	6	0	198

TRAFFIC DATA SERVICES

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INTERSECTION VEHICLE CLASSIFICATION TURNING MOVEMENT COUNT SUMMARY

CLIENT: NV5
PROJECT: HENRY COUNTY, GA INTERSECTION TRAFFIC STUDY
DATE: TUESDAY, NOVEMBER 9TH 2021
PERIOD: 4:00 PM TO 6:00 PM
INTERSECTION: N/S BRANNAN ROAD
E/W WYLDE WOODE DRIVE/DRIVEWAY 1

	1 SBRT				2 SBTH				3 SBLT				4 WBRT				5 WBTH				6 WBLT			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
400-415	0	0	0	0	30	1	1	32	3	0	0	3	2	0	0	2	0	0	0	0	0	2	0	2
415-430	0	0	0	0	44	0	0	44	0	0	0	0	2	0	0	2	0	0	0	0	1	0	0	1
430-445	0	0	0	0	41	0	0	41	0	0	0	0	2	1	0	3	0	0	0	0	0	0	0	0
445-500	0	0	0	0	60	1	0	61	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	1
500-515	0	0	0	0	59	1	0	60	3	0	0	3	2	0	0	2	0	0	0	0	0	0	0	0
515-530	0	0	0	0	48	0	0	48	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0
530-545	0	0	0	0	59	0	2	61	1	1	0	2	1	0	0	1	0	0	0	0	0	0	0	0
545-600	0	0	0	0	57	0	0	57	2	0	0	2	0	0	0	0	0	0	0	0	1	0	0	1
HOUR TOTALS																								
400-500	0	0	0	0	175	2	1	178	4	0	0	4	6	1	0	7	0	0	0	0	2	2	0	4
415-515	0	0	0	0	204	2	0	206	4	0	0	4	8	1	0	7	0	0	0	0	2	0	0	2
430-530	0	0	0	0	208	2	0	210	8	0	0	8	4	1	0	5	0	0	0	0	1	0	0	1
445-545	0	0	0	0	226	2	2	230	9	1	0	10	3	0	0	3	0	0	0	0	1	0	0	1
500-600	0	0	0	0	223	1	2	226	10	1	0	11	3	0	0	3	0	0	0	0	1	0	0	1

PEAK HOUR
445-545
PEAK HOUR FACTOR
0.95

	7 NBRT				8 NBTH				9 NBLT				10 EBRT				11 EBTH				12 EBLT				TOTALS			
15-MIN COUNTS	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL	CARS	SINGLE UNIT TRUCK & BUSES	HEAVY DUTY TRUCK	TOTAL
400-415	0	1	0	1	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	4	1	66
415-430	1	0	0	1	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	78	0	0	78
430-445	0	1	0	1	28	1	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	71	3	0	74
445-500	3	0	0	3	47	2	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	112	3	0	115
500-515	1	0	0	1	43	0	2	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	108	1	2	111
515-530	1	0	0	1	49	0	0	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	0	0	102
530-545	2	0	0	2	43	0	1	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	1	3	110
545-600	2	0	0	2	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	0	0	102
HOUR TOTALS																												
400-500	4	2	0	6	131	3	0	134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	322	10	1	333
415-515	5	1	0	6	148	3	2	153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	369	7	2	378
430-530	5	1	0	6	167	3	2	172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	393	7	2	402
445-545	7	0	0	7	182	2	3	187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	428	5	5	438
500-600	6	0	0	6	175	0	3	178	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	418	2	5	425

TRAFFIC DATA SERVICES
NV5 TRAFFIC COUNTS
HENRY COUNTY, GA STUDY

Brannan Rd Btwn Wylde Woode Dr, and
Radcliffe Dr

Site: #1
11/9/2021
Tuesday

Daily Volume

Interval Start	NB		SB		Combined		Interval Start	NB		SB		Combined	
12:00 AM	1	3	2	6	3	9	12:00 PM	11	60	27	79	38	139
12:15 AM	0		3		3		12:15 PM	19		19		38	
12:30 AM	1		0		1		12:30 PM	10		13		23	
12:45 AM	1		1		2		12:45 PM	20		20		40	
1:00 AM	2	2	1	4	3	6	1:00 PM	25	78	21	103	46	181
1:15 AM	0		0		0		1:15 PM	16		33		49	
1:30 AM	0		1		1		1:30 PM	17		21		38	
1:45 AM	0		2		2		1:45 PM	20		28		48	
2:00 AM	0	2	1	1	1	3	2:00 PM	13	148	36	144	49	292
2:15 AM	0		0		0		2:15 PM	21		34		55	
2:30 AM	1		0		1		2:30 PM	77		44		121	
2:45 AM	1		0		1		2:45 PM	37		30		67	
3:00 AM	1	6	2	4	3	10	3:00 PM	24	114	38	155	62	269
3:15 AM	0		0		0		3:15 PM	30		42		72	
3:30 AM	3		2		5		3:30 PM	33		37		70	
3:45 AM	2		0		2		3:45 PM	27		38		65	
4:00 AM	3	15	1	4	4	19	4:00 PM	30	135	36	180	66	315
4:15 AM	5		0		5		4:15 PM	29		44		73	
4:30 AM	3		1		4		4:30 PM	30		38		68	
4:45 AM	4		2		6		4:45 PM	46		62		108	
5:00 AM	5	27	3	16	8	43	5:00 PM	42	163	60	233	102	396
5:15 AM	6		4		10		5:15 PM	42		55		97	
5:30 AM	11		4		15		5:30 PM	42		61		103	
5:45 AM	5		5		10		5:45 PM	37		57		94	
6:00 AM	8	50	2	41	10	91	6:00 PM	30	101	43	136	73	237
6:15 AM	14		5		19		6:15 PM	32		33		65	
6:30 AM	15		11		26		6:30 PM	19		33		52	
6:45 AM	13		23		36		6:45 PM	20		27		47	
7:00 AM	39	256	33	233	72	489	7:00 PM	18	60	32	74	50	134
7:15 AM	66		65		131		7:15 PM	11		16		27	
7:30 AM	96		90		186		7:30 PM	17		13		30	
7:45 AM	55		45		100		7:45 PM	14		13		27	
8:00 AM	35	111	18	65	53	176	8:00 PM	9	49	15	63	24	112
8:15 AM	30		14		44		8:15 PM	20		20		40	
8:30 AM	23		13		36		8:30 PM	13		13		26	
8:45 AM	23		20		43		8:45 PM	7		15		22	
9:00 AM	20	66	18	65	38	131	9:00 PM	7	32	5	25	12	57
9:15 AM	15		6		21		9:15 PM	19		5		24	
9:30 AM	19		22		41		9:30 PM	5		8		13	
9:45 AM	12		19		31		9:45 PM	1		7		8	
10:00 AM	20	76	21	56	41	132	10:00 PM	2	11	10	24	12	35
10:15 AM	15		12		27		10:15 PM	3		3		6	
10:30 AM	20		14		34		10:30 PM	4		3		7	
10:45 AM	21		9		30		10:45 PM	2		8		10	
11:00 AM	17	69	16	73	33	142	11:00 PM	2	5	2	8	4	13
11:15 AM	15		19		34		11:15 PM	2		1		3	
11:30 AM	16		19		35		11:30 PM	1		2		3	
11:45 AM	21		19		40		11:45 PM	0		3		3	

Volume Totals

	NB	SB	Combined
12:00 AM - 12:00 PM	683 (54.6%)	568 (45.4%)	1251
12:00 PM - 12:00 AM	956 (43.9%)	1224 (56.1%)	2180
24 Hours	1639 (47.8%)	1792 (52.2%)	3431

Peak Hours

	NB	SB	Combined
12:00 AM - 12:00 PM	7:00 AM	7:00 AM	7:00 AM
Volume	256	233	489
Factor	0.67	0.65	0.66
12:00 PM - 12:00 AM	4:45 PM	4:45 PM	4:45 PM
Volume	172	238	410
Factor	0.93	0.96	0.95

Brannan Rd Residential - Growth Rate Calculation Worksheet

Percentage Growth									
Roadway	**County**	**Traffic Count Station**	**2016 Traffic Volumes**	**2017 Traffic Volumes**	**2018 Traffic Volumes**	**2019 Traffic Volumes**	**2021 Traffic Volumes by Linear Regress.**	**2023 Traffic Volumes by Linear Regress.**	**Annual Growth 2021 to 2023**
Campground Rd	Henry	151-0232	7,170	7,590	8,580	8,640	9,885	10,965	5.5%
US 23	Henry	151-0353	16,300	17,300	17,300	17,800	18,750	19,650	2.4%
		Weighted Average	**23,470**	**24,890**	**25,880**	**26,440**	**28,635**	**30,615**	**3.5%**

APPENDIX C:

SYNCHRO REPORTS

Intersection	
Int Delay, s/veh	9.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	79	155	133	166	97	118
Future Vol, veh/h	79	155	133	166	97	118
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	118	231	199	248	145	176

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	447	0	-	0	790	323
Stage 1	-	-	-	-	323	-
Stage 2	-	-	-	-	467	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1113	-	-	-	359	718
Stage 1	-	-	-	-	734	-
Stage 2	-	-	-	-	631	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1113	-	-	-	315	718
Mov Cap-2 Maneuver	-	-	-	-	315	-
Stage 1	-	-	-	-	644	-
Stage 2	-	-	-	-	631	-

Approach	EB	WB	SB
HCM Control Delay, s	2.9	0	29.7
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1113	-	-	-	455
HCM Lane V/C Ratio	0.106	-	-	-	0.705
HCM Control Delay (s)	8.6	0	-	-	29.7
HCM Lane LOS	A	A	-	-	D
HCM 95th %tile Q(veh)	0.4	-	-	-	5.4

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	10	225	38	11	171
Future Vol, veh/h	10	10	225	38	11	171
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	16	352	59	17	267

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	683	382	0	0	411	0
Stage 1	382	-	-	-	-	-
Stage 2	301	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	415	665	-	-	1148	-
Stage 1	690	-	-	-	-	-
Stage 2	751	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	408	665	-	-	1148	-
Mov Cap-2 Maneuver	408	-	-	-	-	-
Stage 1	690	-	-	-	-	-
Stage 2	738	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.6	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	506	1148	-
HCM Lane V/C Ratio	-	-	0.062	0.015	-
HCM Control Delay (s)	-	-	12.6	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	5	265	2	2	246
Future Vol, veh/h	5	5	265	2	2	246
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	7	353	3	3	328

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	689	355	0	0	356	0
Stage 1	355	-	-	-	-	-
Stage 2	334	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	412	689	-	-	1203	-
Stage 1	710	-	-	-	-	-
Stage 2	725	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	411	689	-	-	1203	-
Mov Cap-2 Maneuver	411	-	-	-	-	-
Stage 1	710	-	-	-	-	-
Stage 2	723	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.2	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	515	1203	-
HCM Lane V/C Ratio	-	-	0.026	0.002	-
HCM Control Delay (s)	-	-	12.2	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↱		⋎	
Traffic Vol, veh/h	53	124	77	120	132	46
Future Vol, veh/h	53	124	77	120	132	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	129	80	125	138	48

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	205	0	-	0	382	143
Stage 1	-	-	-	-	143	-
Stage 2	-	-	-	-	239	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1366	-	-	-	620	905
Stage 1	-	-	-	-	884	-
Stage 2	-	-	-	-	801	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1366	-	-	-	593	905
Mov Cap-2 Maneuver	-	-	-	-	593	-
Stage 1	-	-	-	-	846	-
Stage 2	-	-	-	-	801	-

Approach	EB	WB	SB
HCM Control Delay, s	2.3	0	12.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1366	-	-	-	651
HCM Lane V/C Ratio	0.04	-	-	-	0.285
HCM Control Delay (s)	7.7	0	-	-	12.7
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.2

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	14	167	20	12	210
Future Vol, veh/h	26	14	167	20	12	210
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	15	178	21	13	223

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	438	189	0	0	199	0
Stage 1	189	-	-	-	-	-
Stage 2	249	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	576	853	-	-	1373	-
Stage 1	843	-	-	-	-	-
Stage 2	792	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	570	853	-	-	1373	-
Mov Cap-2 Maneuver	570	-	-	-	-	-
Stage 1	843	-	-	-	-	-
Stage 2	783	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	645	1373	-
HCM Lane V/C Ratio	-	-	0.066	0.009	-
HCM Control Delay (s)	-	-	11	7.6	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	3	187	7	10	230
Future Vol, veh/h	1	3	187	7	10	230
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	3	197	7	11	242

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	465	201	0	0	204	0
Stage 1	201	-	-	-	-	-
Stage 2	264	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	556	840	-	-	1368	-
Stage 1	833	-	-	-	-	-
Stage 2	780	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	551	840	-	-	1368	-
Mov Cap-2 Maneuver	551	-	-	-	-	-
Stage 1	833	-	-	-	-	-
Stage 2	773	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.9	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	743	1368	-
HCM Lane V/C Ratio	-	-	0.006	0.008	-
HCM Control Delay (s)	-	-	9.9	7.7	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	12.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↑		↾	
Traffic Vol, veh/h	85	166	142	178	104	126
Future Vol, veh/h	85	166	142	178	104	126
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	127	248	212	266	155	188

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	478	0	-	0	847	345
Stage 1	-	-	-	-	345	-
Stage 2	-	-	-	-	502	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1084	-	-	-	332	698
Stage 1	-	-	-	-	717	-
Stage 2	-	-	-	-	608	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1084	-	-	-	287	698
Mov Cap-2 Maneuver	-	-	-	-	287	-
Stage 1	-	-	-	-	619	-
Stage 2	-	-	-	-	608	-

Approach	EB	WB	SB
HCM Control Delay, s	3	0	40.9
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1084	-	-	-	424
HCM Lane V/C Ratio	0.117	-	-	-	0.81
HCM Control Delay (s)	8.8	0	-	-	40.9
HCM Lane LOS	A	A	-	-	E
HCM 95th %tile Q(veh)	0.4	-	-	-	7.4

Intersection	
Int Delay, s/veh	0.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	11	11	241	41	12	183
Future Vol, veh/h	11	11	241	41	12	183
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	17	377	64	19	286

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	733	409	0	0	441	0
Stage 1	409	-	-	-	-	-
Stage 2	324	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	388	642	-	-	1119	-
Stage 1	671	-	-	-	-	-
Stage 2	733	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	380	642	-	-	1119	-
Mov Cap-2 Maneuver	380	-	-	-	-	-
Stage 1	671	-	-	-	-	-
Stage 2	718	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.1	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	477	1119	-
HCM Lane V/C Ratio	-	-	0.072	0.017	-
HCM Control Delay (s)	-	-	13.1	8.3	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	5	284	2	2	264
Future Vol, veh/h	5	5	284	2	2	264
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	7	379	3	3	352

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	739	381	0	0	382	0
Stage 1	381	-	-	-	-	-
Stage 2	358	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	385	666	-	-	1176	-
Stage 1	691	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	384	666	-	-	1176	-
Mov Cap-2 Maneuver	384	-	-	-	-	-
Stage 1	691	-	-	-	-	-
Stage 2	705	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.6	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	487	1176	-
HCM Lane V/C Ratio	-	-	0.027	0.002	-
HCM Control Delay (s)	-	-	12.6	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	57	133	82	129	141	49
Future Vol, veh/h	57	133	82	129	141	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	59	139	85	134	147	51

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	219	0	-	0	409	152
Stage 1	-	-	-	-	152	-
Stage 2	-	-	-	-	257	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1350	-	-	-	599	894
Stage 1	-	-	-	-	876	-
Stage 2	-	-	-	-	786	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1350	-	-	-	571	894
Mov Cap-2 Maneuver	-	-	-	-	571	-
Stage 1	-	-	-	-	835	-
Stage 2	-	-	-	-	786	-

Approach	EB	WB	SB
HCM Control Delay, s	2.3	0	13.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1350	-	-	-	630
HCM Lane V/C Ratio	0.044	-	-	-	0.314
HCM Control Delay (s)	7.8	0	-	-	13.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	1.3

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	15	179	21	13	225
Future Vol, veh/h	28	15	179	21	13	225
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	16	190	22	14	239

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	468	201	0	0	212	0
Stage 1	201	-	-	-	-	-
Stage 2	267	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	553	840	-	-	1358	-
Stage 1	833	-	-	-	-	-
Stage 2	778	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	546	840	-	-	1358	-
Mov Cap-2 Maneuver	546	-	-	-	-	-
Stage 1	833	-	-	-	-	-
Stage 2	769	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.2	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	622	1358	-
HCM Lane V/C Ratio	-	-	0.074	0.01	-
HCM Control Delay (s)	-	-	11.2	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	3	200	7	11	246
Future Vol, veh/h	1	3	200	7	11	246
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	3	211	7	12	259

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	498	215	0	0	218	0
Stage 1	215	-	-	-	-	-
Stage 2	283	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	532	825	-	-	1352	-
Stage 1	821	-	-	-	-	-
Stage 2	765	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	527	825	-	-	1352	-
Mov Cap-2 Maneuver	527	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	757	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	723	1352	-
HCM Lane V/C Ratio	-	-	0.006	0.009	-
HCM Control Delay (s)	-	-	10	7.7	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	13.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↱		⋔	
Traffic Vol, veh/h	85	174	166	213	117	126
Future Vol, veh/h	85	174	166	213	117	126
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	72	72	72	72	72	72
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	118	242	231	296	163	175

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	527	0	-	0	857	379
Stage 1	-	-	-	-	379	-
Stage 2	-	-	-	-	478	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1040	-	-	-	328	668
Stage 1	-	-	-	-	692	-
Stage 2	-	-	-	-	624	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1040	-	-	-	285	668
Mov Cap-2 Maneuver	-	-	-	-	285	-
Stage 1	-	-	-	-	601	-
Stage 2	-	-	-	-	624	-

Approach	EB	WB	SB
HCM Control Delay, s	2.9	0	44.9
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1040	-	-	-	406
HCM Lane V/C Ratio	0.114	-	-	-	0.831
HCM Control Delay (s)	8.9	0	-	-	44.9
HCM Lane LOS	A	A	-	-	E
HCM 95th %tile Q(veh)	0.4	-	-	-	7.8

Intersection	
Int Delay, s/veh	0.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	11	12	254	41	17	218
Future Vol, veh/h	11	12	254	41	17	218
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	16	339	55	23	291

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	704	367	0	0	394	0
Stage 1	367	-	-	-	-	-
Stage 2	337	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	403	678	-	-	1165	-
Stage 1	701	-	-	-	-	-
Stage 2	723	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	393	678	-	-	1165	-
Mov Cap-2 Maneuver	393	-	-	-	-	-
Stage 1	701	-	-	-	-	-
Stage 2	706	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.6	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	503	1165	-
HCM Lane V/C Ratio	-	-	0.061	0.019	-
HCM Control Delay (s)	-	-	12.6	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	24	0	16	5	0	5	6	292	2	2	288	8
Future Vol, veh/h	24	0	16	5	0	5	6	292	2	2	288	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	64	64	64	64	64	64	64	64	64	64	64	64
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	38	0	25	8	0	8	9	456	3	3	450	13

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	943	940	457	951	945	458	463	0	0	459	0	0
Stage 1	463	463	-	476	476	-	-	-	-	-	-	-
Stage 2	480	477	-	475	469	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	243	264	604	240	262	603	1098	-	-	1102	-	-
Stage 1	579	564	-	570	557	-	-	-	-	-	-	-
Stage 2	567	556	-	570	561	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	237	260	604	228	258	603	1098	-	-	1102	-	-
Mov Cap-2 Maneuver	237	260	-	228	258	-	-	-	-	-	-	-
Stage 1	573	562	-	564	551	-	-	-	-	-	-	-
Stage 2	553	550	-	544	559	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.3	16.4	0.2	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1098	-	-	313	331	1102	-	-
HCM Lane V/C Ratio	0.009	-	-	0.2	0.047	0.003	-	-
HCM Control Delay (s)	8.3	0	-	19.3	16.4	8.3	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.7	0.1	0	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	24	8	298	258	13
Future Vol, veh/h	35	24	8	298	258	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	26	9	324	280	14

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	629	287	294	0	-	0
Stage 1	287	-	-	-	-	-
Stage 2	342	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	446	752	1268	-	-	-
Stage 1	762	-	-	-	-	-
Stage 2	719	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	442	752	1268	-	-	-
Mov Cap-2 Maneuver	442	-	-	-	-	-
Stage 1	755	-	-	-	-	-
Stage 2	719	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.7	0.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1268	-	531	-	-
HCM Lane V/C Ratio	0.007	-	0.121	-	-
HCM Control Delay (s)	7.9	0	12.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Intersection	
Int Delay, s/veh	5.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↰	↱		⋔	
Traffic Vol, veh/h	57	160	98	153	183	49
Future Vol, veh/h	57	160	98	153	183	49
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	59	167	102	159	191	51

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	261	0	-	0	467	182
Stage 1	-	-	-	-	182	-
Stage 2	-	-	-	-	285	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1303	-	-	-	554	861
Stage 1	-	-	-	-	849	-
Stage 2	-	-	-	-	763	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1303	-	-	-	526	861
Mov Cap-2 Maneuver	-	-	-	-	526	-
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	763	-

Approach	EB	WB	SB
HCM Control Delay, s	2.1	0	15.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1303	-	-	-	573
HCM Lane V/C Ratio	0.046	-	-	-	0.422
HCM Control Delay (s)	7.9	0	-	-	15.8
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	2.1

Intersection	
Int Delay, s/veh	1.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	28	18	221	21	16	250
Future Vol, veh/h	28	18	221	21	16	250
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	19	233	22	17	263

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	541	244	0	0	255	0
Stage 1	244	-	-	-	-	-
Stage 2	297	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	502	795	-	-	1310	-
Stage 1	797	-	-	-	-	-
Stage 2	754	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	494	795	-	-	1310	-
Mov Cap-2 Maneuver	494	-	-	-	-	-
Stage 1	797	-	-	-	-	-
Stage 2	743	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.8	0	0.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	580	1310	-
HCM Lane V/C Ratio	-	-	0.083	0.013	-
HCM Control Delay (s)	-	-	11.8	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	16	0	12	1	0	3	18	227	7	11	262	27
Future Vol, veh/h	16	0	12	1	0	3	18	227	7	11	262	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	13	1	0	3	19	241	7	12	279	29

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	602	604	294	607	615	245	308	0	0	248	0	0
Stage 1	318	318	-	283	283	-	-	-	-	-	-	-
Stage 2	284	286	-	324	332	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	412	412	745	408	407	794	1253	-	-	1318	-	-
Stage 1	693	654	-	724	677	-	-	-	-	-	-	-
Stage 2	723	675	-	688	644	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	401	400	745	392	395	794	1253	-	-	1318	-	-
Mov Cap-2 Maneuver	401	400	-	392	395	-	-	-	-	-	-	-
Stage 1	681	647	-	711	665	-	-	-	-	-	-	-
Stage 2	707	663	-	669	637	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.7	10.7	0.6	0.3
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1253	-	-	500	632	1318	-	-
HCM Lane V/C Ratio	0.015	-	-	0.06	0.007	0.009	-	-
HCM Control Delay (s)	7.9	0	-	12.7	10.7	7.8	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	24	16	27	200	282	42
Future Vol, veh/h	24	16	27	200	282	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	17	29	217	307	46

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	605	330	353	0	-	0
Stage 1	330	-	-	-	-	-
Stage 2	275	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	461	712	1206	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	771	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	449	712	1206	-	-	-
Mov Cap-2 Maneuver	449	-	-	-	-	-
Stage 1	708	-	-	-	-	-
Stage 2	771	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.4	1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1206	-	527	-	-
HCM Lane V/C Ratio	0.024	-	0.083	-	-
HCM Control Delay (s)	8.1	0	12.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-

APPENDIX D:

TURN LANE EVALUATIONS

GDOT Turn Lane Evaluations

Intersection	Movement/ Turn Lane	Turn Volume	GDOT Volume Criteria	GDOT Criteria met?
Brannan Rd & Wyle Woode Dr / Site Dwy S	SBR	228 RT/Day	150 RT/Day	YES
	NBL	137 LT/Day	250 LT/Day	NO
Brannan Rd & Site Dwy N	SBR	319 RT/Day	150 RT/Day	YES
	NBL	228 LT/Day	250 LT/Day	NO

Speed Limit (Brannan Rd): 45 MPH

AADT (Brannan Rd): < 6,000

	Distribution	Volume	Threshold
RTV	25%	228	> 150
LTV	15%	137	> 250
RTV	35%	319	> 150
LTV	25%	228	> 250

		IN	OUT
Daily	**1,822**	**911**	**911**
AM Peak Hour	**134**	**35**	**99**
PM Peak Hour	**182**	**114**	**68**

NV5

Henry County Water Authority
Engineering Division

August 23, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential Subdivision**
Property Information:	**Brannan Road (Parcel ID's 088-02057000, 088-02056000, & 088-02055000)**
	LL 3; District 7; 134.31+/- acres
Proposed Zoning:	**SR**
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. A fire flow test calculated in the area revealed the following data:

Static:	90	psi
Residual:	60	psi
Flow	1190	gpm
Calculated Flow @ 20 psi:	1880	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. ***However, an offsite sanitary sewer line extension is required at the developer's expense. The offsite sewer line extension may require the acquisition of easements at the developer's expense.***

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.

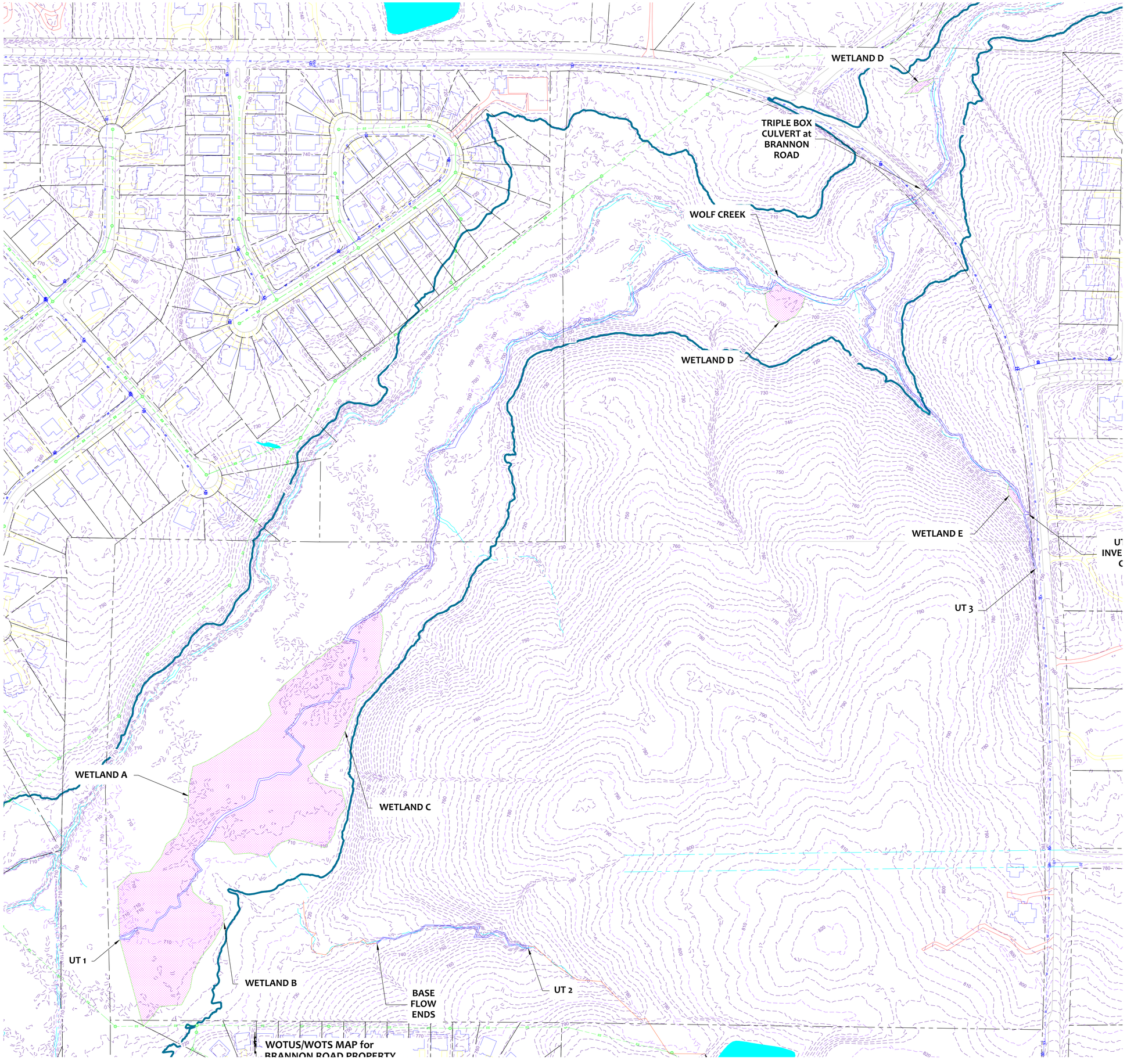
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Plan dated 11/2/2021 and conceptual sewer routing prepared by Falcon Design, Consultants.

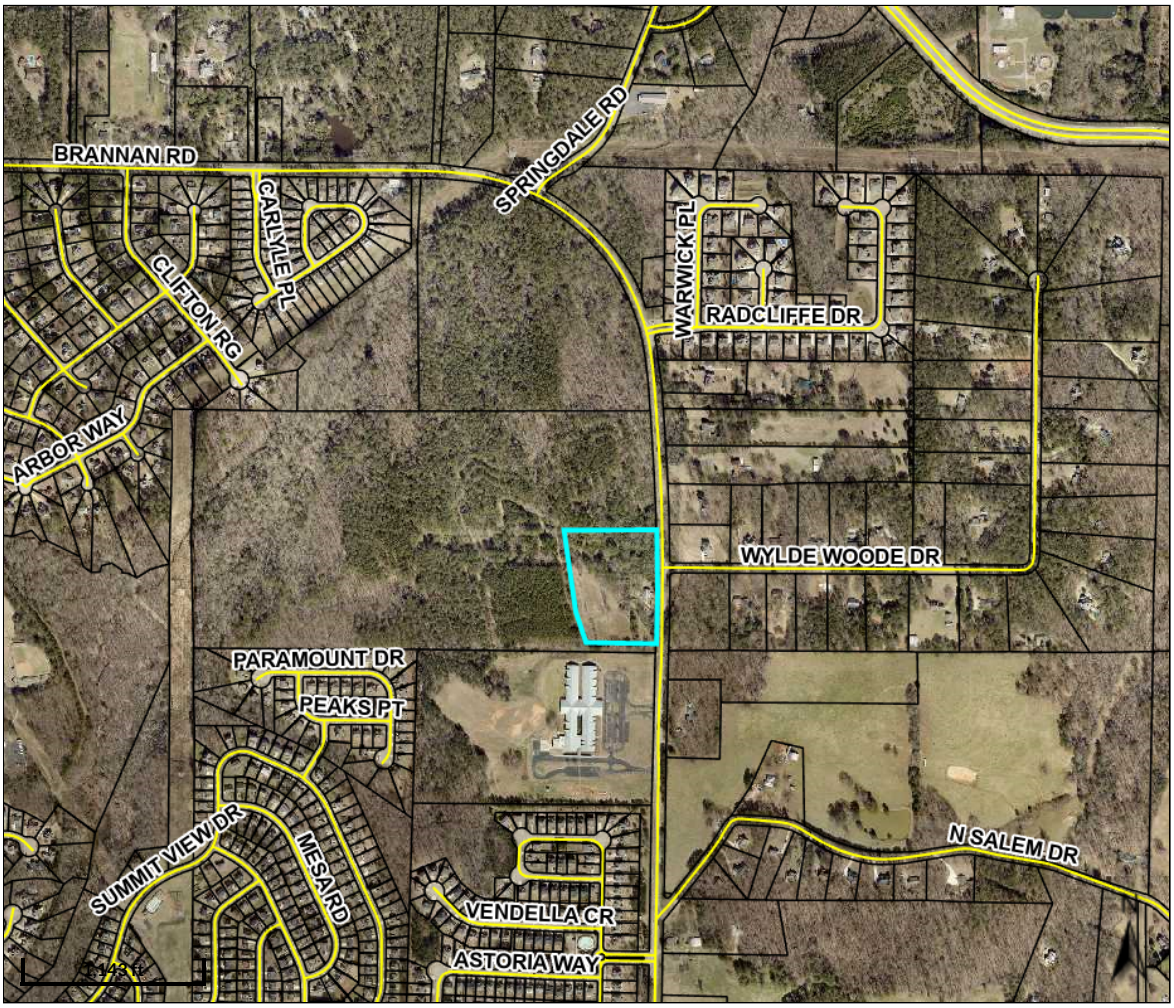
Scott Sage

Date:
2023.08.23
16:28:31
-04'00'

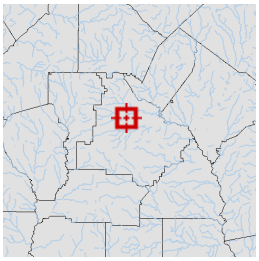
Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority


WETLAND D
TRIPLE BOX CULVERT at BRANNON ROAD
WOLF CREEK
WETLAND D
WETLAND E
UT 3
WETLAND A
WETLAND C
UT 1
WETLAND B
BASE FLOW ENDS
UT 2
WOTUS/WOTS MAP for

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	088-02055000	**Class**	R	**Owner**	PIERSON, MELVIN WADE &	**Land Value:**	$65000			
Property Address	941 BRANNAN RD	**Acreage**	5.0	**Address**	ANNIE IRENE 1100 BRANNAN RD	**Building Value:**	$82800	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA 30253			**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$2100	7/29/2021	$0	FAMLY/GIFT	U
								6/29/1980	$0	n/a	U
						Total Value:	$149900				

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: 7/10/2023
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Developed by Schneider GEOSPATIAL

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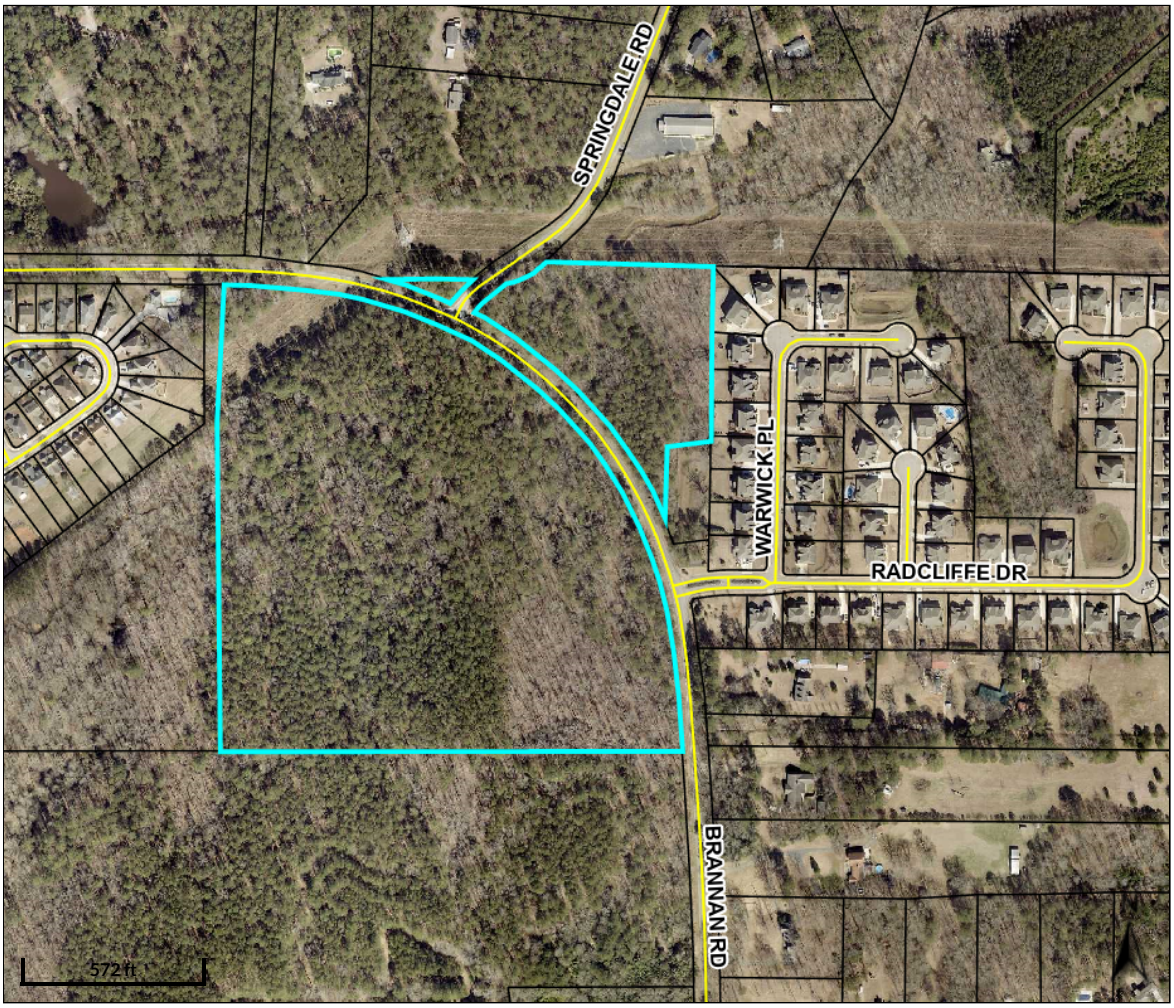
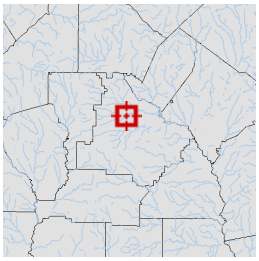


Overview



Legend

Parcels

Roads

Parcel ID	088-02057000	**Class**	R	**Owner**	PIERSON MELVIN W &	**Land**	$228300			
Property	1100 BRANNAN	**Acreage**	42.11	**Address**	ANNIE I	**Value:**				
Address	RD				1100 BRANNAN RD	**Building**	$281900	**Last 2 Sales**		
District	County/UnIncorp				MCDONOUGH GA	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					30253	**Misc**	$500	3/3/2020	$0	FAMLY/GIFT	U
						Value:		1/1/1973	$0	n/a	U
						Total	$510700				
						Value:					

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Date created: 7/10/2023
Last Data Uploaded: 7/10/2023 1:19:56 AM

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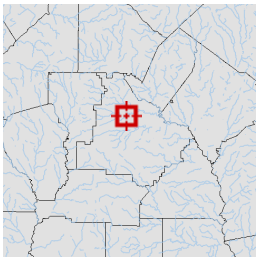
Overview



Legend

- Parcels
- Roads

Parcel ID	070-01005001	**Class**	R	**Owner**	CLARK FAMILY	**Land**	$16900			
Property		**Acreage**	12.994	**Address**	INVESTMENTS LP	**Value:**				
Address					10587 COUNTY LINE	**Building**	$0	**Last 2 Sales**		
District	County/UnIncorp				RD	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					MIDLAND GA 31820	**Misc**	$0	7/5/2011	$3,200	GOVERNMENT	U
						Value:		6/30/2009	$0	CORPORATE	U
						Total	$16900				
						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: 7/10/2023
Last Data Uploaded: 7/10/2023 1:19:56 AM

Developed by Schneider GEOSPATIAL

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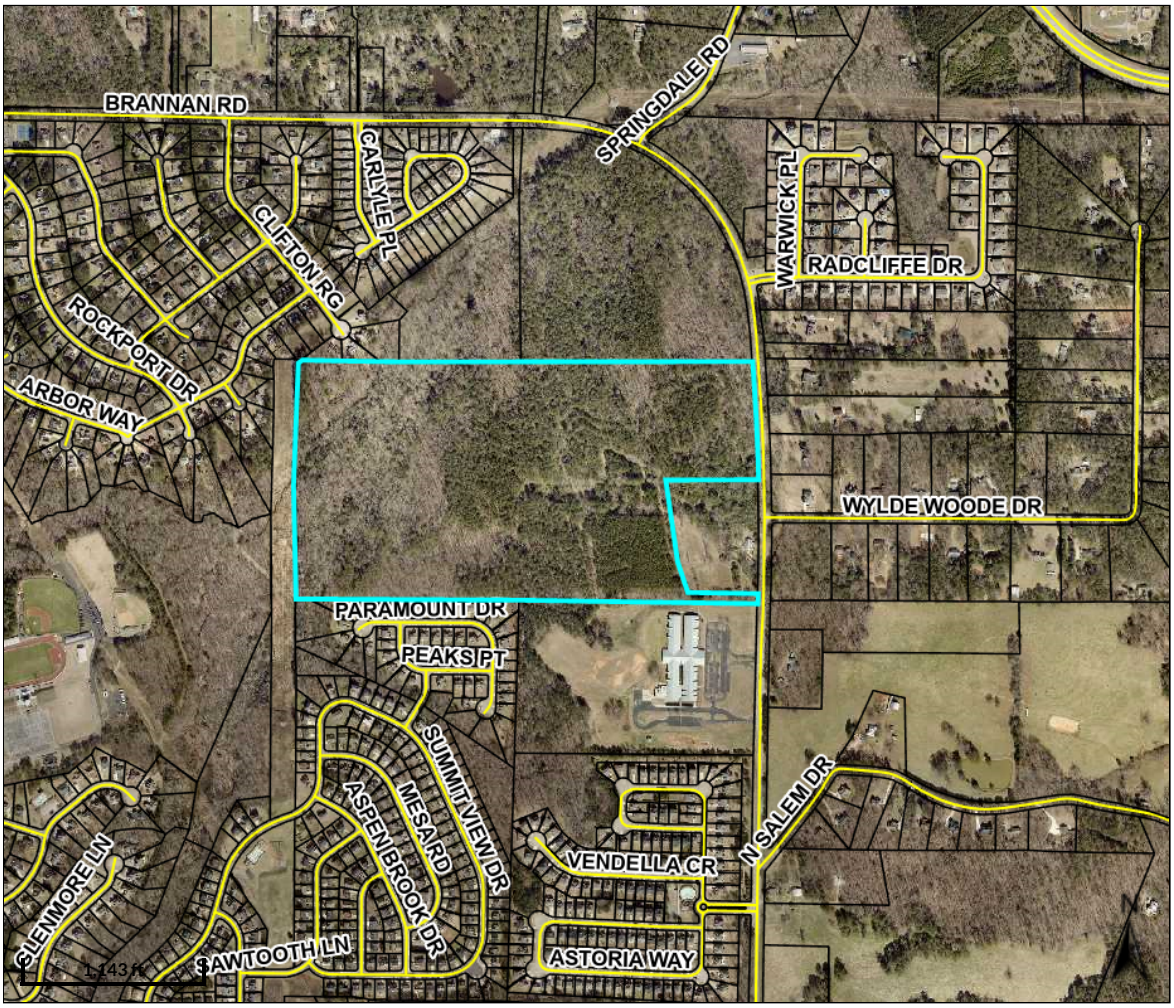
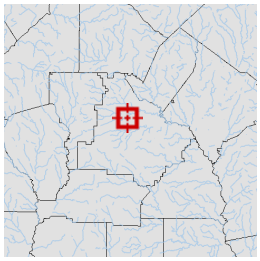


Overview



Legend

- Parcels
- Roads

Parcel ID	088-02056000	**Class**	R	**Owner**	PIERSON H B	**Land Value:**	$647200	**Last 2 Sales**	
Property Address		**Acreage**	95.6	**Address**	941 BRANNAN RD MCDONOUGH GA 30253	**Building Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
District	County/UnIncorp					**Misc Value:**	$0	10/1/1984	$0	n/a	U
						Total Value:	$647200	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: 7/10/2023
Last Data Uploaded: 7/10/2023 1:19:56 AM

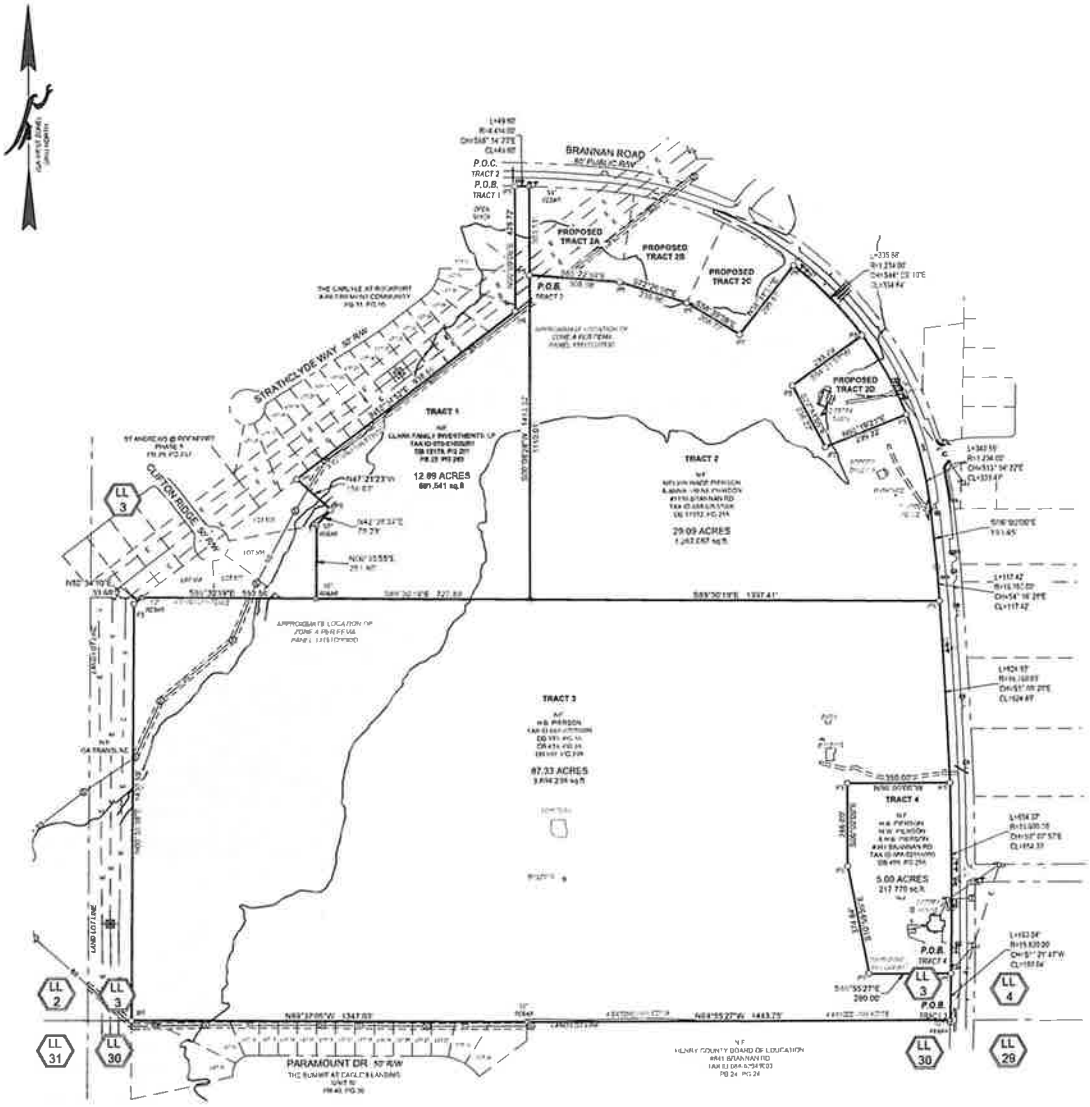
Developed by Schneider GEOSPATIAL

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSF	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	CVD	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ FT	SQUARE FOOT
IPS	IRON PIN SET		
CTP	CRIMP TOP PIPE		
CAG	CURB & GUTTER		
RW	RIGHT OF WAY		
HT	HIGH OR FORMERLY		
F	OVERHEAD POWER LINE		
CMP	CORRUGATED METAL PIPE		
WMF	WATER MANAGEMENT FACILITY		
TBM	TEMPORARY BENCHMARK		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
RCP	REINFORCED CONCRETE PIPE		
DIP	DUCTILE IRON PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
IL	PROPERTY LINE		
℄	CENTERLINE		
ID	IDENTIFICATION		
B.S.L.	BUILDING SETBACK LINE		
BOC	BACK OF CURB		
C	CURVE LABEL		
CI	CURB INLET		
DE	DRAINAGE EASEMENT		
EOP	EDGE OF PAVEMENT		
FH	FIRE HYDRANT		

	LINE LABEL
PKS	PK NAIL SET
SSF	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
REF	REFERENCE
CVD	SEWER CLEAN OUT
SQ FT	SQUARE FOOT
	IRON PIN FOUND
	IRON PIN SET
	CALCULATED POINT
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	WATER MANAGEMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	LEADWALL
	FLANGED END SECTION
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	ASPHALT
	CONCRETE



VICINITY MAP
NOT TO SCALE

FALCON DESIGN CONSULTANTS

PURCHASE AREA EXHIBIT
PULTE HOME COMPANY, LLC
BRANNAN ROAD
LAND LOT 3, 7TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE REFERENCE. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION.

DATE:	01.03.2022
SCALE:	1" = 200'
FILE NUMBER:	213.017
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA
KEVIN M. BROWN
01/03/22
CDA# LSF 000995

SHEET NUMBER
1 of 1

D USE SUMMARY

ENT ZONING RA
OSED ZONING SR

SITE AREA 134 41 ACRES
OPEN SPACE ±70 96 ACRES (53%)

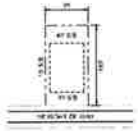
UNITS 161
DENSITY: 1 19 du/ac
ENSITY: 1 96 du/ac

NING STANDARDS

OT WIDTH 75'
OT SIZE: 12 000 sq ft
OT SIZE 14 425 sq ft
S/B *30' (50' PER ORDINANCE)
R 10'
B 40'

NCE REQUESTED FROM 50' TO 30'
SETBACK

NIMUM LOT (12,000sf)
NOT TO SCALE



NIMUM LOT FRONTING
RANNAN RD (17,000sf)
NOT TO SCALE

Brannan Road

Stockbridge, Ga

VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

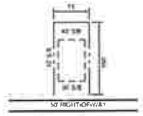
CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.06 du/ac

SR ZONING STANDARDS
MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: ±30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK



MINIMUM LOT (12,000sf)
NOT TO SCALE

MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

CONCEPT PLAN (SR ZONONG)
FOR
BRANNAN ROAD
LOCATED IN:
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
11/29/22	REVISED TO STOCKBRIDGE SR ZONING

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER

DATE:	11/29/22
SCALE:	1" = 200'
PROJ NUMBER:	126.014
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

SHEET NUMBER
1.0

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant Pulte Group, Inc c/o Battle Law P.C. Phone: 770-381-3450 Date: 7/13/2023

Address Applicant: 2475 Northwinds Parkway, Suite 600 Fax N/A Pager/Cell # N/A

City: Alpharetta State: GA Zip: 30009 E-mail: rick.martin@pulte.com

Name of Agent: Battle Law P.C Phone: 404-601-7616 Date: 7/13/2023

Address Agent: 3562 Habersham at Northlake, Building J Suite 100 Fax N/A Pager/Cell # N/A

City: Tucker State: GA Zip: 30084 E-mail: mlb@battlelawpc.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 VARIANCE FOR THE PROPERTY.

Variance(s) being requested A setback variance to decrease the front yard setbacks of all newly formed lots in the subdivision of the Subject Propeprty from 50 to 35 feet to satisfy under the SR zoning district.

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

Acknowledgement

Address of Property: *Please see attachment "A"

Fronting the southwest side of Brannan Road across from Wylde Wood, Radcliffe Drive, and Springdale Road

Nearest intersection to the property: _____
(Street Address)

Size of Tract: 134.31 acre(s), Land Lot Number(s): *See attachment A, District(s): *See attachment A

Property Tax Parcel Number(s): *See attachment A **(Required)**

Witness' Signature

Chad Barrett
Printed Name of Witness

Notary

NOTARY STAMP:

LORA ZIBMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 20, 2024

Pulte Group, Inc.
By: Gary W Smith
Signature of Applicant
Div VP Land Acquisition

Pulte Group, Inc.
Printed Name of Applicant

Signature of Agent

(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: _____

Attachment "A"

Survey Tract 1

Parcel ID: 070-01005001
Owner: Clark Family Investments LP
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: R3
Requested Zoning Classification: SR

Survey Tract 2

1100 Brannan Road
Parcel ID: (Portion of) 088-02057000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Medium Density
Residential County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 3

Parcel ID: 088-02056000
Owner: Estate of H. B. Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

Survey Tract 4

941 Brannan Road
Parcel ID: 088-02055000
Owner: Melvin and Annie Pierson
County: Henry
Present Land Use: Low Density Residential
County Zoning Classification: RA
Requested Zoning Classification: SR

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 16th day of May, 2023

Sharon P. Wilson as Executor of Estate of H. B. Pierson

Owner's Name - Printed

Sharon P. Wilson, as Executor
Estate of H. B. Pierson

Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of May, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES May 4, 2024

Notary Public

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

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 26 day of April, 2023

Melvin W. Pierson
Owner's Name - Printed

Melvin W. Pierson
Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of April, 2023.

THIETT NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 13, 2027

Notary Public

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

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 rezoning, 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 the 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 Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift $250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 26 day of April, 2023

Annie I. Pierson
Owner's Name - Printed

Annie Irene Pierson
Signature of Property Owner

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of April, 2023.

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

Notary Public

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

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 16th day of May, 2023

Pulte Group, Inc.
Applicant's Name - Printed

Pulte Group, Inc.
By: _____
Signature of Applicant/Property Owner/Agent

Michele L. Battle/Battle Law, P.C.
Applicant's Attorney, if applicable - Printed

_____
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 16th day of May, 2023.

BATOYA CLEMENTS NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES May 4, 2024

_____
Notary Public

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

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

Name:

Annie I. Pierson

Property Address: 914 Brannan Road, and 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Annie Irene Pierson Date: 4-26-23

Personally appeared before me

Anne Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

T Hiett

Notary Public

April 26, 2028

Date

T HIETT
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

Name:
Melvin Wade Pierson

Property Address: 914 Brannan Road & 1100 Brannan Road

Telephone: (770) 957-6627 Email: _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Melvin W. Pierson Date: 4/26/23

Personally appeared before me

Melvin Pierson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

THIETT
MY COMMISSION EXPIRES
NOTARY PUBLIC
FEBRUARY 13, 2027
HENRY COUNTY, GEORGIA

Thiett
Notary Public

April 26 2023
Date

(Affix Seal Here)

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

Name:
Sharon P. Wilson as Executor of the Estate of Hubert Beman Pierson a/k/a H. B. Pierson

Property Address: Tax Parcel 088-2056000

Telephone: (404) 406. 5273 Email: spwilson51@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Sharon P Wilson as Executor of the Estate of Hubert Beman Pierson AKA H B Pierson Date: 04/27/2023

Personally appeared before me

Sharon P. Wilson

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

4/27/2023
Date

TRACI C. CARVER NOTARY PUBLIC HENRY COUNTY, GEORGIA
(Affix Seal Here)

Exp: November 29, 2024

Print

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property and variance application.

Name:
Clark Family Investments, LP

Property Address: Tax Parcel 070-01005001

Telephone: (706) 570-8550 Email: grasshopperjeff2@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: [signature] Date: 5/1/23

Personally appeared before me
Jeff C. Hammock

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Rachel Golden
Notary Public

5-01-2023
Date

RACHEL GOLDEN NOTARY PUBLIC MUSCOGEE COUNTY, GEORGIA MY COMMISSION EXPIRES JUN 19, 2025 Affix Seal Here

Print

Battle Law

STATEMENT OF INTENT

and

Other Material Required by
The City of Stockbridge Zoning Ordinance
For
A Variance to
Reduce the Front Yard Setback in the SR Zoning District from 50' to 35'

of

Pulte Group, Inc.
c/o Battle Law, P.C.

for

+/-134.31 Acres of Land
Being 941 and 1100 Brannan Road
The City of Stockbridge, Georgia and
Parcel Nos. 088-02056000; 088-02055000; 088-02057000; 070-01005001

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

Battle Law

I. LETTER OF INTENT

Pulte Group, Inc. (the "Applicant") is seeking to develop on +/- 134.31 acres of land being Tax Parcel No(s). 088-02056000; 088-02055000; 088-02057000; 070-01005001 having frontage on 941 and 1100 Brannan Road (the "Subject Property") with single-family detached homes. The Applicant is seeking a variance of the Subject Property to reduce the front yard setback in the SR Zoning District from 50' to 35'. This application is submitted with an annexation application, a future land use amendment application, and a rezoning application.

This document serves as a statement of intent, analysis of the criteria under the City of Stockbridge Unified Development Ordinance and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. STOCKBRIDGE VARIANCE CRITERIA

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a variance to reduce the front yard setback in the SR Zoning District from 50' to 35' be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS

The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

Battle Law

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge Mayor and Council to grant the variance, amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any Variance of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or variance in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or variance in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant

3562 Habersham at Northlake • Building J, Suite 100 • Tucker, Georgia 30084 • Ph: 404.601.7616

battlelawpc.com

Henry County Water Authority
Engineering Division

December 3, 2021

Re: Water and Sewer Services - Availability

Proposed Development:	**Single Family Residential Subdivision**
Property Information:	**Brannan Road (Parcel ID's 088-02057000, 088-02056000, 088-02055000 & 070-1005001)**
	LL 3; District 7; 131.4+/- acres
Proposed Zoning:	**OSD/R-4**
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. A fire flow test calculated in the area revealed the following data:

Static:	90	psi
Residual:	60	psi
Flow	1190	gpm
Calculated Flow @ 20 psi:	1880	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. ***However, an offsite sanitary sewer line extension is required at the developer's expense. The offsite sewer line extension may require acquisition of easements at the developer's expense.***

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 Conceptual Plan dated 11/2/2021 and conceptual sewer routing prepared by Falcon Design, Consultants.

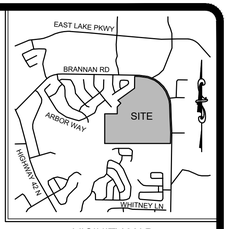
Date:
2021.12.03
15:05:27
-05'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

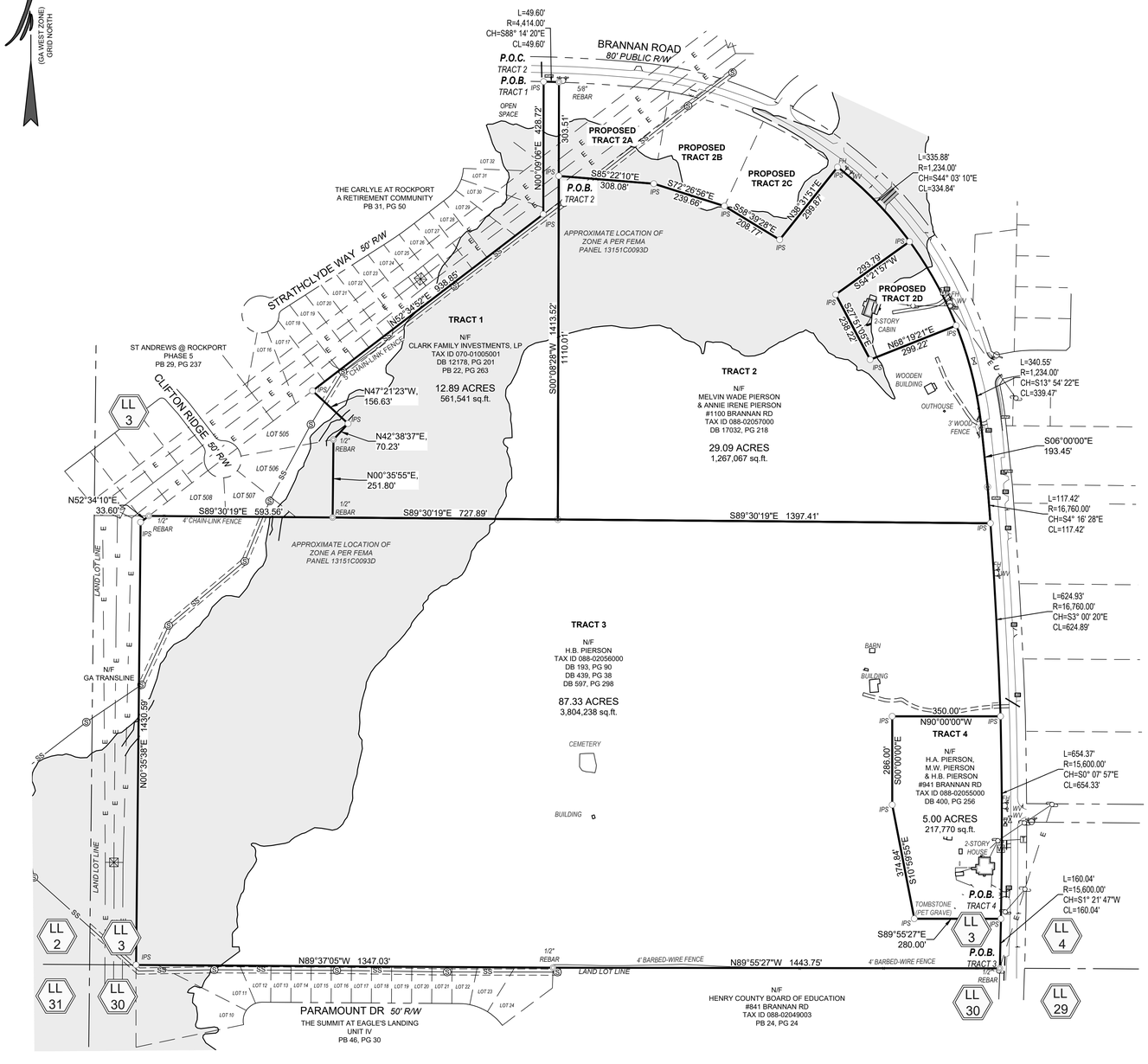
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

DB	DEED BOOK	L	LINE LABEL
PB	PLAT BOOK	PKS	PK NAIL SET
PG	PAGE	SSE	SANITARY SEWER EASEMENT
LL	LAND LOT	UE	UTILITY EASEMENT
OTP	OPEN TOP PIPE	REF	REFERENCE
RB	REBAR	C/O	SEWER CLEAN OUT
IPF	IRON PIN FOUND	SQ. FT.	SQUARE FOOT
IPS	1/2" REBAR W/C FDC 000995		
CTP	CRIMP TOP PIPE		IRON PIN FOUND
C&G	CURB & GUTTER		IRON PIN SET
R/W	RIGHT OF WAY		CALCULATED POINT
N/F	NOW OR FORMERLY		POWER POLE
-E-	OVERHEAD POWER LINE		FIRE HYDRANT
CMP	CORRUGATED METAL PIPE		WATER VALVE
SWMF	STORMWATER MANAGEMENT FACILITY		WATER METER
TBM	TEMPORARY BENCHMARK		JUNCTION BOX
POB	POINT OF BEGINNING		SANITARY SEWER MANHOLE
POC	POINT OF COMMENCEMENT		DROP INLET
RCP	REINFORCED CONCRETE PIPE		R/W MONUMENT
DIP	DUCTILE IRON PIPE		SINGLE WING CATCH BASIN
PVC	POLYVINYL CHLORIDE PIPE		DOUBLE WING CATCH BASIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE		CURB INLET
℞	PROPERTY LINE		HEADWALL
℄	CENTERLINE		FLARED END SECTION
ID	IDENTIFICATION		GAS METER
B.S.L.	BUILDING SETBACK LINE		GAS VALVE
BOC	BACK OF CURB		ELECTRIC TRANSFORMER
C	CURVE LABEL		TELEPHONE PEDESTAL
CI	CURB INLET		LIGHT POST
DE	DRAINAGE EASEMENT		ASPHALT
EOP	EDGE OF PAVEMENT		CONCRETE
FH	FIRE HYDRANT		



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PEA 001781
LAND SURVEYING
COA NO. LSF 000995
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE
40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 716-0900

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 987-7200

www.fdc-llc.com

PURCHASE AREA EXHIBIT
PULTE HOME COMPANY, LLC
BRANNAN ROAD

LAND LOT 3, 7TH DISTRICT
HENRY COUNTY, GEORGIA

REVISIONS
1.
2.
3.
4.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON AND IS NOT TRANSFERABLE OR TO EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR MAKING SAID PERSON.

DATE:	01-03-2022
SCALE:	1" = 200'
FILE NUMBER:	213.017
DRAWN BY:	J. ROBERTS
REVIEWED BY:	K. BROWN

GEORGIA REGISTERED No. 2960 PROFESSIONAL LAND SURVEYOR KEVIN M. BROWN

01/03/22

COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER

1 of 1

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC, IS EXPRESSLY PROHIBITED.

TRACT 1 *- Parcel #07001005001 (Clark Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), SAID POINT BEING THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 49.60 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 4,414.00 FEET AND A CHORD BEARING SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET) TO A 5/8 INCH REBAR;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 1,413.52 FEET TO A POINT;
THENCE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 727.89 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST, 251.80 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 42 DEGREES 38 MINUTES 37 SECONDS EAST, 70.23 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 47 DEGREES 21 MINUTES 23 SECONDS WEST, 156.63 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 52 SECONDS EAST, 938.85 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 09 MINUTES 06 SECONDS EAST, 428.72 FEET TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***12.89 ACRES (561,541 SQUARE FEET)***.

TRACT 2 *– Part of Parcel #08802057000 (Melvin and Annie Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AND CAP SET ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH), AT THE NORTHEAST CORNER OF THE CARLYLE AT ROCKPORT SUBDIVISION, AS SHOWN IN PLAT BOOK 31, PAGE 50, HENRY COUNTY RECORDS;
THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD, SOUTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 49.60 FEET TO A 5/8 INCH REBAR;
THENCE, SOUTH 00 DEGREES 08 MINUTES 28 SECONDS WEST, 303.51 FEET TO A 1/2 INCH REBAR AND CAP SET AT THE ***POINT OF BEGINNING***.
THENCE, SOUTH 85 DEGREES 22 MINUTES 10 SECONDS EAST, 308.08 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 72 DEGREES 26 MINUTES 56 SECONDS EAST, 239.66 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 58 DEGREES 39 MINUTES 28 SECONDS EAST, 208.77 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 38 DEGREES 31 MINUTES 51 SECONDS EAST, 299.87 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 335.88 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 44 DEGREES 03 MINUTES 10 SECONDS EAST, 334.84 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 54 DEGREES 21 MINUTES 57 SECONDS WEST, 293.79 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 27 DEGREES 51 MINUTES 05 SECONDS EAST, 238.22 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 68 DEGREES 19 MINUTES 21 SECONDS EAST, 299.22 FEET TO A 1/2 INCH REBAR AND CAP SET ON THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 340.55 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,234.00 FEET AND A CHORD BEARING SOUTH 13 DEGREES 54 MINUTES 22 SECONDS EAST, 339.47 FEET) TO A POINT;
THENCE, SOUTH 06 DEGREES 00 MINUTES 00 SECONDS EAST, 193.45 FEET TO A POINT;

THENCE, 117.42 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 04 DEGREES 16 MINUTES 28 SECONDS EAST, 117.42 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 30 MINUTES 19 SECONDS WEST, 1,397.41 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 08 MINUTES 28 SECONDS EAST, 1110.01 FEET TO THE ***POINT OF BEGINNING.***

SAID TRACT OR PARCEL CONTAINING ***29.09 ACRES (1,267,067 SQUARE FEET)***.

TRACT 3 - *Parcel #08802056000 (H.B. Pierson Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) AND THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, WITH SAID LAND LOT LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 1,443.75 FEET TO A 1/2 INCH REBAR;
THENCE, NORTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, 1,347.03 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 35 MINUTES 38 SECONDS EAST, 1,430.59 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 52 DEGREES 34 MINUTES 10 SECONDS EAST, 33.60 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 593.56 FEET TO A 1/2 INCH REBAR;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 727.89 FEET TO A POINT;
THENCE, SOUTH 89 DEGREES 30 MINUTES 19 SECONDS EAST, 1,397.41 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 624.93 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 16,760.00 FEET AND A CHORD BEARING SOUTH 03 DEGREES 00 MINUTES 20 SECONDS EAST, 624.89 FEET) TO A 1/2 INCH REBAR AND CAP SET;
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 10 DEGREES 59 MINUTES 55 SECONDS EAST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, SOUTH 89 DEGREES 55 MINUTES 27 SECONDS EAST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 160.04 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 01 DEGREES 21 MINUTES 47 SECONDS WEST, 160.04 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***87.33 ACRES (3,804,238 SQUARE FEET)***.

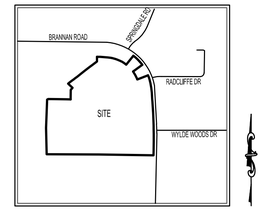
TRACT 4 - *Parcel #08802055000 (Pierson Brothers Parcel)*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3, 7TH DISTRICT, HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR AND CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD (80 FOOT RIGHT-OF-WAY WIDTH) LOCATED NORTH 01 DEGREES 21 MINUTES 47 SECONDS EAST, 160.04 FEET FROM THE SOUTHERLY LINE OF LAND LOT 3,
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST, 280.00 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 10 DEGREES 59 MINUTES 55 SECONDS WEST, 374.84 FEET TO A 1/2 INCH REBAR AND CAP SET;
THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 286.00 FEET TO A 1/2 INCH REBAR AND CAP SET;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 350.00 FEET TO A 1/2 INCH REBAR AND CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF BRANNAN ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 654.37 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 15,600.00 FEET AND A CHORD BEARING SOUTH 00 DEGREES 07 MINUTES 57 SECONDS EAST, 654.33 FEET) TO THE ***POINT OF BEGINNING***.

SAID TRACT OR PARCEL CONTAINING ***5.00 ACRES (217,770 SQUARE FEET)***.



VICINITY MAP
NOT TO SCALE

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

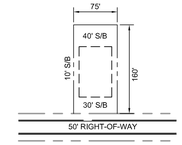
TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

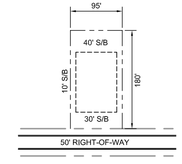
SR ZONING STANDARDS

MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK



MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

CIVIL ENGINEERING
COA NO. PER 004798
LAND SURVEYING
COA NO. LSF 000993
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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40 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph. (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph. (678) 807-7100

www.fdc-llc.com

CONCEPT PLAN (SR ZONONG)
FOR
BRANNAN ROAD
LOCATED IN:
STOCKBRIDGE, GEORGIA

REVISIONS

DATE	
1. 11/29/22	REVISED TO STOCKBRIDGE SR ZONING
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig.
UTILITIES PROTECTION CENTER
(800) 282-7411 (TTY/TDD USERS CALL 811 OR DIAL 811)

DATE:	11/29/22
SCALE:	1" = 200'
PROJ NUMBER:	129.014
DRAWN BY:	NF
REVIEWED BY:	JDL
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1.0

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P:\Projects\Pulte\213.017 Brannan Road\PLANNING\CONCEPTS\CP180_SR-STOCKBRIDGE.dwg, nferris, Tue, Jul 25, 2023 - 5:41pm

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
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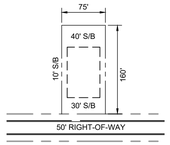
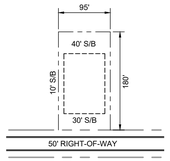


MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

Brannan Road

Stockbridge, Ga

TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Chief Planner

DATE: December 21, 2023

SUBJECT: **Staff Report for Variance Case #RZ-2023-03 for Property at Brannan Road and Radcliffe Drive [Council District 5]**

I. PURPOSE

Consider a Variance application (#VR-2023-03) by Pulte Group, Inc., c/o Battle Law, P.C. to variance to allow the reduction in the front yard setbacks from the required 50 feet to 35 feet for a proposed single-family detached subdivision to developed along the southern and southwestern sides of Brannan Road. The applicant proposes to build 161 units at a density of 1.2 units per acre.

The subject property consists of four parcels in Land Lots 2 & 3 of District 7, as are listed below, with 134.31 +/- total acres in unincorporated Henry County. An aerial photograph of each parcel is also being provided in the following pages.

- 941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.
- 1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.
- Parcel #088-02056000—Contains 87.33 +/- acres.
- Parcel #070-01005001—Contains 12.89 +/- acres.

The applicant also simultaneously submitted three other applications to the City of Stockbridge, as are listed below.

- An Annexation Application (Case #AX-2023-05) – The applicant requests that the subject property be annexed into the Stockbridge City Limits from unincorporated Henry County. It would be located within Stockbridge Council District 5.

- A Comprehensive Plan Amendment Application (Case #CP-2023-06) —The applicant

requests that the future land use designation of Low-Density Residential be assigned to the subject property upon its annexation into the Stockbridge City Limits.

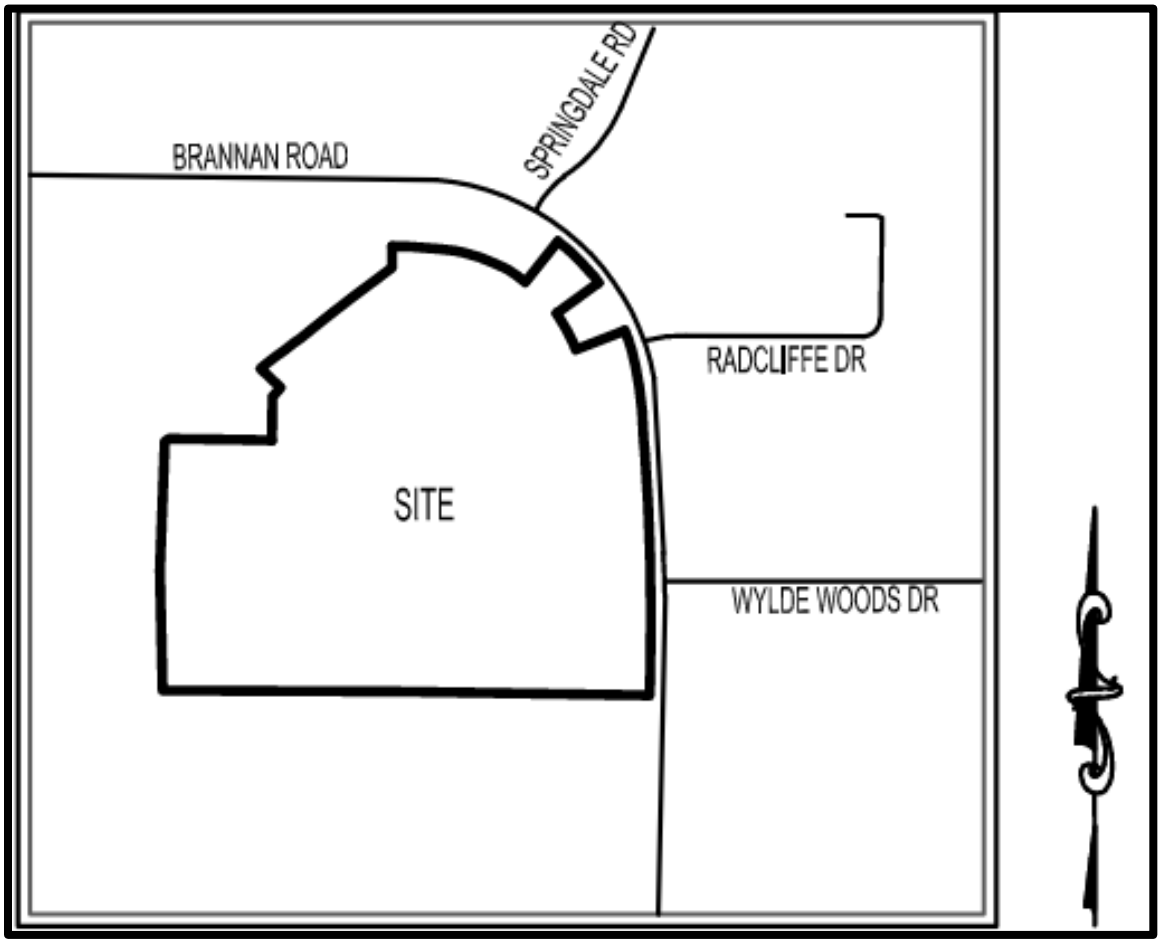
- A Rezoning Application (Case #RZ-2023-07) – The applicant requests that the zoning district of 'SR' (Suburban Residential) be assigned to the subject property upon its annexation into the Stockbridge City Limits.

Besides these three applications, the applicant will also need to submit an application for both a subdivision (lot split) and a recombination, to accomplish two purposes, as are listed below.

1. Parcel #088-02057000 at 1100 Brannan Road needs to be split so that the southwestern tract is separated from the northeastern tract (which are now physically separated by Brannan Road), with each tract becoming a separate parcel.

2. The new southwestern parcel then needs to be combined with the other three parcels to form a new parcel with an officially-recorded plat.

VICINITY MAP



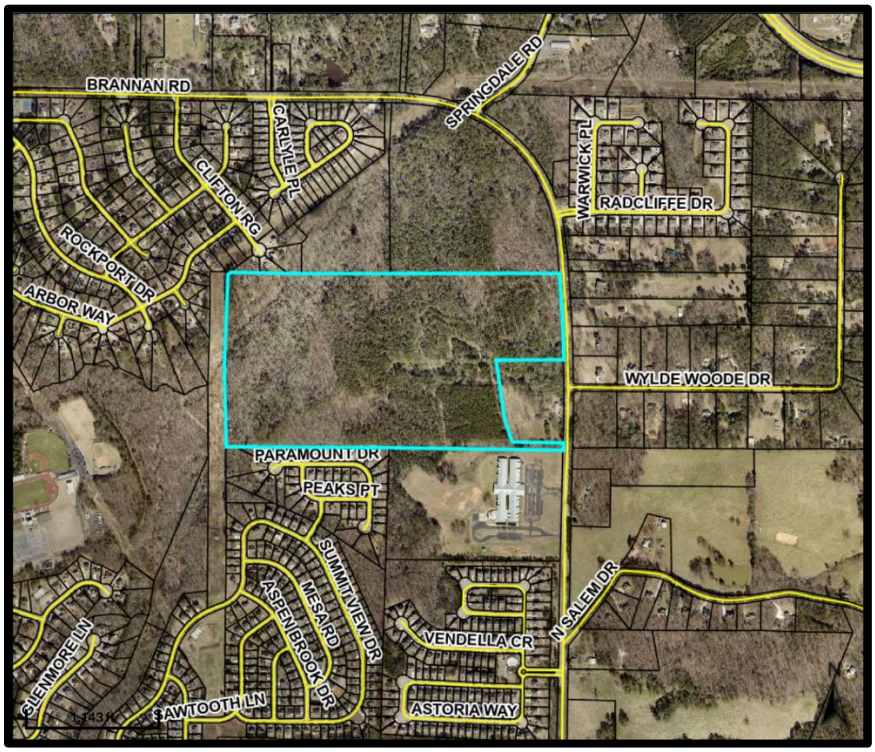
AERIAL PHOTOGRAPHS – FIRST TWO OF FOUR

Parcel #070-01005001 with 12.89 acres

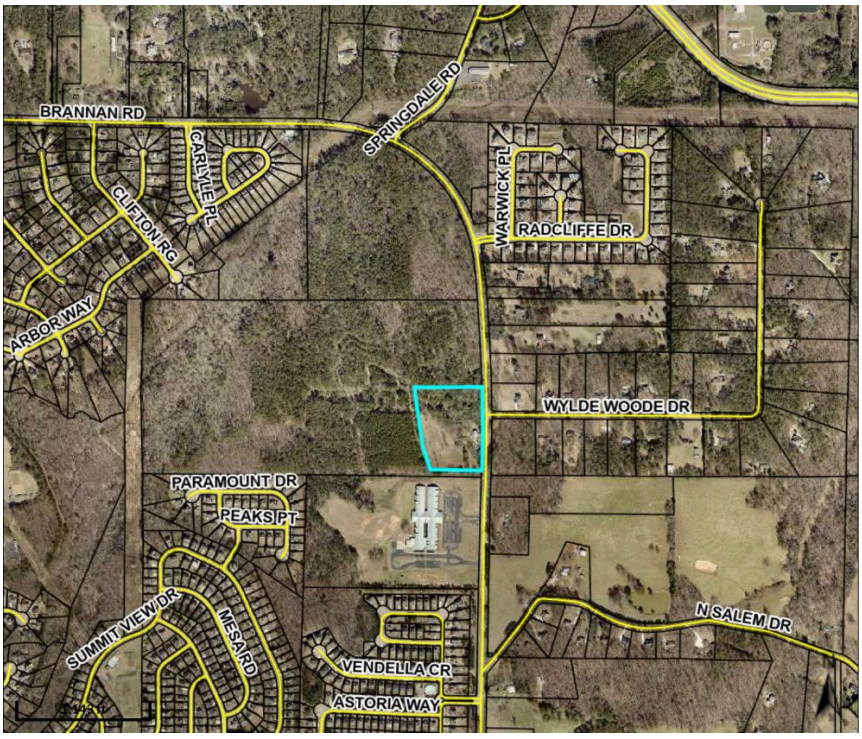
1100 Brannan Road--Parcel #088-02057000 (southwestern tract only) with 29.09 acres

AERIAL PHOTOGRAPHS – LAST TWO OF FOUR

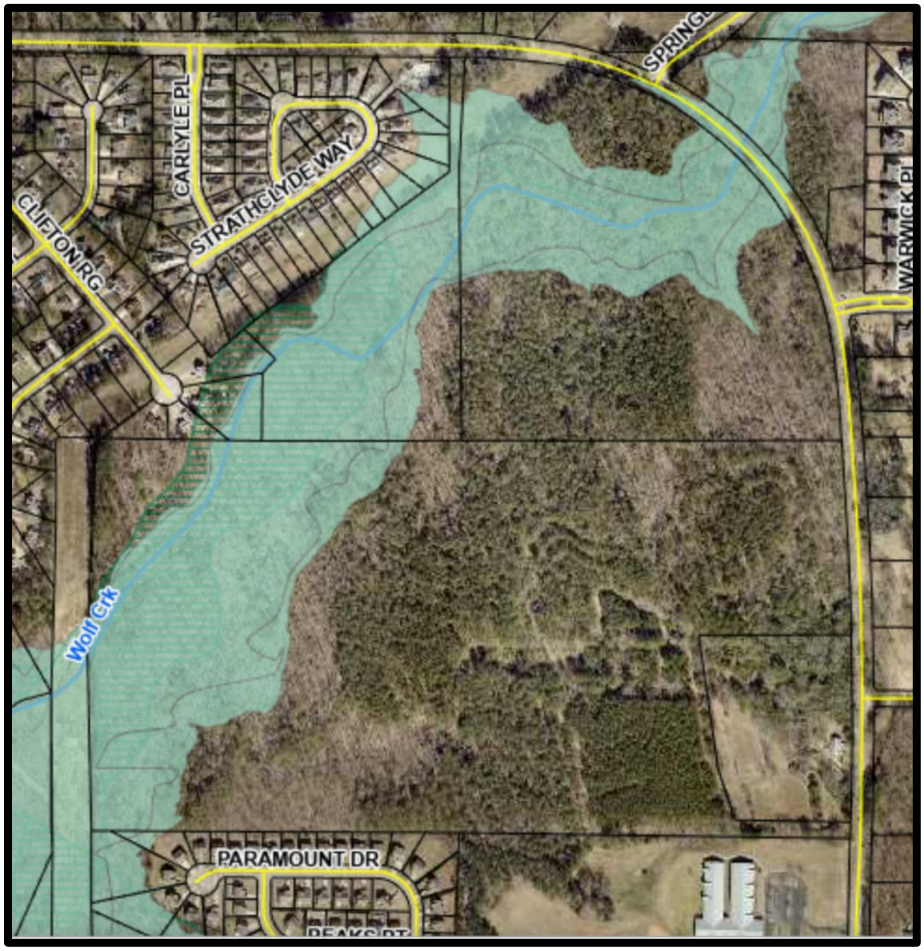
Parcel #088-02056000 with 87.33 acres



941 Brannan Road--Parcel #088-02055000 with 5.0 acres



FLOODPLAIN MAP, INCLUDING WOLFE CREEK



I. CASE FACTS

Proposed Development:	Single-family detached subdivision with 161 units.
Applicant:	Pulte Group, Inc. (c/o Battle Law, P.C.)
Site Address:	941 & 1100 Brannan Road, plus two other parcels.
Parcel ID and Acreage:	• 941 Brannan Road (Parcel #088-02055000)— Contains 5.0 +/- acres. • 1100 Brannan Road (Parcel #088-02057000)— To include the southwestern tract only, which contains 29.09 +/-acres. • Parcel #088-02056000—Contains 87.33 +/- acres. • Parcel #070-01005001—Contains 12.89 +/- acres.
District and Land Lot:	Land Lots 2 & 3 of District 7.

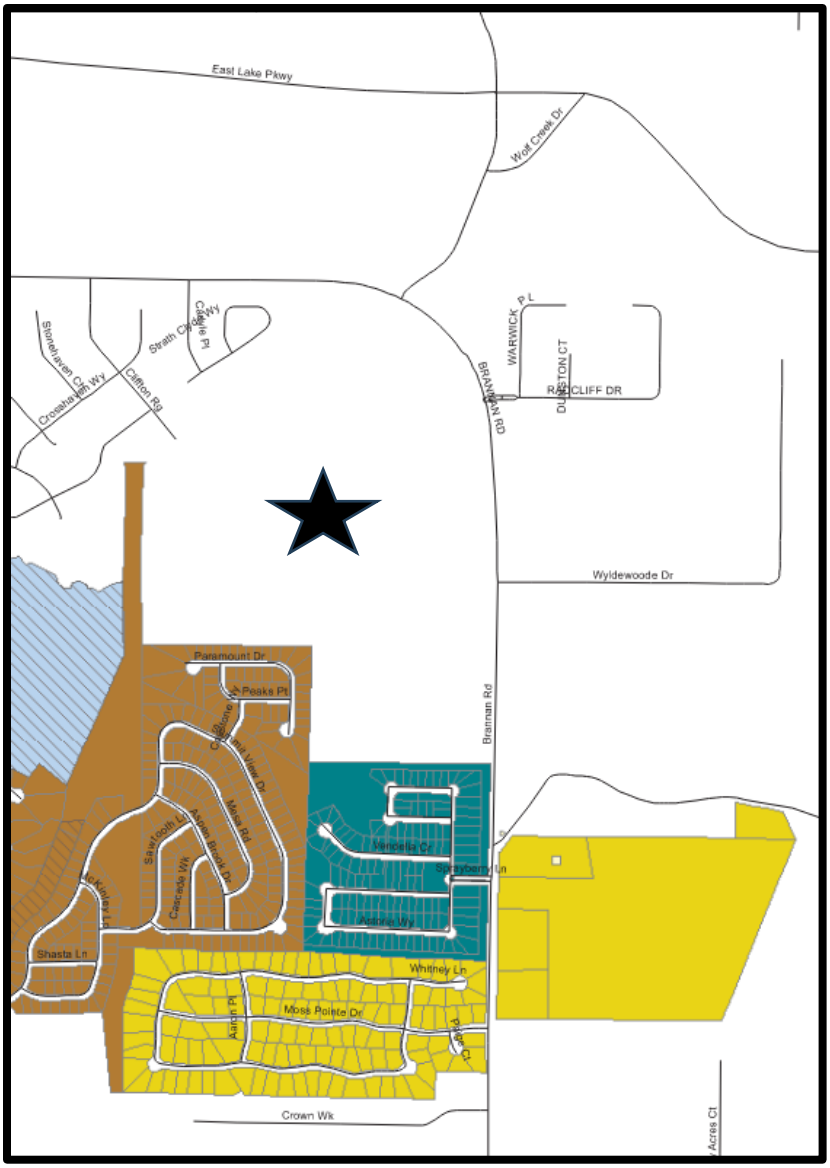
Owner:	• 941 Brannan Road (Parcel #088-02055000) – Pierson, Melvin Wade & Annie Irene. • 1100 Brannan Road (Parcel #088-02057000) – Pierson, Melvin W. & Annie I. • Parcel #070-01005001 -- Clark Family Investments, LP • Parcel #088-02056000 – Pierson, H.B.
Property Location:	Along the southern and southwestern curve of Brannan Road.
Surrounding Uses:	~ North—Scattered single-family dwellings. ~ South—The Summit at Eagles Landing Subdivision and Hickory Flat Elementary School. ~ East—Providence Harbour Subdivision, scattered single-family dwellings, and vacant land. ~ West—Carlyle at Rockport Subdivision.
Existing Zoning:	• Parcel #070-01005001—R-3 (Single-Family Residential) in unincorporated Henry County. • The Other Three Parcels—RA (Residential-Agricultural) in unincorporated Henry County.
Proposed Zoning:	SR (Suburban Residential) within the City.
Surrounding Zoning:	~ North—RA (Residential-Agricultural) in unincorporated Henry County. ~ South—PUD (Planned Unit Development) in the City and RA (Residential-Agricultural) in unincorporated Henry County. ~ Southwest – MFR (Multiple Family Residential) in the City. ~ East— R-2 (Single-Family Residential) and RA (Residential-Agricultural) in unincorporated Henry County. ~ West—R-3 (Single-Family Residential) and RM (Residential-Multifamily) in unincorporated Henry County.
Existing Future Land Use Designation:	'Medium-Density Suburban' in unincorporated Henry County.
Proposed Future Land Use Designation:	Low-Density Residential within the City.
Property Conditions:	• 941 Brannan Road (Parcel #088-02055000) – Has a single-family detached dwelling. • The Other Three Parcels—Are vacant, partially wooded, and feature the presence of Wolfe Creek plus a significant amount of floodplain areas. A small cemetery is also present.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For Four Parcels at the Southwest Side of Brannan Road (shown with a star)

KEY:

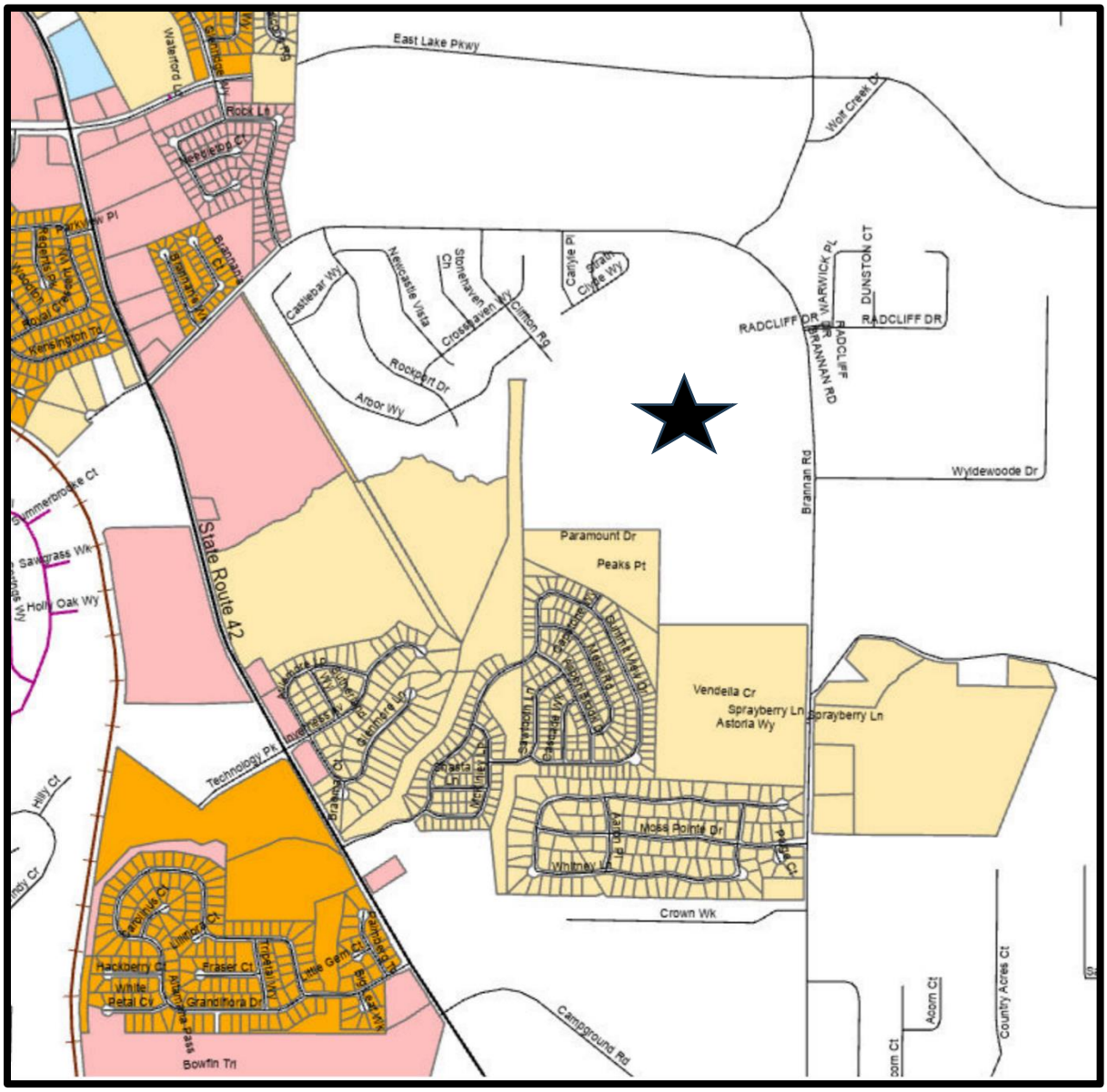
Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Light Blue—Office-Institutional
Teal—PUD (Planned Unit Development)
White—Unincorporated Henry County



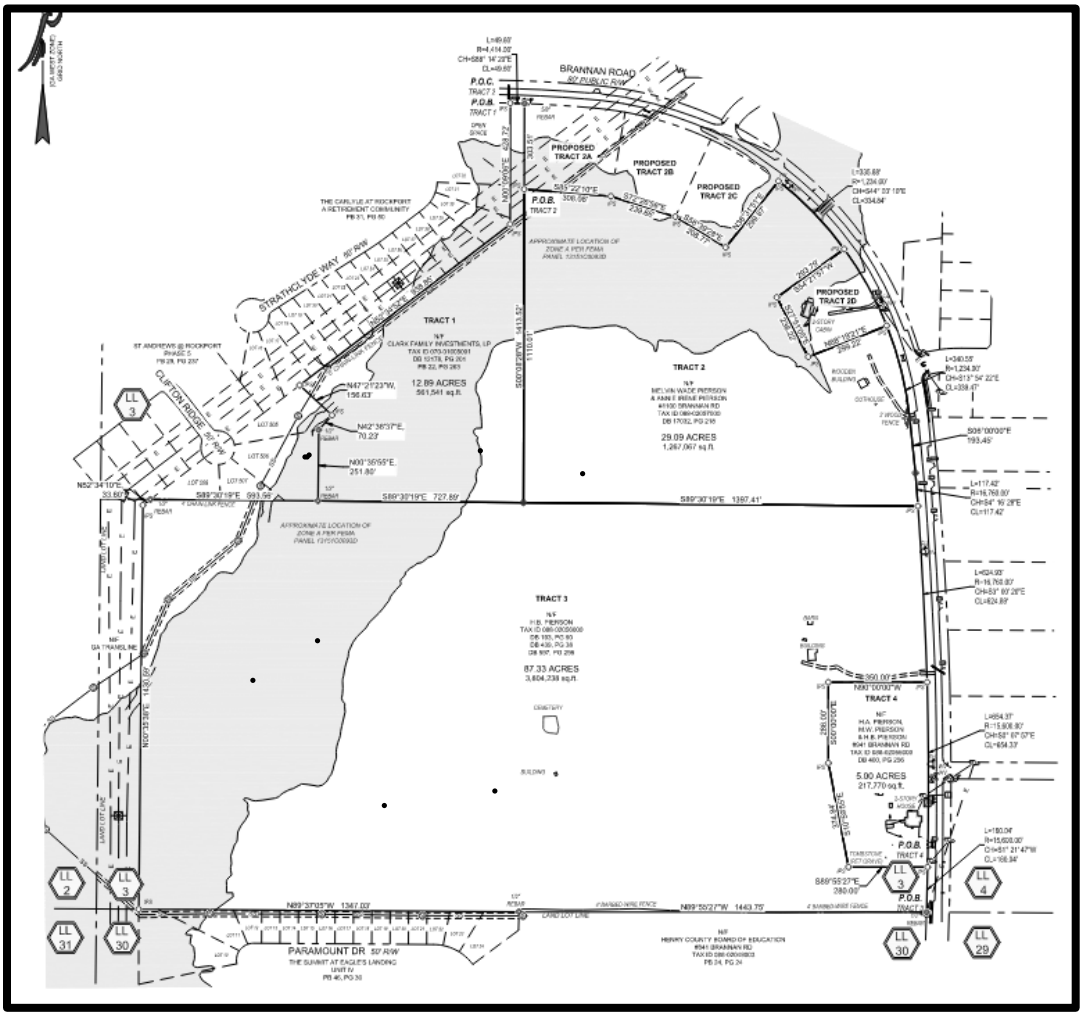
CITY OF STOCKBRIDGE 2024-2028 FUTURE LAND USE MAP
For Four Parcels Along the Southwest Side of Brannan Road (shown with a star)

KEY:

Light Orange—Low-Density Residential
Bright Orange—High-Density Residential
Pink—Low-Density Mixed-Use
White—Outside of the Stockbridge City Limits



BOUNDARY SURVEY



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant proposes to build 161 single-family detached residential dwellings on the subject property, which contains 134.91 +/- acres. This would represent a gross density of 1.19 units per acre and a net density of 1.96 units per acre. The proposed development would comprise 63.95+/- acres, leaving the remaining 70.96+/- acres (53 percent) as open space. Larger lots fronting on Brannan Road would have 17,000 square feet, and the remaining lots would have 12,000 square feet (which meets the minimum lot size requirement in the SR district). The applicant has requested a variance via Variance Case #VR-2023-03 to allow the reduction in the front yard setbacks from the required 50 feet to 30 feet.

B. Site Plan Design. The applicant submitted a site plan entitled, "Conceptual Plan, SR Zoning; Brannan Road", which was prepared by Falcon Design Consultants, dated 01/29/22, and representing Sheet #1.0. It shows that the proposed subdivision would have

two accesses from Brannan Road. The northern access would align with Radcliffe Drive to the east, while the southern access would be located a few blocks north of Wylde Woode Drive. A "water connection" is proposed to be located near each access. Four cul-de-sacs would be located within the site. An "amenity area" would be located near the northern access, and an 8-foot-wide multi-use trail would surround the property, made with mulch. No other amenities are shown on the site plan, nor has the proposed number of parking spaces been indicated.

C. Parking. For 161 total single-family detached units, 6 parking spaces are required for an adult swimming pool, and 15 parking spaces are required for every 15 units beyond 60 units. This means that 13 total parking spaces would be required, as is shown by the calculations below. This would include 6 pool spaces plus 7 guest spaces to be located elsewhere within the subdivision.

Total Required Parking Spaces = 6 pool spaces + (161 total spaces – 60 units / 15 spaces per unit) = 6 + (101 / 15) = 6 + (6.73, rounded up to 7) = 6 + 7 = 13 spaces.

The site plan indicates that a total of 22 parking spaces would be provided at the clubhouse, which exceeds the parking requirement.

D. Environmental Features. The western side of the site shows the presence of Wolfe Creek and a large flood hazard area, and two "water quality" areas (detention ponds) would be provided. A 50-foot-wide buffer would be located along the northern and eastern property lines of the subject property, and a 25-foot-wide buffer would be located along the western and southern boundary lines. The latter meets the requirement for buffering adjacent to other residential areas.

F. Townhome Units. From the submitted architectural renderings, it appears that the proposed homes would all have two or three stories and two-car garages. They would be either all-brick or at least have brick on the first floor. Ten different residential floor plans would be offered, at prices ranging from 4551,990 to $656,990. The minimum size would be 3,020 square feet.

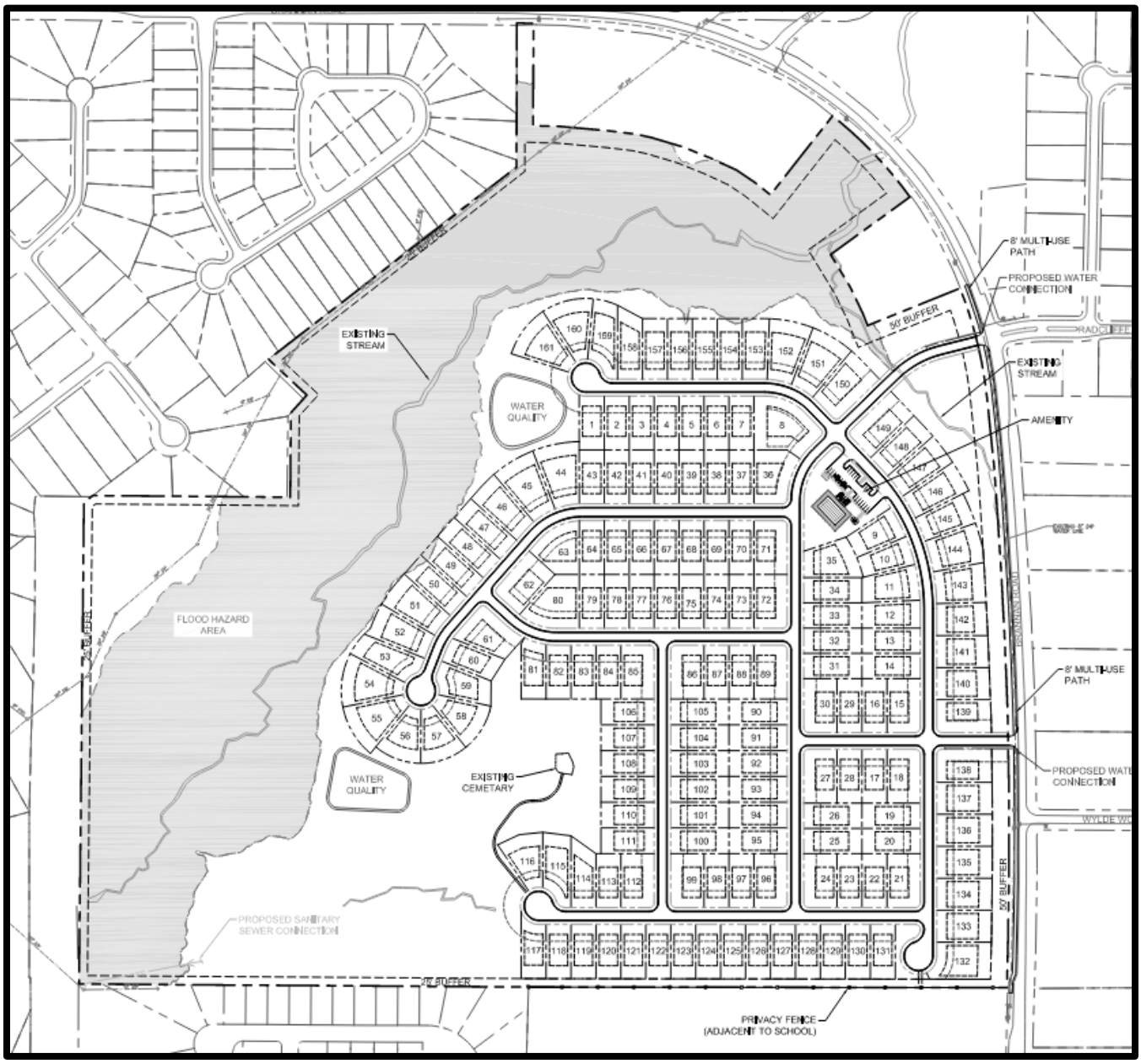
F. Traffic Impact Study. The applicant submitted the "Traffic Impact Study for Brannan Road Residential", which was prepared for Pulte Group by NV5 Engineers and Consultants, Inc. of Roswell, Georgia on November 18, 2021 (two years ago). The study was based on the developer building 190 single-family detached homes, but now, the applicant proposes to build only 161 homes. Thus, the traffic impacts from the proposed development are likely to be somewhat less than what the Study found.

The projected trip generation was a total of 1,822 new daily trips, 124 trips during the AM peak hour (with 35 entering trips and 99 exiting trips), and 182 trips during the PM peak hour (with 114 entering trips and 68 exiting trips). Overall traffic operations at the study intersections (Brannan Road at Springdale Road, at North Salem Drive, at Wylde Woode Drive, and at the two proposed site driveways) were found to be satisfactory under existing conditions, and the addition of project traffic was expected to have minimal impacts on the

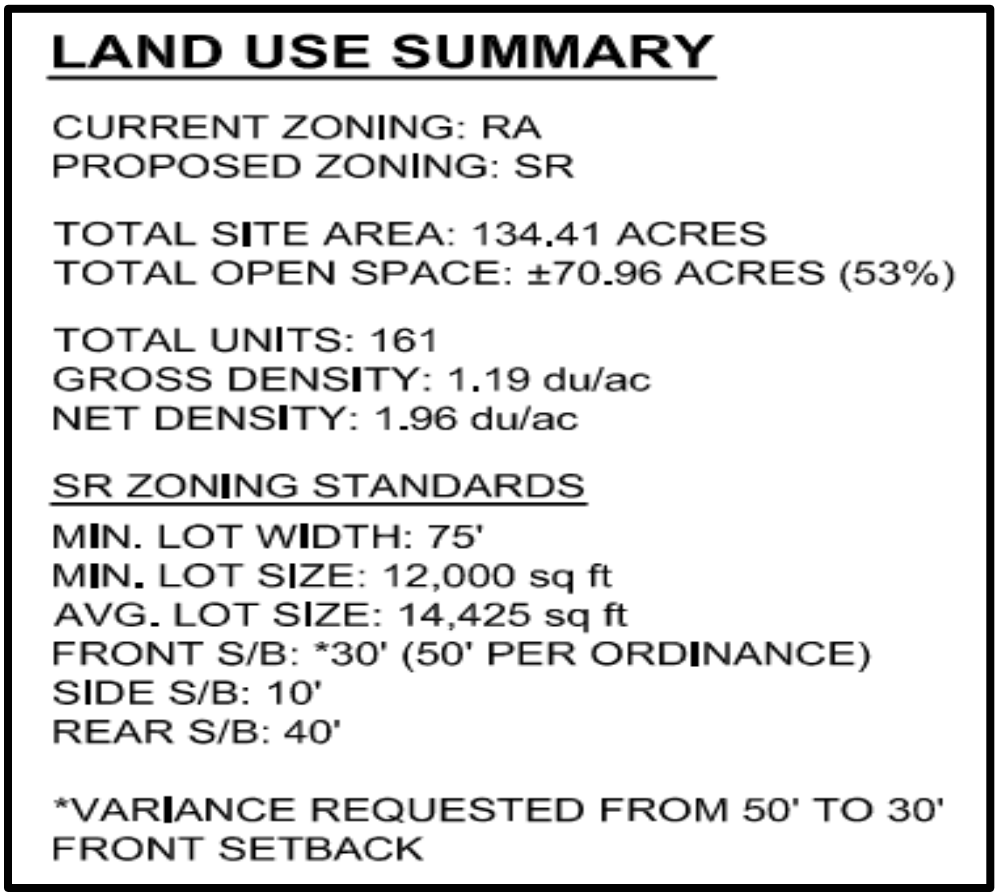
Levels of Service and traffic delays at the study intersections. The proposed site driveways were also expected to have minimal impacts on traffic operations within the project vicinity. The installations of right-turn lanes (deceleration lanes) at the two proposed site driveways along Brannan Road were recommended, but no other improvements at the study intersections were believed to be needed to reduce the traffic impacts of the proposed development on Brannan Road.

CONCEPTUAL SITE PLAN

DETAILED SITE PLAN, ENLARGED



LAND USE SUMMARY FROM SITE PLAN

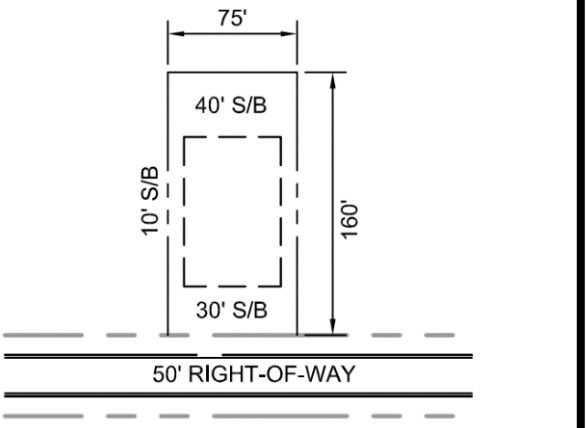


The table below summarizes the applicant's proposed lot configurations, and the diagrams which follow were derived from the applicant's site plan. The larger lots would have at least 17,000 square feet and would have frontage on Brannan Road, with a width of 95 feet and a depth of 180 feet. The smaller lots would have at least 12,000 square feet and would be internal lots, with lot widths of 75 feet and lot depths of 160 feet. All lots would have front yard setbacks of 30 feet if the requested variance is approved. These data are portrayed in the table below.

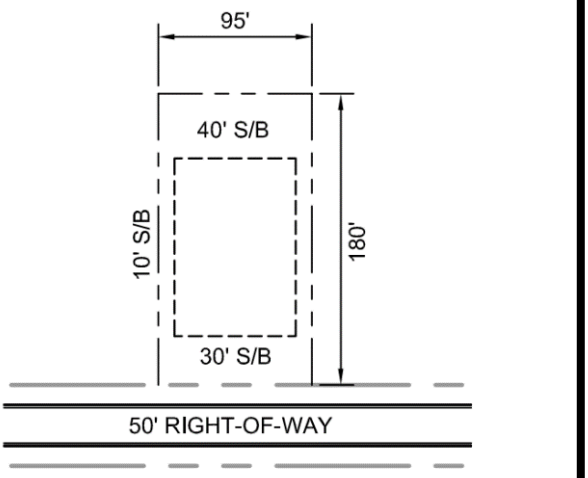
TABLE OF PROPOSED LOT CONFIGURATIONS

LOT TYPE	LOT SIZE	LOCATION	LOT WIDTH	LOT DEPTH
Larger Lots	At least 17,000 square feet	Frontage on Brannan Road	95 feet	180 feet
Smaller Lots	At least 12,000 square feet	Internal Lots	75 feet	160 feet

DIAGRAMS OF PROPOSED LOT CONFIGURATIONS



MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

SR (SUBURBAN RESIDENTIAL) DISTRICT REQUIREMENTS:

Front Yards – 50 feet (Applicant requests to reduce this to 30 feet.)
Side Yards – 10 feet
Rear Yards – 20 feet

IV. ANALYSIS OF REQUEST

The applicant, D.R. Horton, requests that a variance be granted via VR-2023-03 to allow for the reduction of the front yard setbacks within the proposed single-family detached subdivision from the required 50 feet in the SR (Suburban Residential) District to 30 feet. Section 10.1.2 of the Stockbridge Unified Development Code (UDC) states that a variance may only be granted upon finding that all of the conditions which are listed below would be met.

A. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.

As the applicant's Boundary Survey shows, a significant portion of the subject property contains Wolfe Creek and its associated wetlands, as well as a flood hazard zone.

B. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

The existing environmentally-sensitive areas of the subject property are not suitable for development, which greatly reduces the amount of remaining land area for the proposed development.

C. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

The applicant's requested variance is reasonable in view of the environmental limitations of the subject property, and the Planning and Zoning Staff is not aware of any special privileges which have been denied to other owners of property in the same zoning district.

D. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.

The requested variance would be consistent with the stated purposes and intent of the UDC; it is not expected to have any adverse impacts on neighboring properties; and it would serve the public welfare by allowing the reasonable development of a property which has environmental limitations.

E. The extraordinary circumstances are not the result of actions of the applicant.

The presence of the property's sensitive areas are an act of nature, not the applicant.

F. The variance is the minimum relief that will allow the legal use of the land, building or structure.

Granting the applicant's requested variance would allow the applicant to utilize a greater portion of the remaining buildable area of the subject property.

G. The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.

The proposed single-family detached subdivision would be permitted within the applicant's requested zoning of the property to 'SR' (Single-Family Residential) even if the requested variance is not granted.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request for a variance, via VR-2023-03, to reduce the front yard setbacks from the required 50 feet to 30 feet within the 'SR' (Suburban Residential) District is reasonable and should be granted.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The assignment of the SR (Suburban Residential) zoning district to the subject property on Brannan Road via RZ-2023-03 should be made with the following condition:

1. **Site Plan –** The proposed subdivision shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Conceptual Plan, SR Zoning; Brannan Road", which was prepared by Falcon Design Consultants, dated 01/29/22, and representing Sheet #1.0."

Presentation For VR-2023-03: VARIANCE

For a Proposed Subdivision Along the South & Southwestern Sides of Brannan Road

Presented To:

Planning Commission – December 21, 2023

City Council – January 08, 2024

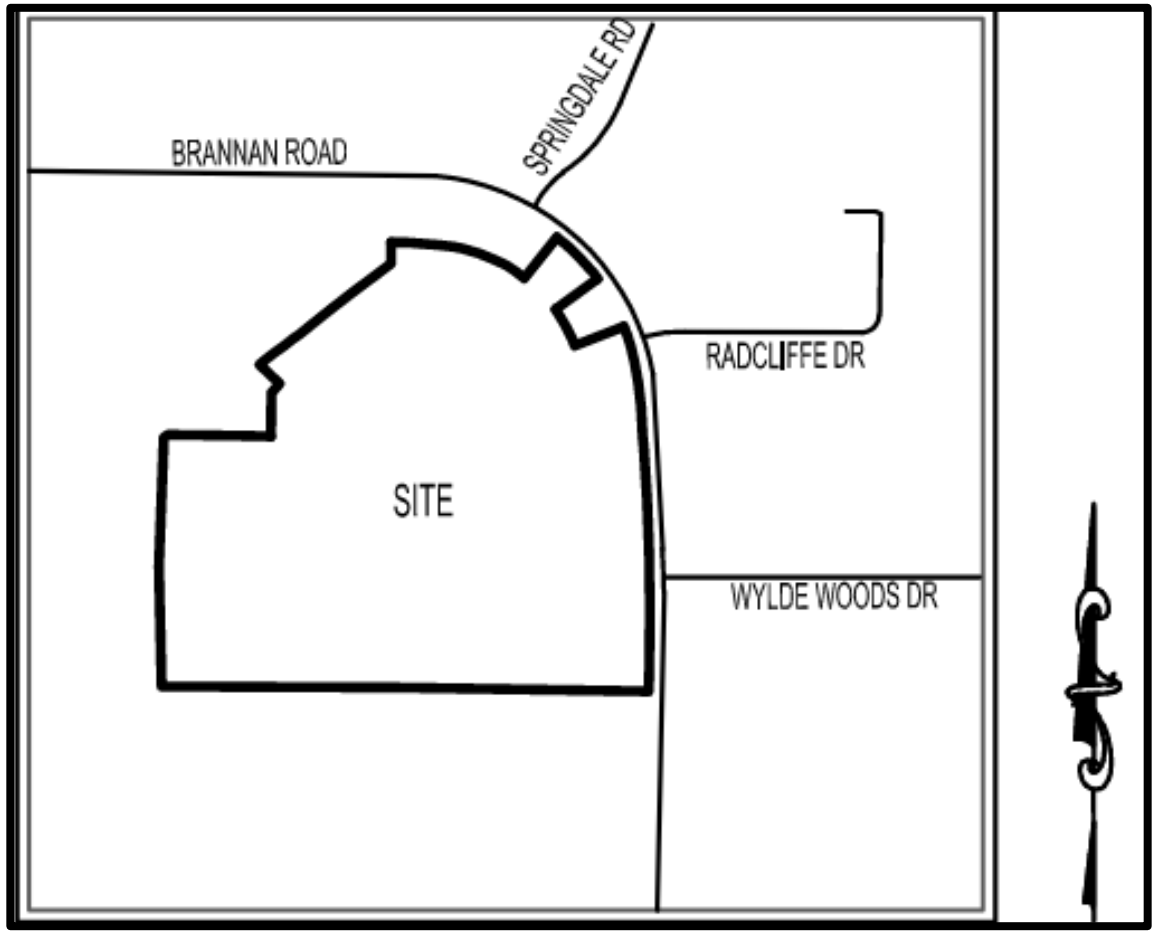
Presented By:

City of Stockbridge Community Development Department,

Planning and Zoning Division

Linda Logan, Senior Planner

VICINITY MAP



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a Variance application **(Case #RZ-2023-07)** by Pulte Group, Inc. (represented by Battle Law, P.C.) for property along the south and southwestern sides of Brannan Road to allow for the development of a **single-family detached subdivision** with **161 units,** at a **density of 1.2 units per acre.**

APPLICANT'S REQUEST – Grant a **variance** to allow the reduction in the front yard setbacks from the required 50 feet in the 'SR' (Suburban Residential) zoning district to 35 feet.

COMPANION APPLICATIONS -- The applicant also simultaneously submitted three other applications to the City of Stockbridge for the subject property, as are listed below.

1. **Annexation Application (Case #AX-2023-05) –** The applicant requests that the subject property be **annexed** into the Stockbridge City Limits. It would be assigned to Council District 5.
2. **Comprehensive Plan Amendment Application (Case #CP-2023-06) –** The applicant requests that the future land use designation of **'Low-Density Residential'** be assigned to the subject property upon its annexation into the Stockbridge City Limits.
3. **Rezoning Application (Case #VR-2023-07) --** The applicant requests a rezoning to assign the 'SR' (Suburban Residential) zoning district to the subject property upon its annexation into the Stockbridge City Limits.

SUBJECT PROPERTY

Component Parcels--The subject property consists of **four parcels** in Land Lots 2 & 3 of District 7, as are listed below, with **134.31 +/- total acres** in unincorporated Henry County. An aerial photograph of each parcel is also being provided in the following pages.

- **941 Brannan Road (Parcel #088-02055000)—**Contains 5.0 +/- acres.
- **1100 Brannan Road (Parcel #088-02057000)—**To include the southwestern tract only, which contains 29.09 +/-acres.
- **Parcel #088-02056000—**Contains 87.33 +/- acres.
- **Parcel #070-01005001—**Contains 12.89 +/- acres.

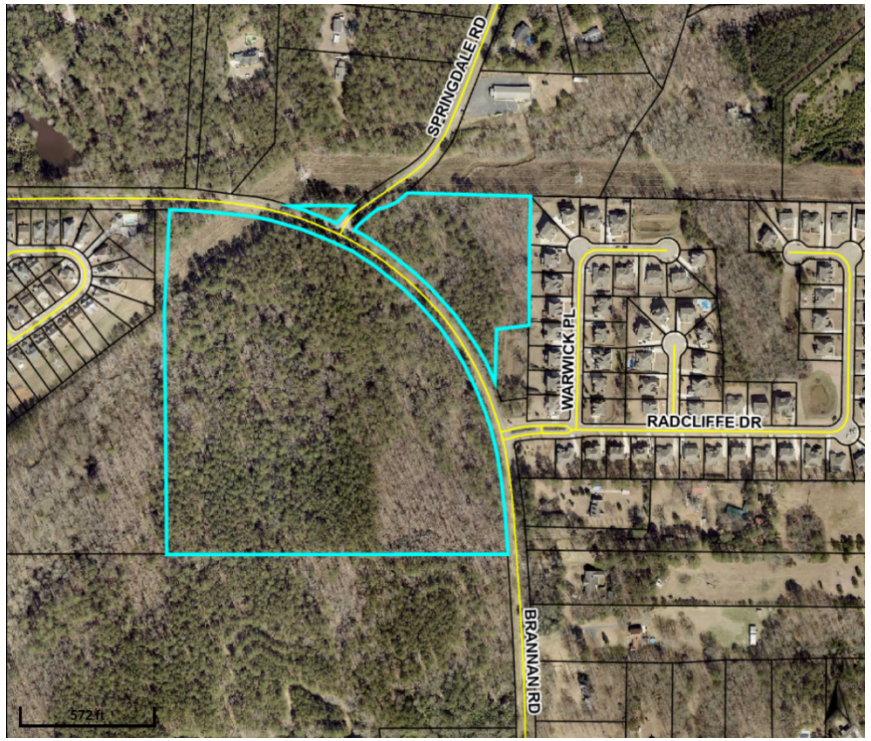
Needed Subdivision and Recombination Application -- The applicant will need to submit an application for both a subdivision (lot split) and a recombination, to accomplish two purposes, as are listed below.

1. **Subdivision (Lot Split) --** Parcel #088-02057000 at 1100 Brannan Road needs to be split so that the southwestern tract is separated from the northeastern tract (which are now physically separated by Brannan Road), with each tract becoming a separate parcel.
2. **Recombination --** The new southwestern parcel then needs to be combined with the other three parcels to form a new parcel with an officially-recorded plat.

AERIAL PHOTOGRAPHS – FIRST TWO

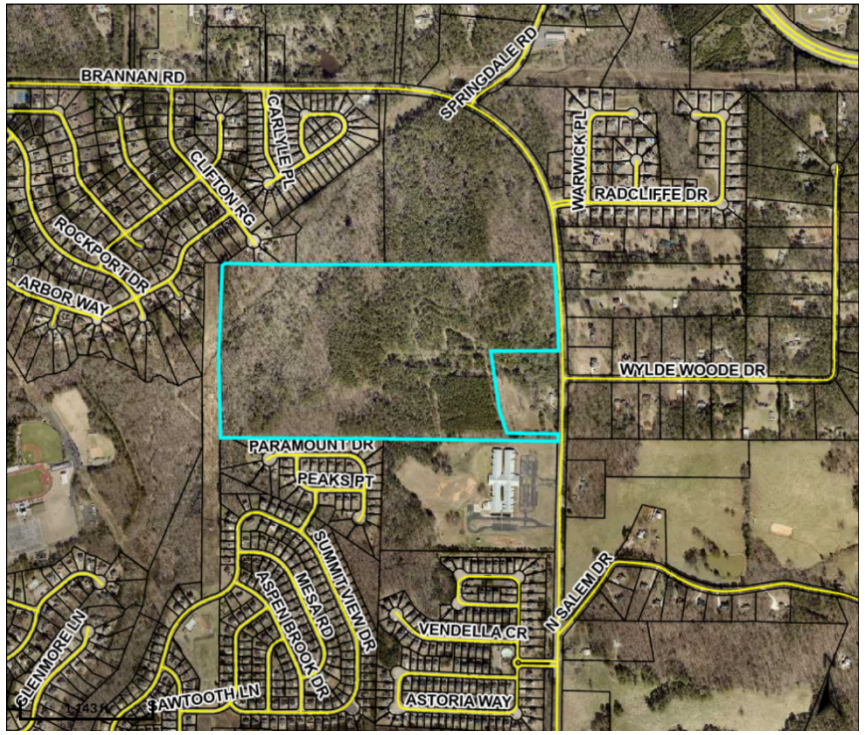
Parcel #070-01005001 with 12.89 acres

1100 Brannan Road--Parcel #088-02057000 (southwestern tract only) with 29.09 acres – This parcel needs to be subdivided (a lot split)

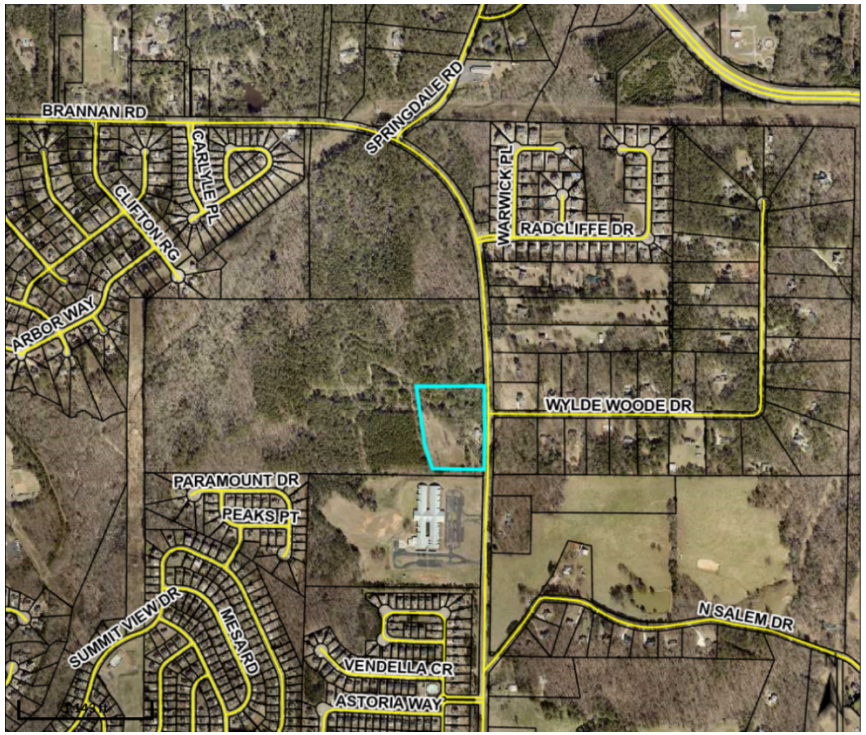


AERIAL PHOTOGRAPHS – SECOND TWO

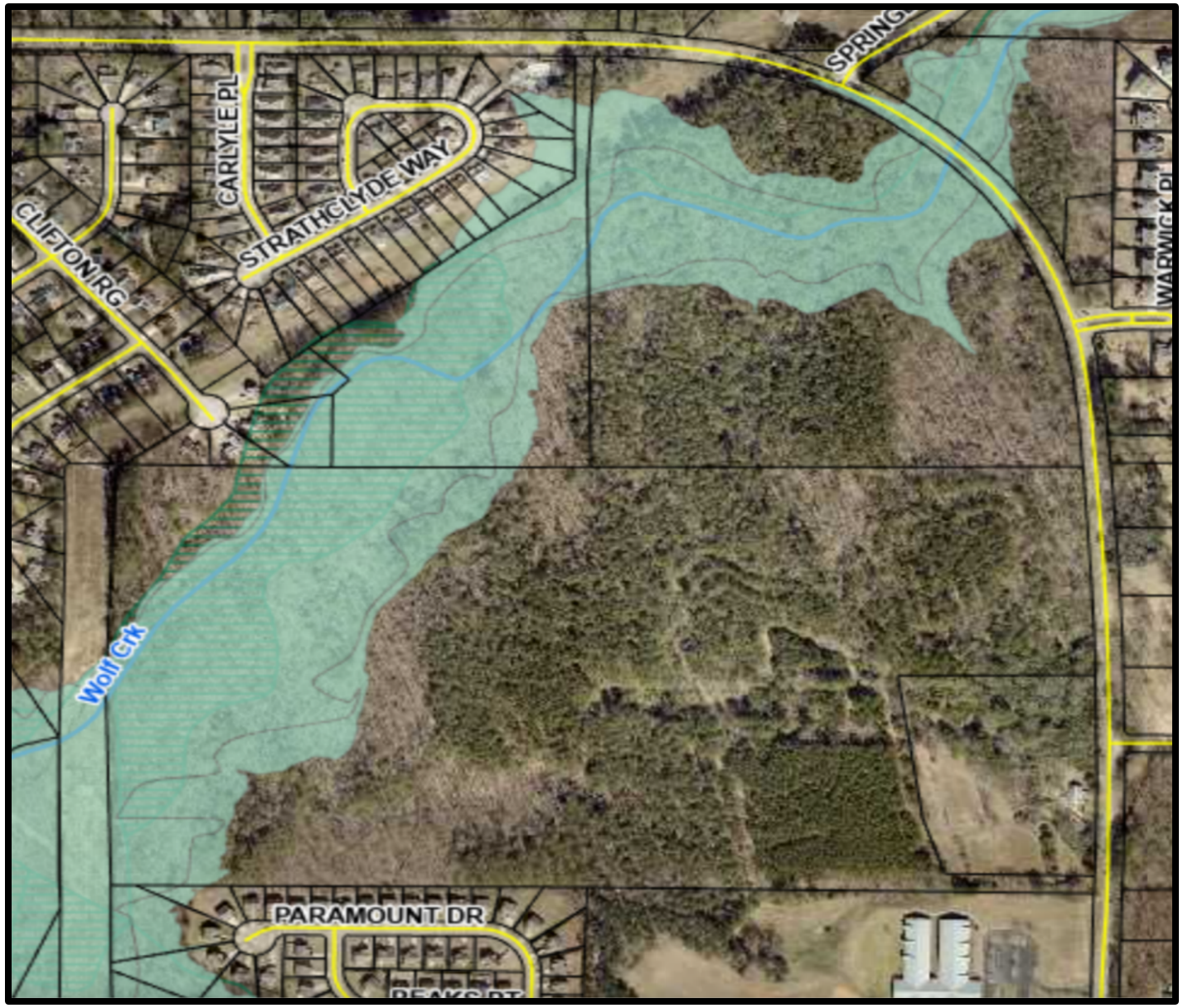
Parcel #088-02056000 with 87.33 acres



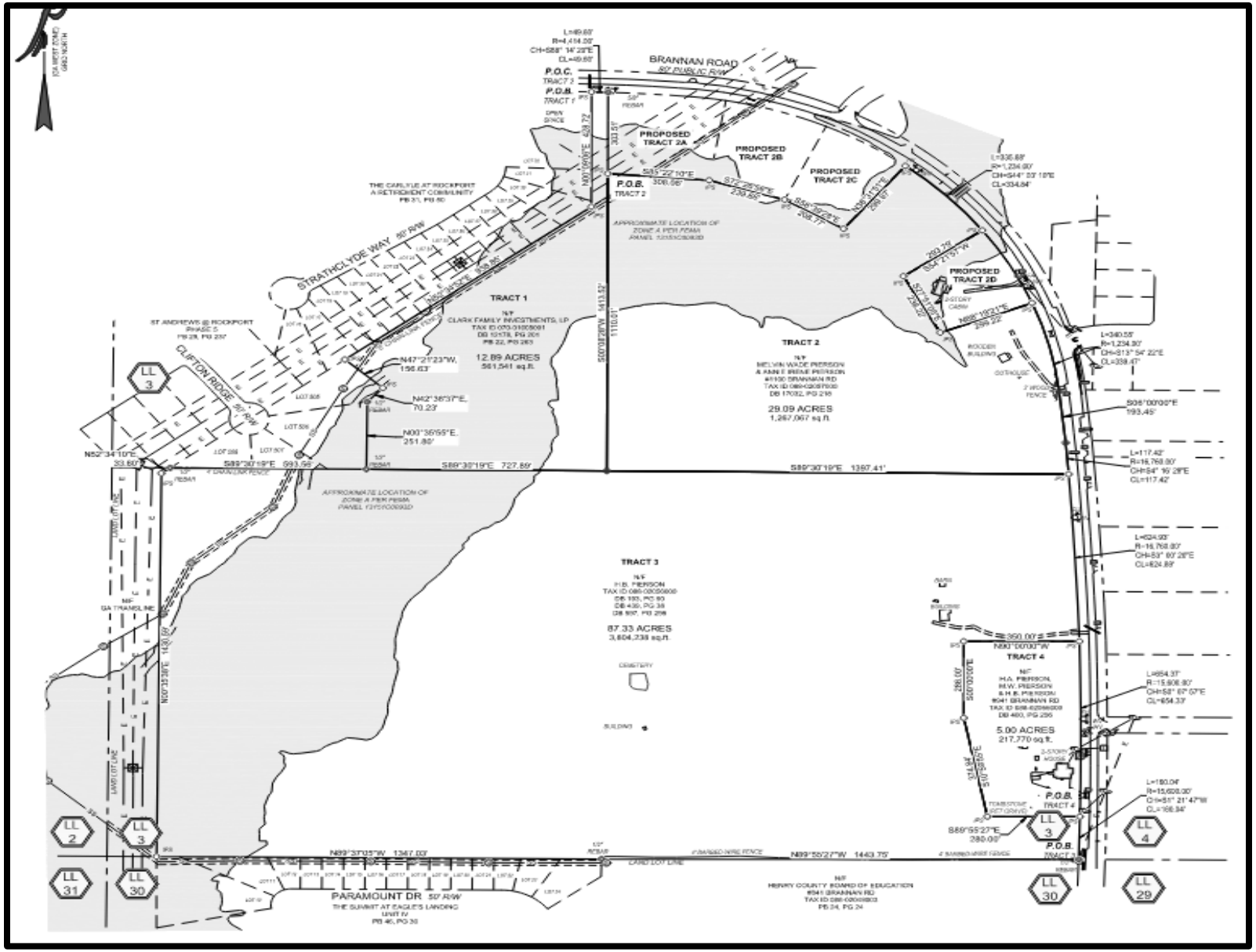
941 Brannan Road —
Parcel #088-02055000 with 5.0 acres



FLOODPLAIN MAP, INCLUDING WOLFE CREEK



BOUNDARY SURVEY



CASE FACTS – Slide #1

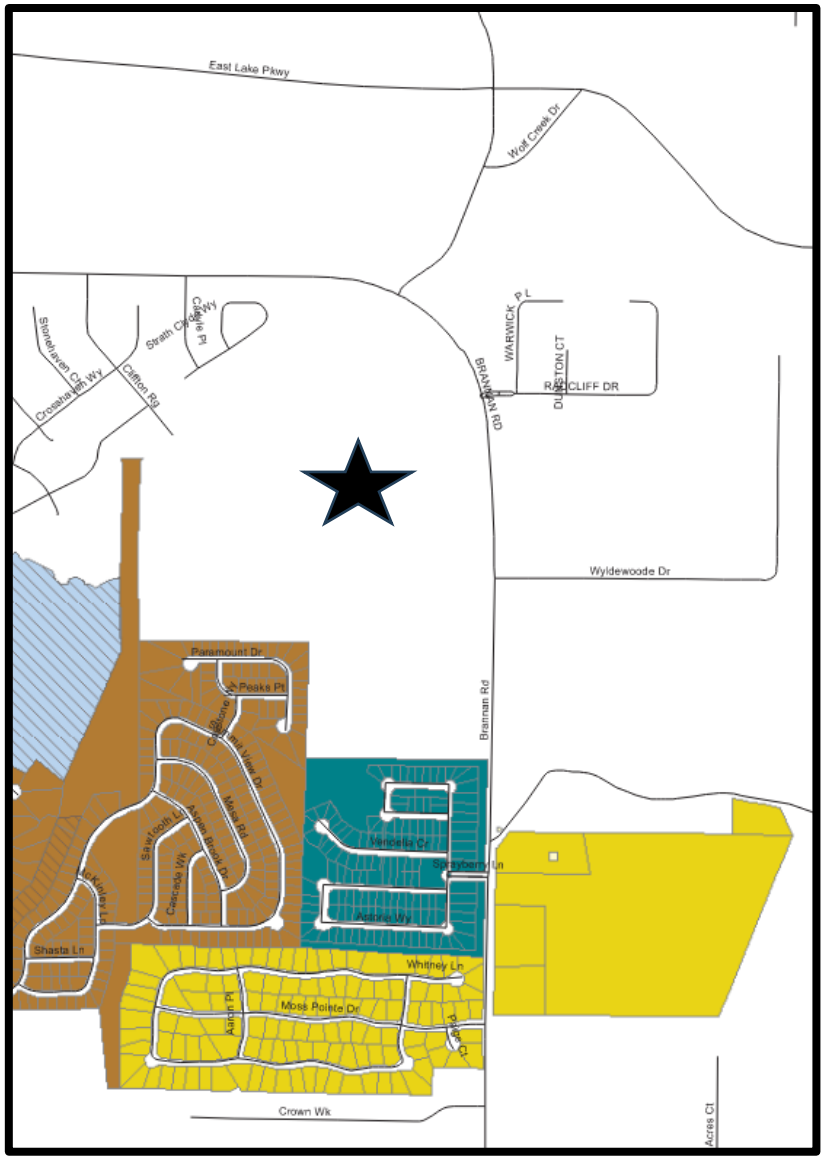
Proposed Development:	**Single-family detached subdivision with 161 units.**
Applicant:	**Pulte Group, Inc. (c/o Battle Law, P.C.)**
Site Address:	**941 & 1100 Brannan Road, plus two other parcels.**
Parcel ID and Acreage:	• **941 Brannan Road (Parcel #088-02055000)—Contains 5.0 +/- acres.** • **1100 Brannan Road (Parcel #088-02057000)—To include the southwestern tract only, which contains 29.09 +/-acres.** • **Parcel #088-02056000—Contains 87.33 +/- acres.** • **Parcel #070-01005001—Contains 12.89 +/- acres.**
District and Land Lot:	**Land Lots 2 & 3 of District 7.**
Owner:	• **941 Brannan Road (Parcel #088-02055000) – Pierson, Melvin Wade & Annie Irene.** • **1100 Brannan Road (Parcel #088-02057000) – Pierson, Melvin W. & Annie I.** • **Parcel #070-01005001 -- Clark Family Investments, LP** • **Parcel #088-02056000 – Pierson, H.B.**
Property Location:	**Along the southern and southwestern curve of Brannan Road.**
Surrounding Uses:	**~ North—Scattered single-family dwellings.** **~ South—The Summit at Eagles Landing Subdivision and Hickory Flat Elementary School.** **~ East—Providence Harbour Subdivision, scattered single-family dwellings, and vacant land.** **~ West—Carlyle at Rockport Subdivision.**

CASE FACTS – Slide #2

Existing Zoning:	• Parcel #070-01005001—R-3 (Single-Family Residential) in unincorporated Henry County. • The Other Three Parcels—RA (Residential-Agricultural) in unincorporated Henry County.
Proposed Zoning:	SR (Suburban Residential) within the City.
Surrounding Zoning:	~ North—RA (Residential-Agricultural) in unincorporated Henry County. ~ South—PUD (Planned Unit Development) in the City and RA (Residential-Agricultural) in unincorporated Henry County. ~ Southwest – MFR (Multiple Family Residential) in the City. ~ East— R-2 (Single-Family Residential) and RA (Residential-Agricultural) in unincorporated Henry County. ~ West—R-3 (Single-Family Residential) and RM (Residential-Multifamily) in unincorporated Henry County.
Existing Future Land Use Designation:	'Medium-Density Suburban' in unincorporated Henry County.
Proposed Future Land Use Designation:	Low-Density Residential within the City.
Property Conditions	• 941 Brannan Road (Parcel #088-02055000) – Has a single-family detached dwelling. • The Other Three Parcels—Are vacant, partially wooded, and feature the presence of Wolfe Creek plus a significant amount of floodplain areas. A small cemetery is also present.

SURROUNDING CITY ZONING

(Subject property is shown with a star.)

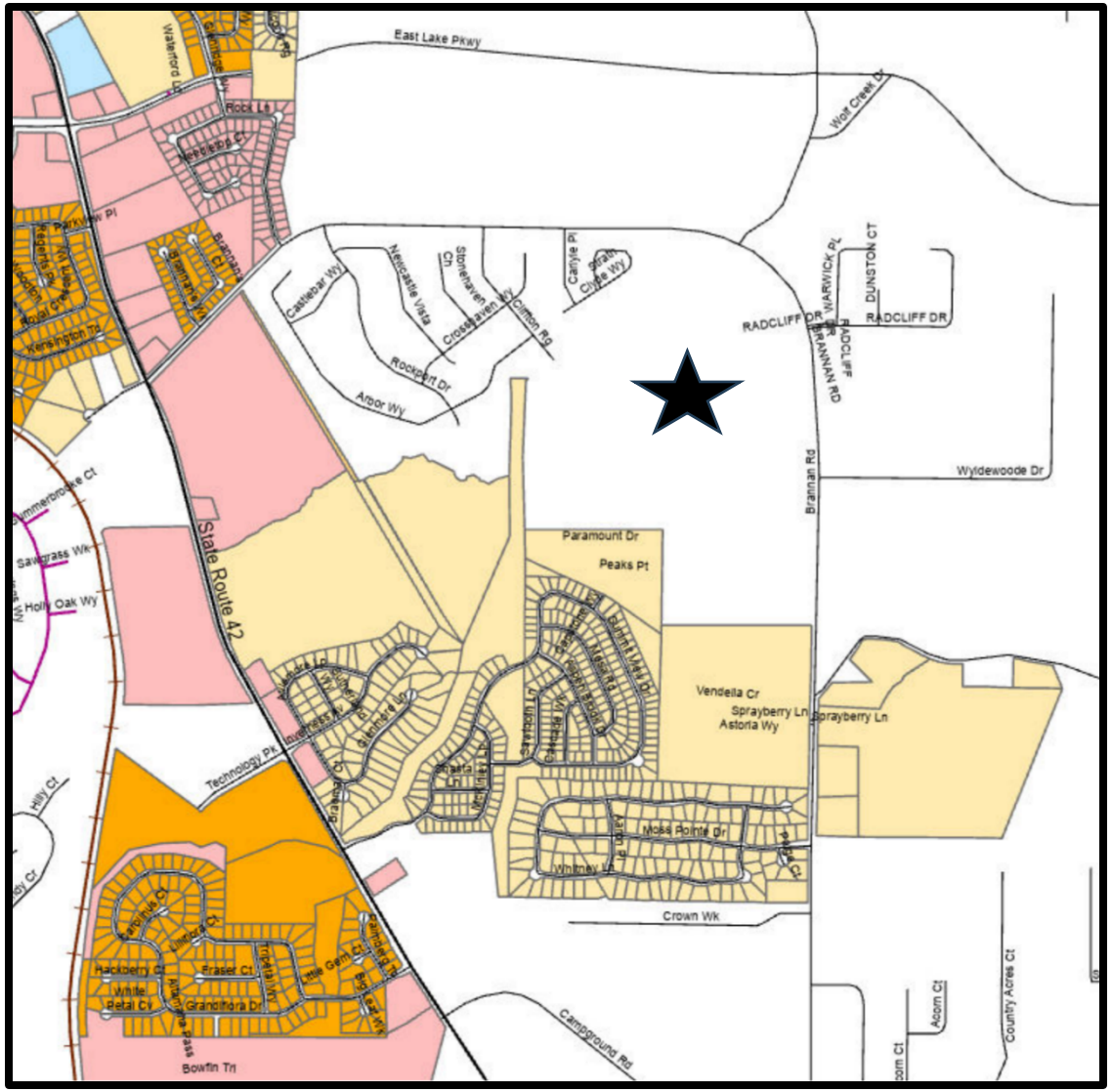


KEY:

Gold—SR (Suburban Residential)
Brown--MFR (Multiple Family Residential)
Light Blue—Office-Institutional
Teal—PUD (Planned Unit Development)
White—Unincorporated Henry County

SURROUNDING CITY LAND USE DESIGNATIONS

(The subject property is shown with a star.)



KEY:

Beige—Low-Density Residential
Orange—High-Density Residential
Pink—Low-Density Mixed-Use
White—Outside of the Stockbridge City Limits

PROPOSED DEVELOPMENT—Slide #1

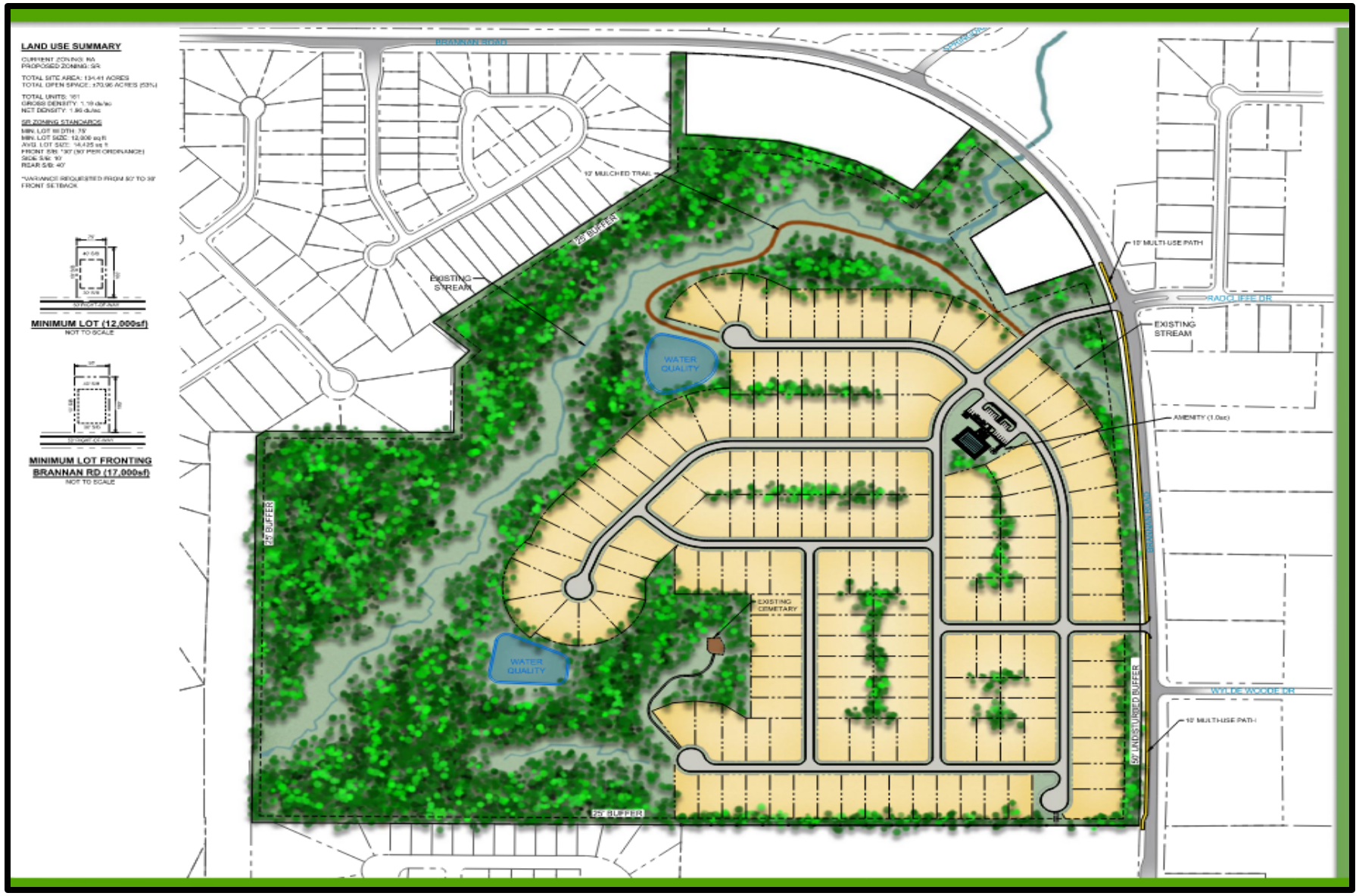
A. Project Type and Size:

1. **Total Units --** 161 single-family detached residential dwellings.
2. **Gross Density --** 1.19 units per acre and a net density of 1.96 units per acre.
3. **Total Acreage --** 134.91 +/- acres, with the proposed development to comprise 63.95 +/- acres (53 percent) and the remaining 70.96 +/- acres remain as open space.
4. **Lot Sizes --** Larger lots fronting on Brannan Road would have 17,000 square feet, and the remaining lots would have 12,000 square feet (which meets the minimum lot size requirement in the SR district).
5. **Variance Request --** The applicant has requested a variance via **Variance Case #VR-2023-03** to allow the reduction in the front yard setbacks from the required 50 feet to 30 feet.

B. Site Plan Design:

1. **Site Plan Title -- "Conceptual Plan, SR Zoning; Brannan Road",** which was prepared by Falcon Design Consultants, dated 01/29/22, and representing Sheet #1.0.
2. **Site Access –** There would be two accesses off Brannan Road. The northern access would align with Radcliffe Drive to the east, and the southern access would be located a few blocks north of Wylde Woode Drive.
3. **Amenities --** An "amenity area" would be located near the northern access, and an 8-foot-wide multi-use trail would surround the property, made with mulch. No other amenities are shown on the site plan.

CONCEPTUAL SITE PLAN



PROPOSED DEVELOPMENT—Slide #2

C. Parking:

1. Parking Requirements -- For 161 total single-family detached units, 6 parking spaces are required for an adult swimming pool, and 15 parking spaces are required for every 15 units beyond 60 units. This means that 13 total parking spaces would be required, including 6 pool spaces plus 7 guest spaces.
2. Parking Provision -- A total of 22 parking spaces would be provided at the clubhouse, which would exceed the parking requirement.

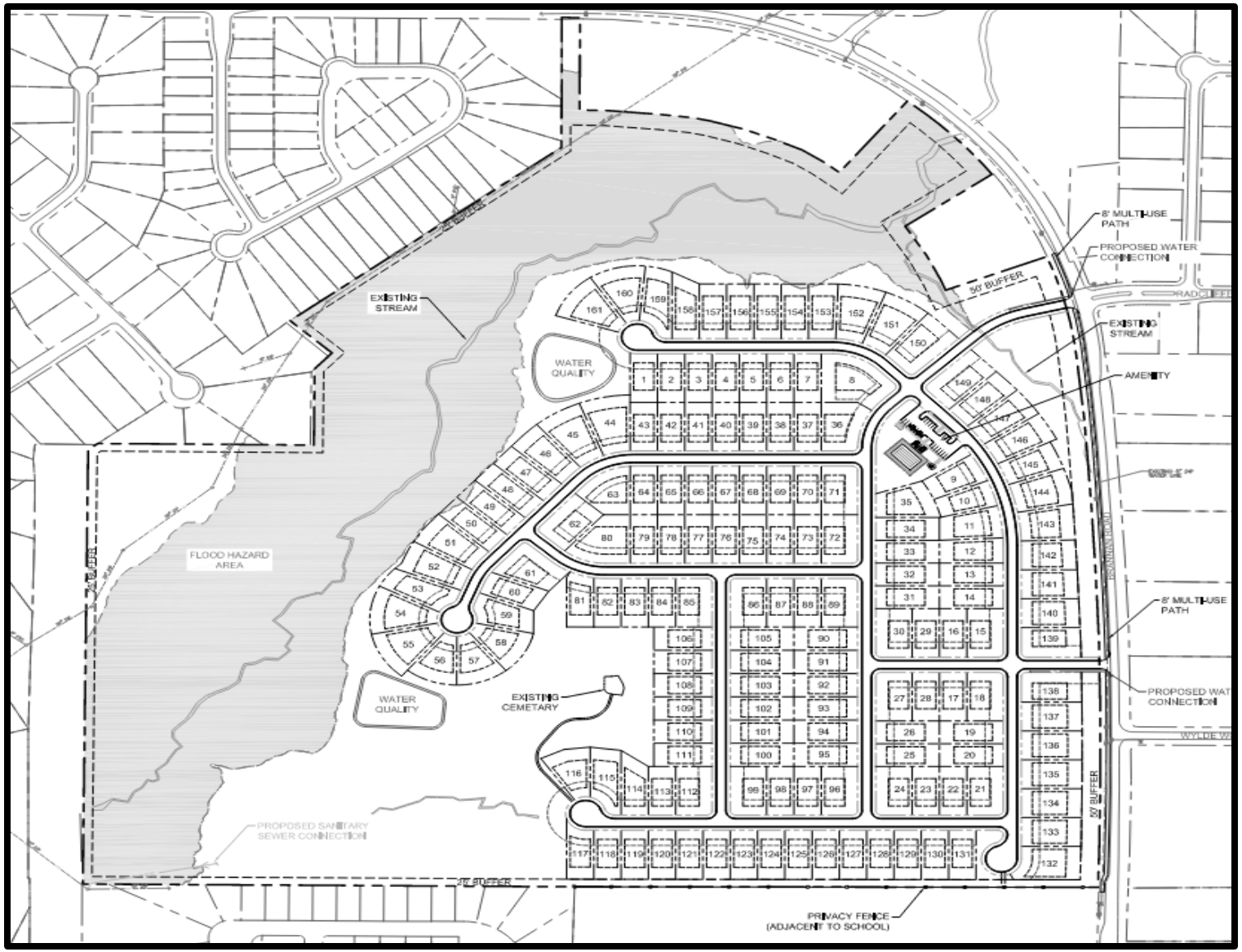
D. Environmental Considerations:

1. Wetlands Areas -- The western side of the site features Wolfe Creek and a large flood hazard area.
2. Detention Ponds – Two would be provided.
3. Buffering -- A 50-foot-wide buffer would be located along the northern and eastern property lines, and 25-foot-wide buffer would be located along the western and southern boundary lines. The latter would meet the requirement for buffering adjacent to other residential areas.

E. Residential Units:

1. Home Sizes – Minimum of 3,020 square feet, with two or three stories and two-car garages.
2. Facades -- They would be either all-brick or at least have brick on the first floor.
3. Floor Plans -- Ten different residential floor plans would be offered, at prices ranging from $551,990 to $656,990.

DETAILED SITE PLAN, ENLARGED



LAND USE SUMMARY FROM SITE PLAN

LAND USE SUMMARY

CURRENT ZONING: RA
PROPOSED ZONING: SR

TOTAL SITE AREA: 134.41 ACRES
TOTAL OPEN SPACE: ±70.96 ACRES (53%)

TOTAL UNITS: 161
GROSS DENSITY: 1.19 du/ac
NET DENSITY: 1.96 du/ac

SR ZONING STANDARDS

MIN. LOT WIDTH: 75'
MIN. LOT SIZE: 12,000 sq ft
AVG. LOT SIZE: 14,425 sq ft
FRONT S/B: *30' (50' PER ORDINANCE)
SIDE S/B: 10'
REAR S/B: 40'

*VARIANCE REQUESTED FROM 50' TO 30' FRONT SETBACK

PROPOSED LOT CONFIGURATIONS – Slide #1

The table below summarizes the applicant's proposed lot configurations, and the diagrams which follow were derived from the applicant's site plan.

Larger Lots –These lots would have at least 17,000 square feet and would have frontage on Brannan Road, with a width of 95 feet and a depth of 180 feet.

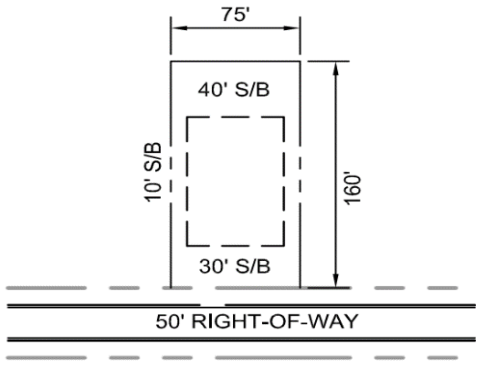
Smaller Lots – These lots would have at least 12,000 square feet and would be internal lots, with lot widths of 75 feet and lot depths of 160 feet.

All Lots – Every lot would have a front yard setbacks of 30 feet if the requested variance is approved. These data are portrayed in the table below.

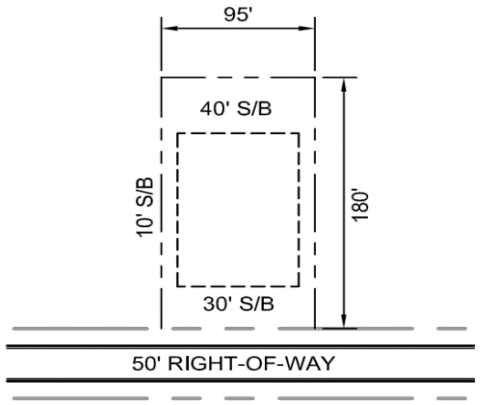
TABLE OF PROPOSED LOT CONFIGURATIONS

LOT TYPE	LOT SIZE	LOCATION	LOT WIDTH	LOT DEPTH
Larger Lots	At least 17,000 square feet	Frontage on Brannan Road	95 feet	180 feet
Smaller Lots	At least 12,000 square feet	Internal Lots	75 feet	160 feet

PROPOSED LOT CONFIGURATIONS – Slide #2



MINIMUM LOT (12,000sf)
NOT TO SCALE



MINIMUM LOT FRONTING BRANNAN RD (17,000sf)
NOT TO SCALE

SR (SUBURBAN RESIDENTIAL) DISTRICT REQUIREMENTS:

Front Yards – 50 feet (Applicant requests to reduce this to 30 feet.)
Side Yards – 10 feet
Rear Yards – 20 feet

ANALYSIS OF REQUEST – Slide #1

Variance Request -- **The applicant, D.R. Horton, requests that a variance be granted via VR-2023-03 to allow for the reduction of the front yard setbacks within the proposed single-family detached subdivision from the required 50 feet in the SR (Suburban Residential) District to 30 feet.**

Basis of Analysis -- **Section 10.1.2 of the Stockbridge Unified Development Code (UDC) states that a variance may only be granted upon finding that all of the conditions which are listed below would be met.**

A. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.

As the applicant's Boundary Survey shows, a significant portion of the subject property contains Wolfe Creek and its associated wetlands, as well as a flood hazard zone.

ANALYSIS OF REQUEST – Slide #2

B. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

The existing environmentally-sensitive areas of the property are not suitable for development, which greatly reduces the amount of remaining land area for the proposed development.

C. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

The applicant's requested variance is reasonable in view of the environmental limitations of the subject property, and the Planning and Zoning Staff is not aware of any special privileges which have been denied to other owners of property in the same zoning district.

D. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.

The requested variance would be consistent with the stated purposes and intent of the UDC; it is not expected to have an adverse impacts on neighboring properties; and it would serve the public welfare by allowing the reasonable development of a property which has environmental limitations.

ANALYSIS OF REQUEST – Slide #3

E. The extraordinary circumstances are not the result of actions of the applicant.

The presence of the property's sensitive areas are an act of nature, not the applicant.

F. The variance is the minimum relief that will allow the legal use of the land, building or structure.

Granting the applicant's requested variance would allow the applicant to utilize a greater portion of the remaining buildable area of the subject property.

G. The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.

The proposed single-family detached subdivision would be permitted within the applicant's requested zoning of the property to 'SR' (Single-Family Residential) even if the requested variance is not granted.

STAFF CONCLUSION AND RECOMMENDATIONS

STAFF CONCLUSION -- As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request for a variance, via VR-2023-03, to reduce the front yard setbacks from the required 50 feet to 30 feet within the 'SR' (Suburban Residential) District, **is reasonable and should be granted.**

STAFF RECOMMENDATIONS -- In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The granting of the applicant's requested variance for the subject property on Brannan Road via VR-2023-03 should only be made with the following condition:

1. **Site Plan –** The proposed subdivision shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Conceptual Plan, SR Zoning; Brannan Road", which was prepared by Falcon Design Consultants, dated 01/29/22, and representing Sheet #1.0."

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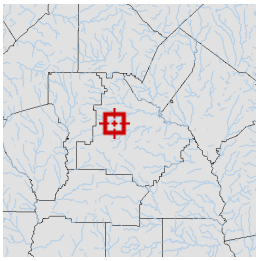
Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025021	**Class**	C	**Owner**	U S ENTERPRISES	**Land**	$253500				
Property		**Acreage**	1.164	**Address**	INC	**Value:**					
Address					225 COREY	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				CENTER	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					ATLANTA GA	**Misc**	$0	5/15/2017	$250,000	n/a	Q
					30312	**Value:**		5/13/2017	$250,000	QUITCLAIM	U
						Total	$253500				
						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: 10/10/2023
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Developed by Schneider GEOSPATIAL

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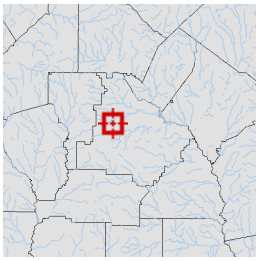
Overview



Legend

Parcels

Roads

Parcel ID	052-01025024	**Class**	C	**Owner**	HABARRI INC	**Land Value:**	$763800			
Property Address	PATRICK HENRY PKWY	**Acreage**	4.02	**Address**	2749 OAK GLEN MANOR RD DECATUR GA 30033	**Building Value:**	$0	**Last 2 Sales**		
District	County/UnIncorp							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	10/28/2020	$0	CORPORATE	U
								11/17/2005	$904,500	n/a	Q
						Total Value:	$763800			

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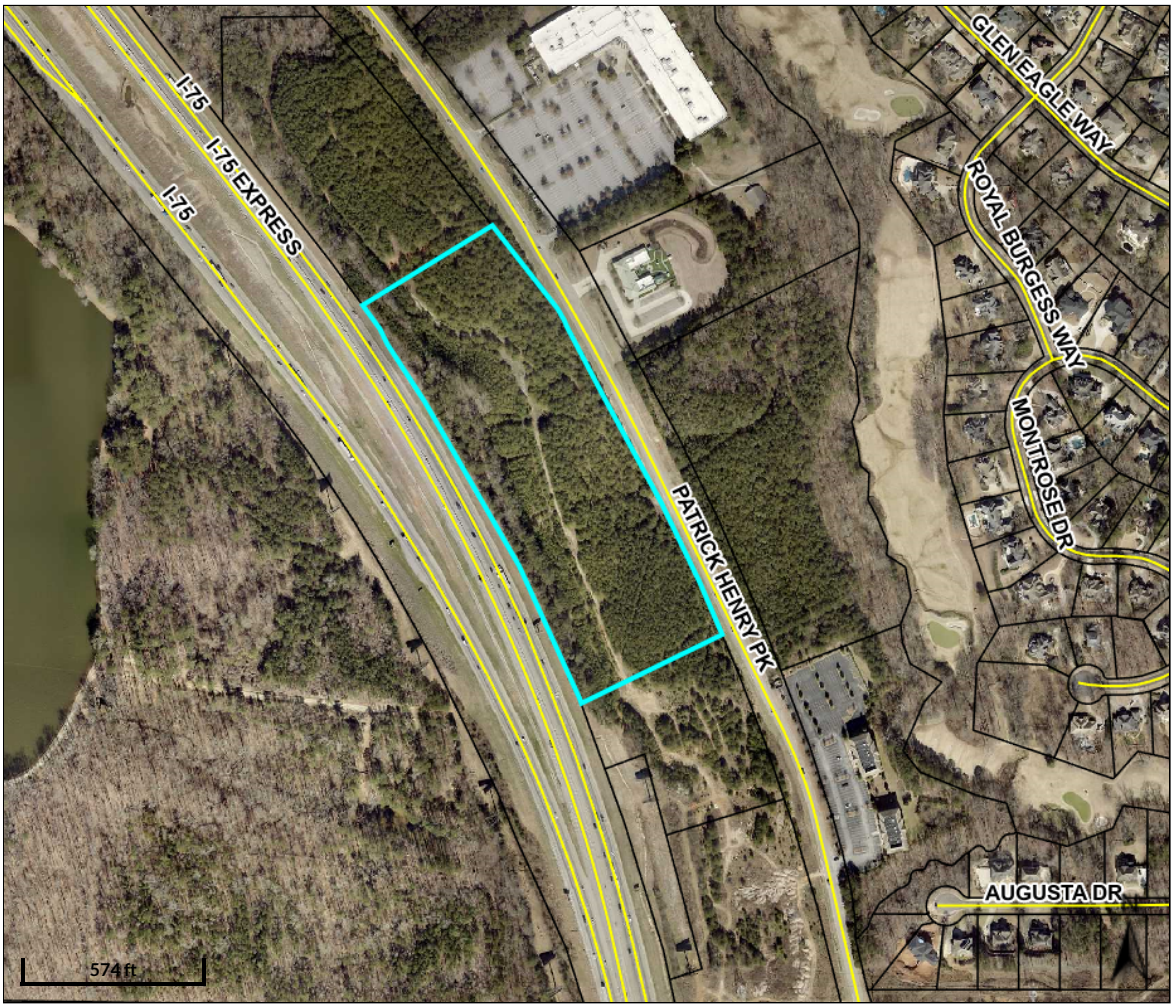
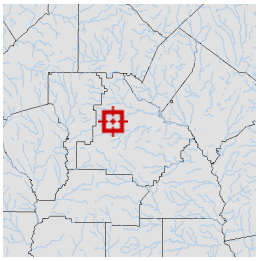


Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025027	**Class**	C	**Owner**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$2.1723e+006
Property Address	PATRICK HENRY PKWY	**Acreage**	11.86			**Building Value:**	$0
District	County/UnIncorp					**Misc Value:**	$0
						Total Value:	$2172300

Last 2 Sales

Date	Price	Reason	Qual
3/2/2010	$0	D UND POWR	U
11/30/2007	$4,609,600	n/a	Q

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: 10/10/2023
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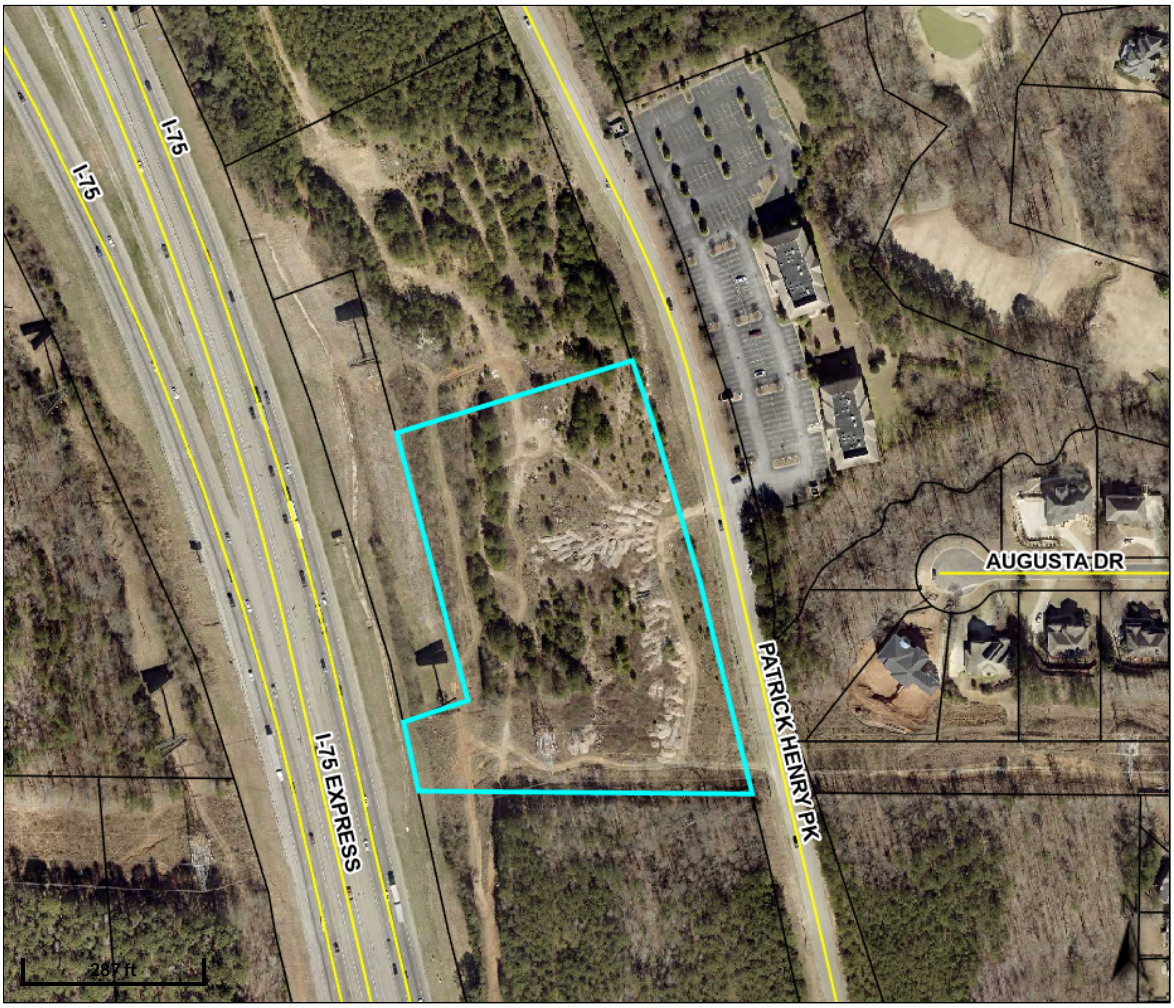
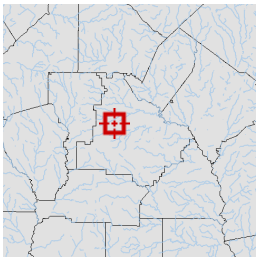
Developed by Schneider GEOSPATIAL

qPublic.net™ Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025028	**Class**	C	**Owner Address**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$662340				
Property Address	PATRICK HENRY PKWY	**Acreage**	4.27			**Building Value:**	$0	**Last 2 Sales**			
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$662340	3/2/2010	$0	D UND POWR	U
								11/30/2007	$4,609,600	n/a	Q

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: 10/10/2023
Last Data Uploaded: 10/10/2023 1:24:16 AM

Developed by Schneider GEOSPATIAL

CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

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

☒ **NON-REFUNDABLE APPLICATION FEE** - $300.00

Payment: Check or Money Order Payable to the City of Stockbridge.

☒ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☒ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☒ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☒ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more the 1 year old.

☒ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.

Pre-Application Form

From: Ryan Anderson
To: Brock, Alex; Linda Logan
Cc: Webb, Dennis (Den); Thomas, Kylie
Subject: RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application
Date: Friday, September 22, 2023 5:03:37 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alex

That is correct. The previous meeting you had with city officials will serve as your pre-application meeting. Thanks

Sent from Mail for Windows

From: Brock, Alex
Sent: Friday, September 22, 2023 3:13 PM
To: Ryan Anderson; Linda Logan
Cc: Webb, Dennis (Den); Thomas, Kylie
Subject: RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ryan,

I just wanted to confirm our phone conversation a moment ago. You noted that we do not need another pre-app meeting and the August 18th meeting would be sufficient. Also, we do not need to submit a signed pre-app form with our rezoning applications. You will note that the pre-app was already complete when you receive our rezoning applications.

Let me know if I misstated anything.

Alexander Brock
Attorney at Law

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Brock, Alex <jabrock@sgrlaw.com>
Sent: Wednesday, September 20, 2023 2:34 PM
To: Ryan Anderson <randerson@cityofstockbridge-ga.gov>; Linda Logan <LLogan@cityofstockbridge-ga.gov>
Cc: Webb, Dennis (Den) <DWEBB@sgrlaw.com>
Subject: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Ryan,

Hope you are doing well. If you recall, you, the City Manager, Mayor Ford, and Councilman Alexander, met with Den Webb (Smith Gambrell & Russell) and representatives of Waypoint Residential on August 18th to discuss a proposed mixed use development on Patrick Henry Parkway. We are in the process of preparing the applications for the Annexation, Rezoning and a Comprehensive Plan Amendment for that development and need the pre-application form from the City.

Is the August 18th meeting considered the pre-application meeting and if so, can we get the signed pre-app to include with the applications? If not, is this something that we can set up either this week or next? Our goal is to submit by the October 2nd filing deadline.

Alexander Brock
Attorney at Law

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

Letter of Intent

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

Smith Gambrell Russell

October 19, 2023

Ryan Anderson
Interim Director, Chief Planner
Department of Community Development
City of Stockbridge
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Annexation Request

Dear Interim Director Anderson:

Please find enclosed a 60 Percent Method of Annexation Petition requesting the annexation of the following properties into the City of Stockbridge, Georgia in accordance with O.C.G.A § 36-36-32:

- Unaddressed Patrick Henry Parkway (Parcel ID No: 052-01025024);
- Unaddressed Patrick Henry Parkway (Parcel ID No: 052-01025027);
- Unaddressed Patrick Henry Parkway (Parcel ID No: 052-01025028); and
- Unaddressed (Parcel ID No: 052-01025021);

The four parcels total ±20.90 acres of land and are located in Land Lot 46, 6th District of Henry County. We have attached to this application the property owners' signed authorizations as well as a legal description and survey of the property to be annexed for Parcels 052-01025024, 052-01025027, and 052-01025028. The authorizations of these property owners represent over 60% of the property area to be annexed.[1] The owner authorization for Parcel 052-01025021 is not included with this petition, however the property is requested to be annexed into the City of Stockbridge to avoid creating an unincorporated island pursuant to O.C.G.A. § 36-36-4.

[1] The Applicant does not believe that any electors reside on either of the four parcels. Georgia law does not require 60% of electors to authorize a petition in this instance. Nishey Lake Water Works, Inc. v. Garner, 228 Ga. 864 (1972)

Concurrent with the annexation petition, the Applicant is also filing requests to: (a) rezone the three of the parcels, totaling ±19.7431-acres (Parcel IDs 052-01025028, 052-01025024, and 052-01025027) from their current Henry County zoning designation, General Commercial District (C-2), to the Stockbridge designation of Planned Unit Development District (PUD) and Parkway Mixed Use Overlay District (PMU Overlay); (b) amend the Future Land Use Map designation for the same three parcels from Mixed Use (Henry County) to Medium Density Vertical Mixed Use (MDMU) under the City of Stockbridge's Comprehensive Plan; and (c) seek three (3) concurrent variances to the City of Stockbridge's Unified Development Code. The fourth parcel (052-01025021) is not controlled by the Applicant and is not subject to its rezoning, land use and variance requests.

Thank you for your assistance with this matter. We will be happy to speak to you directly about this petition and provide any additional information that you may require.

Sincerely,

J. Alexander Brock

JAB/rjc

Application

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: 052-1025024 (no address), 052-01025027 (no address), 052-01025028 (no address), and 052-01025021 (no address)

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry County

County Zoning Classification: C-2

Present Land Use: Mixed Use

Requested Zoning Classification: PUD

PROPERTY OWNER

Name: See attached Letters of Ownership and Owners Authorization pages

Mailing Address: _____

Telephone: (_____) _____

Email: _____

Signature: _____

Date: _____

* 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: Waypoint Residnetial (c/o Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP)

Mailing Address: 1105 W. Peachtree St., NE, Suite 1000

Telephone: (404) 815-3620 Email: djwebb@sgrlaw.com

Signature: Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP Date: 9.29.23

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____

Exhibit A

Parcel ID: 052-01025024, 4.035 acres. Owner: Habarri, Inc.;
2749 Oak Glen Manor, Decatur, GA 30033.

Parcel ID: 052-01025027 and 052-01025028, 11.428 acres and 4.279 acres. Owner: Shama Hospitality, Inc. and Henry Parkway Partners, LLC;
2529 Grey Moss Court, Duluth, GA 30097.

Parcel ID: 052-01025021, 1.164 acres. Owner: US Enterprises, Inc.;
225 Corey Center, Atlanta, GA 30312

Letter of Ownership

Property Owner Information and Petition for Annexation

Shama Hospitality Inc. & Henry Pkwy Partners, LLC
2529 Grey Moss Court
Duluth, GA 30097

052-1025028 (no address) and 052-01025027 (no address)

Shama Hospitality Inc. & Henry Pkwy Partners, LLC hereby affirms that it owns the above-referenced tax parcels and petitions that they be annexed into the City of Stockbridge, Henry County, Georgia.

_____
Shama Hospitality Inc. & Henry Pkwy Partners, LLC

By: [signature]
Tim Dhanani
Its: _____
Date: 18/9/23

Sworn to and subscribed before me
this 18 day of September, 2023

[signature]
NOTARY PUBLIC

Ashaki A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:
Waypoint Residential (c/o Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP)

Property Address: Parcel Numbers: 052-01025027 (no address) and 052-01025028 (no address)

Telephone: (404) 815.3620 Email: djwebb@sgrlaw.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: x Tim Dhanani Date: 18/9/23

Tim Dhanani

Personally appeared before me,

September 18, 2023 Ashaki A. Petersen

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Ashaki A. Petersen

Notary Public

9/18/23

Date

Ashaki A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

(Affix Seal Here)

Property Owner Information and Petition for Annexation

Habarri, Inc.
2749 Oak Glen Manor Road
Decatur, GA 30033

052-1025024 (no address)

Habarri, Inc. hereby affirms that it solely owns the above-referenced tax parcel and petitions that it be annexed into the City of Stockbridge, Henry County, Georgia.

Latifa R Moosajee
Habarri, Inc.

By: LATIFA MOOSAJEE
Its: C.O.O.
Date: Sept. 15, 2023.

Sworn to and subscribed before me
this 15th day of September, 2023

NOTARY PUBLIC

Armando Vazquez
Notary Public, Fulton County, Georgia
My Commission Expires 07/21/2025

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:
Waypoint Residential (c/o Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP)

Property Address: Parcel Number: 052-01025024

Telephone: (404) 815.3620 Email: djwebb@sgrlaw.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Latifa R Moosajee Date: Sept 14, 2023.

Personally appeared before me,

Latifa R Moosajee

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

9/15/2023

Date

(Affix Seal Here)

Armando Vazquez
Notary Public, Fulton County, Georgia
My Commission Expires 07/21/2025

Legal Description

PROPERTY DESCRIPTION

TRACT 1
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 599.64 feet to a nail found; thence, South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75, North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found, being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing along the said line of Interstate 75

1. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
2. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
3. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
4. North 65° 21' 18" East, 46.14 feet; thence,
5. North 24° 38' 42" West, 55.52 feet; thence,
6. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
7. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
8. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
9. North 37° 20' 45" West, 123.37 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
10. North 58° 25' 59" East, 380.57 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
11. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
12. South 26° 01' 05" East, 699.80 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
13. South 63° 58' 20" West, 390.77 feet to the Point of Beginning, containing 497,813 square feet or 11.4282 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 2
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence,
3. North 12° 56' 24" West, 367.26 feet; thence,
4. North 77° 00' 06" East, 342.54 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
6. South 12° 54' 38" East, 390.96 feet; thence,
7. South 32° 57' 24" West, 16.66 feet; thence,
8. South 13° 18' 22" West, 69.69 feet; thence,
9. South 06° 05' 12" East, 38.78 feet; thence,
10. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
11. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 186,411 square feet or 4.2794 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 3
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 367.26 feet to a point being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running

1. North 12° 56' 24" West, 232.38 feet to a nail found; thence,
2. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
3. North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found; thence, leaving the aforesaid line of Interstate 75 and running
4. North 63° 58' 20" East, 390.77 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. South 26° 08' 24" East, 234.97 feet; thence,
6. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
7. South 77° 00' 06" West, 342.54 feet to the Point of Beginning, containing 175,784 square feet or 4.0355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 46 of the 6th District of Henry County, Georgia, and being designated as 1.164 acres of land more particularly described on a plat of survey prepared for Corey Media, Inc. by Roy E. Housworth, Jr., Georgia Registered Land Surveyor No. 1204, dated 6/12/97, which said plat is incorporated herein, and by reference to said plat of survey being more particularly described as follows:

BEGINNING at a Georgia Power Company right-of-way monument located on the Northeastern right-of-way line of Interstate 75 (R/W varies) where said right-of-way line intersects with the Northwestern right-of-way line of a Georgia Power Company easement; thence proceeding along the Northeastern right-of-way line of Interstate 75 and following the curvature thereof along an arc in a Northwesterly direction a distance of 602.00 feet, said arc being subtended by a chord to the left of said arc having a bearing and distance of North 16 degrees 31 minutes 08 seconds west 601.72 feet, to a right-of-way monument; thence leaving said right-of-way line North 69 degrees 14 minutes 36 seconds East 90.00 feet to an iron pin placed; thence proceeding South 16 degrees 30 minutes 19 seconds East 600.00 feet to an iron pin placed on the Northwesterly right-of-way line of said Georgia Power Company easement; thence proceeding along the right-of-way line of said easement South 68 degrees 08 minutes 30 seconds West 90.00 feet to a Georgia Power Company right-of-way monument located at the intersection of said Georgia Power Company right-of-way with the Northeastern right-of-way line of Interstate 75, said monument being the POINT OF BEGINNING. It is noted that the easement set forth under the above-referenced plat of survey as a Georgia Power Company easement is now or formerly owned by Georgia Transmission.

Site Plan

FEMA MAP
N.T.S.

SITE MAP
SCALE: 1"=1000'

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0310 D AND 13141C0150 D DATED 10/5/2018

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE FORSYTH COUNTY SEWER CAPACITY BY LAND USE.
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 05/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

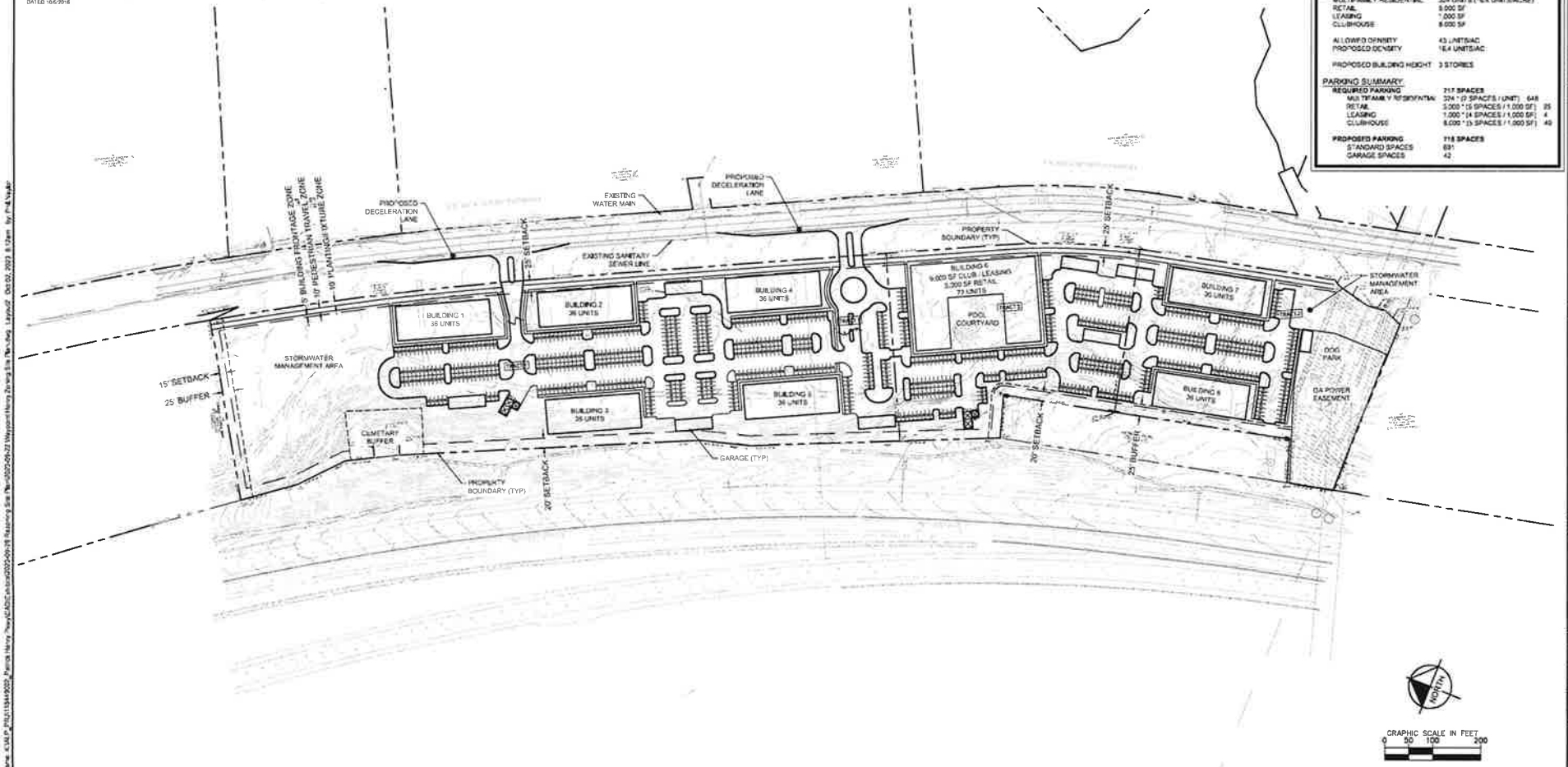
CURRENT ZONING (HENRY COUNTY)	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE)	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA	19.74	ACRES
FLOOR AREA	8.09	ACRES
OPEN SPACE REQUIRED	3.95 AC (20.0%)	
OPEN SPACE PROVIDED	3.95 AC (20.1%)	
IMPERVIOUS AREA MAXIMUM	16.78 AC (85.0%)	
IMPERVIOUS AREA PROVIDED	10.93 AC (55.4%)	
PUBLIC SPACE REQUIRED	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED	0.28 AC (3.0% OF FLOOR AREA)	
BUILDING SETBACK:		
FRONT	25 FT	
FRONT SETBACK INCLUDES: 15 FT FIXTURE/PLANTING ZONE, 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT		
SIDE	15 FT	
REAR	20 FT	
BUFFERS:		
ADJACENT OI ZONING (NORTH)	25 FT	
ADJACENT HR ZONING (SOUTH)	25 FT	
ADJACENT C2 ZONING (SOUTHWEST)	25 FT	

PROPOSED LAND USES & DENSITIES

MULTIFAMILY RESIDENTIAL	324 UNITS (16.4 UNITS/ACRE)	
RETAIL	9,000 SF	
LEASING	1,000 SF	
CLUBHOUSE	8,000 SF	
ALLOWED DENSITY	43 UNITS/AC	
PROPOSED DENSITY	16.4 UNITS/AC	
PROPOSED BUILDING HEIGHT	3 STORIES	

PARKING SUMMARY:

REQUIRED PARKING	717 SPACES	
MULTIFAMILY RESIDENTIAL	324 * (2 SPACES / UNIT)	648
RETAIL	9,000 * (5 SPACES / 1,000 SF)	25
LEASING	1,000 * (4 SPACES / 1,000 SF)	4
CLUBHOUSE	8,000 * (5 SPACES / 1,000 SF)	40
PROPOSED PARKING	718 SPACES	
STANDARD SPACES	691	
GARAGE SPACES	42	



Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1170 PEACHTREE STREET NE, SUITE 900
ATLANTA, GEORGIA 30309
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4260

WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-5059

WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY / HENRY COUNTY, GA
LAND LOT 146 & 147, 1ST DISTRICT
PARCEL ID: 052-01-025-021, 052-01-025-021, 052-01-025-028

DRAWN BY: PTT
CHECKED BY: PTT
VERIFIED BY: BSF
DATE: 09/26/2023
PROJECT NO.: 11644900

TITLE:
ZONING SITE PLAN

SHEET NUMBER:
ZSP

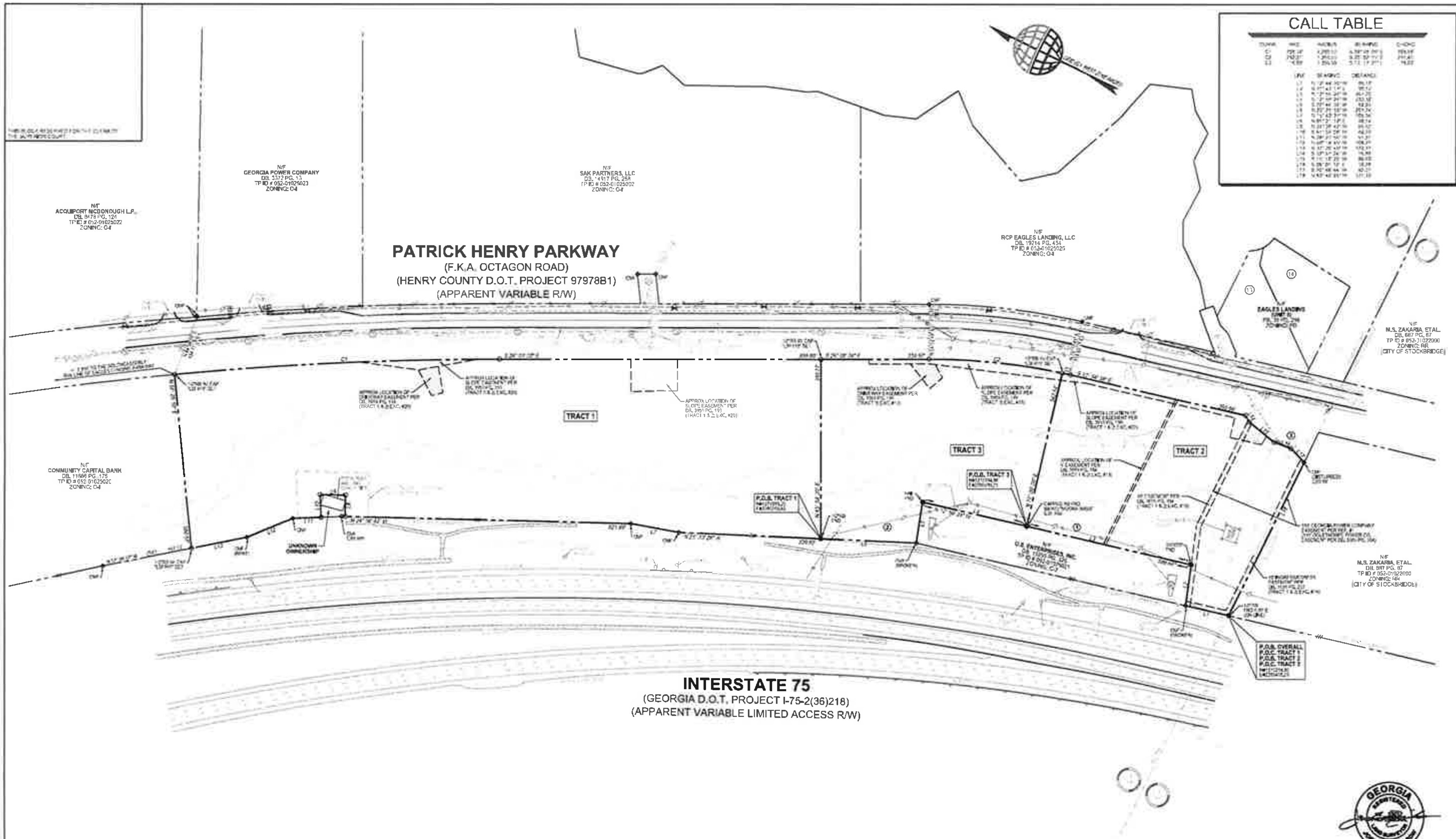
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Survey

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

LIDAR NOTE

SITE IMPROVEMENTS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY LOCATION BY TERRAMARK LAND SURVEYING, INC., AS LISTED IN TITLE AS-BUILT, LIDAR REMOTE SENSING BY PHOTOSCIENCE, LLC, AFFECTED SYSTEMS ALTA/ACSM LAND TITLE SURVEY SPECIFICATIONS. THE LIDAR DATA WAS COLLECTED ON MARCH 14TH, 2024 BY PHOTOSCIENCE, LLC USING A HELICOPTER MOUNTED LIDAR SYSTEM. TOPOGRAPHIC FEATURES SUCH AS PAVEMENT, CURBING, BUILDINGS, AND OTHER MAN-MADE OBJECTS WERE COLLECTED BY PHOTOGRAMMETRIC METHODS. THE LIDAR DATA WAS USED TO SUPPLEMENT THE FIELD SURVEY DATA BY PROVIDING ADDITIONAL DETAIL IN AREAS WHERE TERRAIN WAS OBSCURED BY VEGETATION. THE LIDAR DATA WAS ALSO USED TO CREATE THE TOPOGRAPHIC CONTOURS SHOWN ON THIS SURVEY. THE LIDAR DATA WAS COLLECTED AT A DENSITY OF 8 POINTS PER SQUARE METER. THE VERTICAL ACCURACY OF THE LIDAR DATA WAS VERIFIED BY COMPARING IT TO KNOWN ELEVATIONS AT SURVEYED CONTROL POINTS. THE VERTICAL ACCURACY OF THE LIDAR DATA WAS FOUND TO BE WITHIN 0.10 FEET (0.03 METERS) OF THE SURVEYED ELEVATIONS. THE LIDAR DATA WAS ALSO COMPARED TO THE FIELD SURVEY DATA AT SEVERAL ADDITIONAL POINTS THAT WERE NOT USED AS CONTROL POINTS. THE VERTICAL ACCURACY OF THE LIDAR DATA WAS FOUND TO BE WITHIN 0.10 FEET (0.03 METERS) AT THESE POINTS AS WELL. THE LIDAR DATA WAS PROCESSED USING SPECIALIZED SOFTWARE TO CREATE A DIGITAL ELEVATION MODEL (DEM) OF THE SURVEYED AREA. THE DEM WAS THEN USED TO GENERATE THE TOPOGRAPHIC CONTOURS SHOWN ON THIS SURVEY. THE CONTOURS WERE GENERATED AT A VERTICAL INTERVAL OF 1 FOOT. THE CONTOURS WERE SMOOTHED TO REMOVE ANY ARTIFACTS THAT MAY HAVE BEEN INTRODUCED BY THE LIDAR PROCESSING. THE CONTOURS WERE THEN EDITED TO ENSURE THAT THEY ACCURATELY REPRESENTED THE TERRAIN. THE CONTOURS WERE ALSO CHECKED AGAINST THE FIELD SURVEY DATA TO ENSURE THAT THEY WERE ACCURATE. THE CONTOURS WERE FOUND TO BE ACCURATE TO WITHIN 0.10 FEET (0.03 METERS) IN MOST AREAS. IN SOME AREAS, THE CONTOURS WERE FOUND TO BE ACCURATE TO WITHIN 0.20 FEET (0.06 METERS). THESE AREAS WERE GENERALLY LOCATED IN AREAS WITH DENSE VEGETATION OR STEEP SLOPES. THE CONTOURS IN THESE AREAS SHOULD BE USED WITH CAUTION. THE LIDAR DATA WAS ALSO USED TO IDENTIFY ANY OBSTRUCTIONS OR HAZARDS WITHIN THE SURVEYED AREA. THESE OBSTRUCTIONS OR HAZARDS WERE THEN FIELD VERIFIED AND ADDED TO THE SURVEY. THE LIDAR DATA WAS ALSO USED TO CREATE A 3D MODEL OF THE SURVEYED AREA. THIS MODEL CAN BE USED TO VISUALIZE THE TERRAIN AND TO IDENTIFY ANY POTENTIAL PROBLEMS. THE 3D MODEL IS AVAILABLE UPON REQUEST. THE LIDAR DATA WAS COLLECTED AND PROCESSED IN ACCORDANCE WITH THE ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA. THE ASPRS STANDARDS REQUIRE THAT THE VERTICAL ACCURACY OF THE LIDAR DATA BE TESTED AT A MINIMUM OF 20 CHECKPOINTS. THE VERTICAL ACCURACY OF THE LIDAR DATA WAS TESTED AT 25 CHECKPOINTS. THE RESULTS OF THE TESTING INDICATED THAT THE VERTICAL ACCURACY OF THE LIDAR DATA MET THE ASPRS STANDARDS FOR A CLASS I SURVEY. THE LIDAR DATA WAS ALSO TESTED FOR HORIZONTAL ACCURACY. THE RESULTS OF THE TESTING INDICATED THAT THE HORIZONTAL ACCURACY OF THE LIDAR DATA MET THE ASPRS STANDARDS FOR A CLASS I SURVEY. THE LIDAR DATA WAS FOUND TO BE ACCURATE TO WITHIN 0.20 FEET (0.06 METERS) IN THE HORIZONTAL DIRECTION. THE LIDAR DATA WAS ALSO USED TO IDENTIFY ANY AREAS OF POTENTIAL EROSION OR SEDIMENTATION. THESE AREAS WERE THEN FIELD VERIFIED AND ADDED TO THE SURVEY. THE LIDAR DATA WAS ALSO USED TO CREATE A DIGITAL ELEVATION MODEL (DEM) OF THE SURVEYED AREA. THIS MODEL CAN BE USED TO VISUALIZE THE TERRAIN AND TO IDENTIFY ANY POTENTIAL PROBLEMS. THE DEM



CALL TABLE

[illegible]

LEGEND

[illegible]

AREAS OF INTEREST TABLE

[illegible]

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

ABBREVIATIONS

[illegible]

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

TerraMark Geospatial

SHEET NO.
2/2

Disclosures

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 rezoning, 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 18th day of September, 2023

Tim Dhanani (Authorized agent for Shama Hospitality, Inc. & Henry Pkwy Partners, LLC)

Applicant's Name - Printed

X Dhanani

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

DJW

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18 day of September 2023

Notary Public

Ashaid A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

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

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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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_____, _____

(Authorized agent for Habarri, Inc.)

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this_____day of_____, _____.

Notary Public

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

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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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 18th day of August, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022

CATHY M ELLINGTON NOTARY PUBLIC EXP. Mar. 13, 2025 GWINNETT COUNTY, GA

Notary Public

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

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 rezoning, 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_____day of_____, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.

CATHY M ELLINGTON NOTARY PUBLIC EXP. Mar. 13, 2025 GWINNETT COUNTY, GA

Cathy M. Ellington
Notary Public

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

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 rezoning, 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_____day of_____, _____

Applicant's Name -Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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

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 rezoning, 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 2 day of October, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this_____day of_____, _____.

Notary Public

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

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 rezoning, 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 29th day of September, 2023

Jim Lott (Authorized Agent for Waypoint Residential)
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

ennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this_____day of_____,_____.

Notary Public

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

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

Smith Gambrell Russell

October 19, 2023

Ryan Anderson
Interim Director, Chief Planner
Department of Community Development
City of Stockbridge
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Annexation Request

Dear Interim Director Anderson:

Please find enclosed a 60 Percent Method of Annexation Petition requesting the annexation of the following properties into the City of Stockbridge, Georgia in accordance with O.C.G.A § 36-36-32:

- Unaddressed Patrick Henry Parkway (Parcel ID No: 052-01025024);
- Unaddressed Patrick Henry Parkway (Parcel ID No: 052-01025027);
- Unaddressed Patrick Henry Parkway (Parcel ID No: 052-01025028); and
- Unaddressed (Parcel ID No: 052-01025021);

The four parcels total ±20.90 acres of land and are located in Land Lot 46, 6th District of Henry County. We have attached to this application the property owners' signed authorizations as well as a legal description and survey of the property to be annexed for Parcels 052-01025024, 052-01025027, and 052-01025028. The authorizations of these property owners represent over 60% of the property area to be annexed.[1] The owner authorization for Parcel 052-01025021 is not included with this petition, however the property is requested to be annexed into the City of Stockbridge to avoid creating an unincorporated island pursuant to O.C.G.A. § 36-36-4.

[1] The Applicant does not believe that any electors reside on either of the four parcels. Georgia law does not require 60% of electors to authorize a petition in this instance. Nishey Lake Water Works, Inc. v. Garner, 228 Ga. 864 (1972)

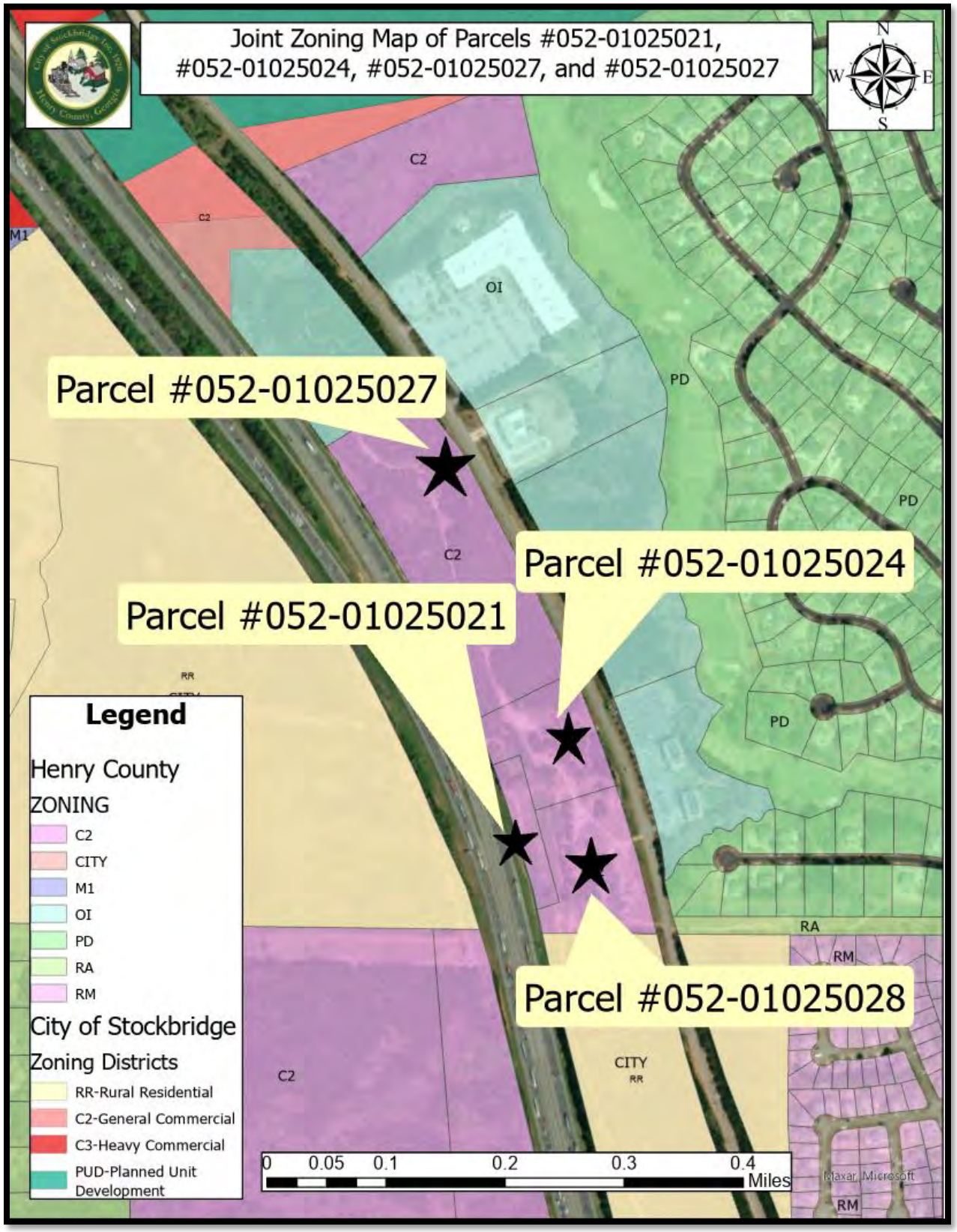
Concurrent with the annexation petition, the Applicant is also filing requests to: (a) rezone the three of the parcels, totaling ±19.7431-acres (Parcel IDs 052-01025028, 052-01025024, and 052-01025027) from their current Henry County zoning designation, General Commercial District (C-2), to the Stockbridge designation of Planned Unit Development District (PUD) and Parkway Mixed Use Overlay District (PMU Overlay); (b) amend the Future Land Use Map designation for the same three parcels from Mixed Use (Henry County) to Medium Density Vertical Mixed Use (MDMU) under the City of Stockbridge's Comprehensive Plan; and (c) seek three (3) concurrent variances to the City of Stockbridge's Unified Development Code. The fourth parcel (052-01025021) is not controlled by the Applicant and is not subject to its rezoning, land use and variance requests.

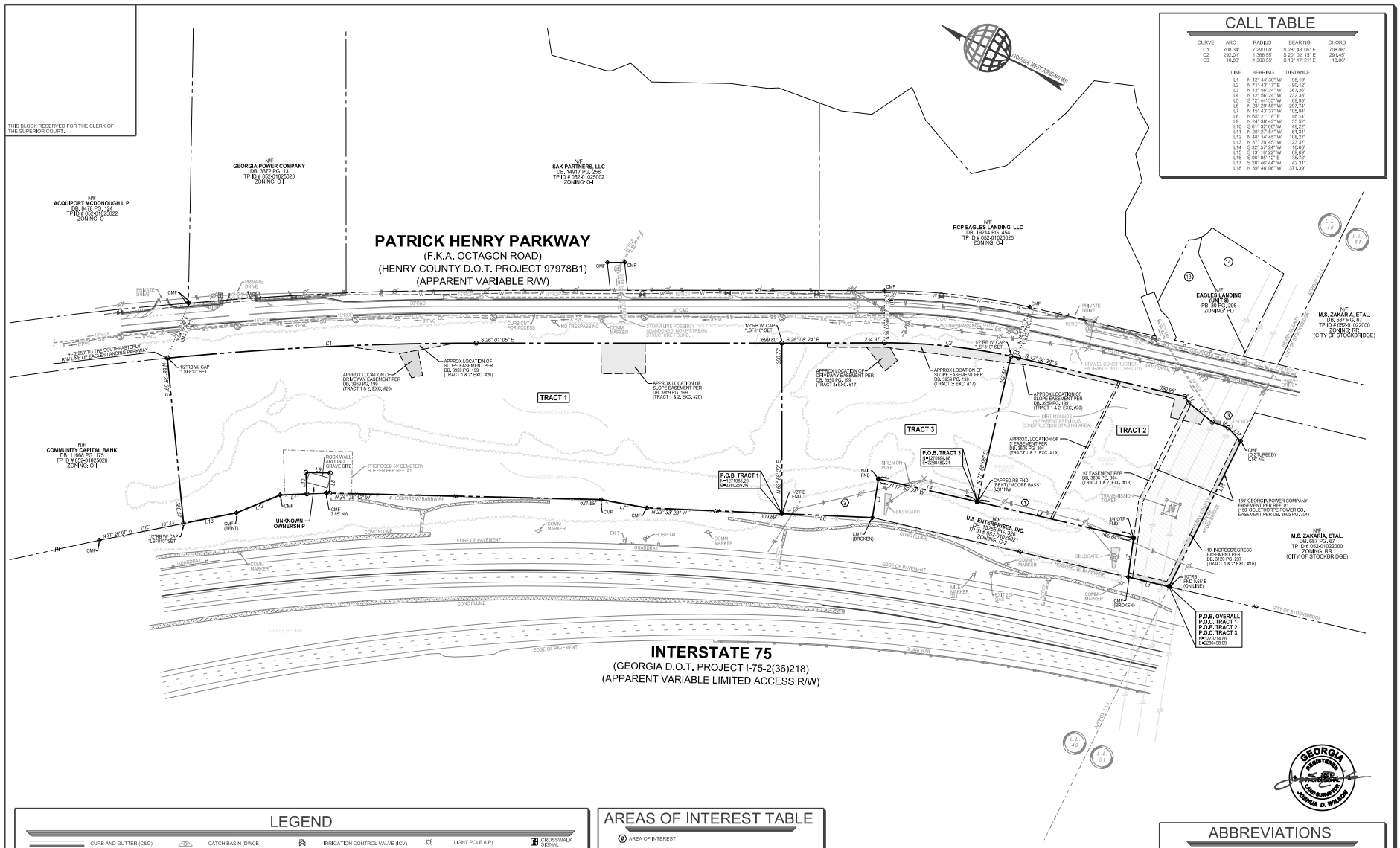
Thank you for your assistance with this matter. We will be happy to speak to you directly about this petition and provide any additional information that you may require.

Sincerely,

J. Alexander Brock

JAB/rjc


Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
N
W
E
S
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025021
Parcel #052-01025028
C2
OI
PD
RA
RM
CITY
RR
M1
Legend
Henry County
ZONING
C2
CITY
M1
OI
PD
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.05 0.1 0.2 0.3 0.4
Miles
Maxar, Microsoft



CALL TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	708.34'	7,293.00'	S 28° 48' 05" E	708.06'
C2	292.01'	1,366.55'	S 20° 02' 15" E	291.45'
C3	18.06'	1,366.55'	S 13° 17' 31" E	18.06'

LINE	BEARING	DISTANCE
L1	N 12° 44' 30" W	96.19'
L2	N 71° 43' 17" E	90.12'
L3	N 12° 56' 24" W	367.26'
L4	N 12° 56' 24" W	232.38'
L5	S 72° 44' 35" W	89.93'
L6	N 23° 29' 55" W	217.74'
L7	N 15° 43' 37" W	105.94'
L8	N 65° 21' 18" E	46.14'
L9	N 24° 38' 42" W	55.52'
L10	S 61° 37' 09" W	49.22'
L11	N 28° 27' 54" W	61.31'
L12	N 48° 14' 45" W	108.27'
L13	N 37° 28' 45" W	123.37'
L14	S 32° 57' 24" W	15.66'
L15	S 13° 18' 22" W	69.69'
L16	S 08° 05' 12" E	35.78'
L17	S 20° 46' 44" W	49.31'
L18	N 69° 46' 06" W	371.39'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- UGE — UNDERGROUND POWER LINE
- TRANSMISSION LINE
- OHPL — OVERHEAD POWER LINE
- COM — UNDERGROUND COMMUNICATION
- 100 — TOPOGRAPHIC CONTOUR
- LIMITED ACCESS R/W
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MB — MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 — SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
2. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
3. STORM PIPE CROSSES PROPERTY LINE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

SCALE: 1" = 100'

ABBREVIATIONS

A.	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

TerraMark Geospatial
TerraMark Land Surveying, Inc.
1395 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1662
www.TerraMark.com
C.O.A.# LSF000610

No.	Revision	Date
#1	ADDED TRACT 3	09/11/2023
#2	ADDED TRACT 2	09/27/2023
#3	ADDED TRACT 1	10/06/2023
#4	ADDED TRACT 1	10/16/2023
#5	ADDED TRACT 1	10/17/2023
#6	ADDED TRACT 1	10/18/2023
#7	ADDED TRACT 1	10/19/2023
#8	ADDED TRACT 1	10/20/2023
#9	ADDED TRACT 1	10/23/2023
#10	ADDED TRACT 1	10/24/2023
#11	ADDED TRACT 1	10/25/2023
#12	ADDED TRACT 1	10/26/2023
#13	ADDED TRACT 1	10/27/2023
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#16	ADDED TRACT 1	11/01/2023
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#27	ADDED TRACT 1	11/16/2023
#28	ADDED TRACT 1	11/17/2023
#29	ADDED TRACT 1	11/20/2023
#30	ADDED TRACT 1	11/21/2023
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#34	ADDED TRACT 1	11/29/2023
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#56	ADDED TRACT 1	01/02/2024
#57	ADDED TRACT 1	01/03/2024
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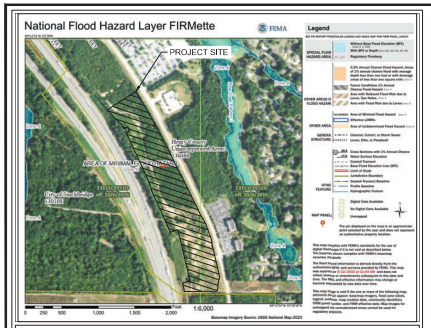
Aerial Photo of #052-01025024, #052-01025027, and #052-01025028



FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
IMPERVIOUS AREA MAXIMUM:	16.78 AC (85.0%)	
IMPERVIOUS AREA PROVIDED:	10.93 AC (55.4%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:
FRONT: 25 FT
FRONT SETBACK INCLUDES 10 FT FIXTURE/PLANTING ZONE, 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT
SIDE: 15 FT
REAR: 20 FT

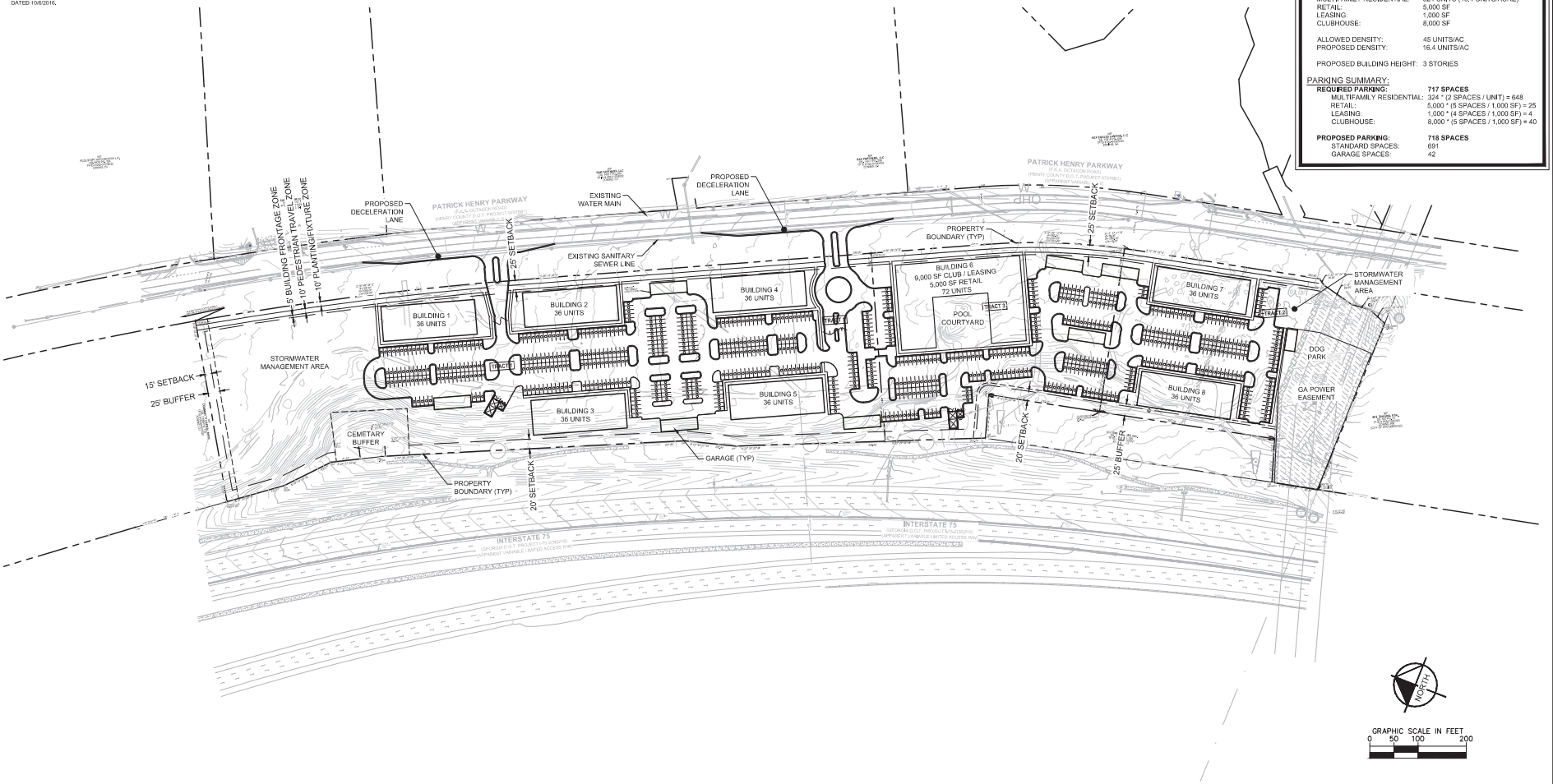
BUFFERS:
ADJACENT OI ZONING (NORTH): 25 FT
ADJACENT RR ZONING (SOUTH): 25 FT
ADJACENT C2 ZONING (SOUTHWEST): 25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF
ALLOWED DENSITY:	45 UNITS/AC
PROPOSED DENSITY:	16.4 UNITS/AC
PROPOSED BUILDING HEIGHT:	3 STORIES

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42



Kimley»Horn
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ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-6959

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 46, 6TH DISTRICT
PARCEL ID: 052-01A-001, 052-01A-002, 052-01A-003-27, 052-01B-005-28

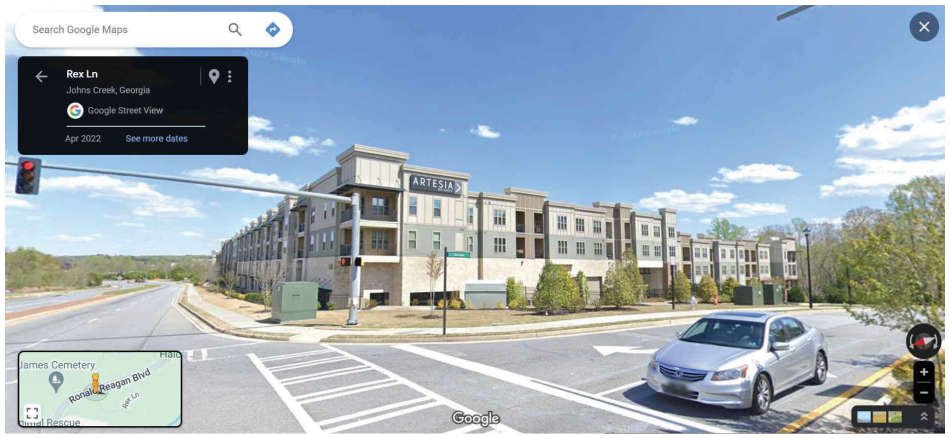
DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

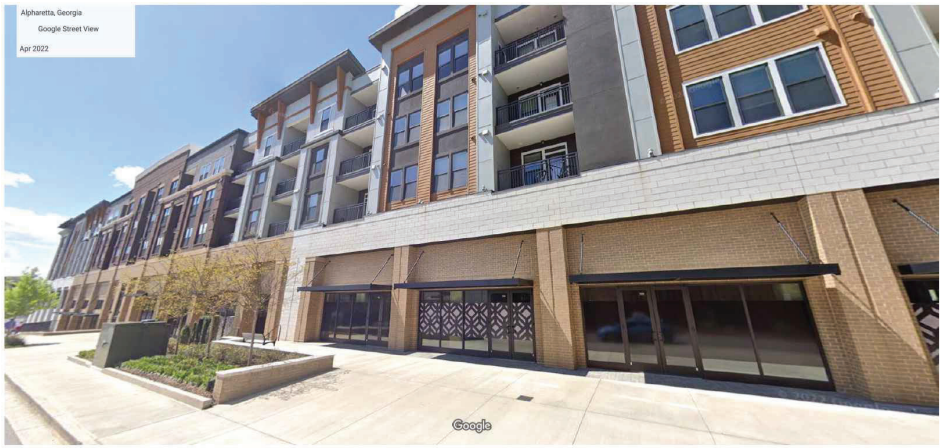
TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-28 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg Layout2 Oct 02, 2023 8:12am by Phil.Naylor





WAYPOINT RESIDENTIAL

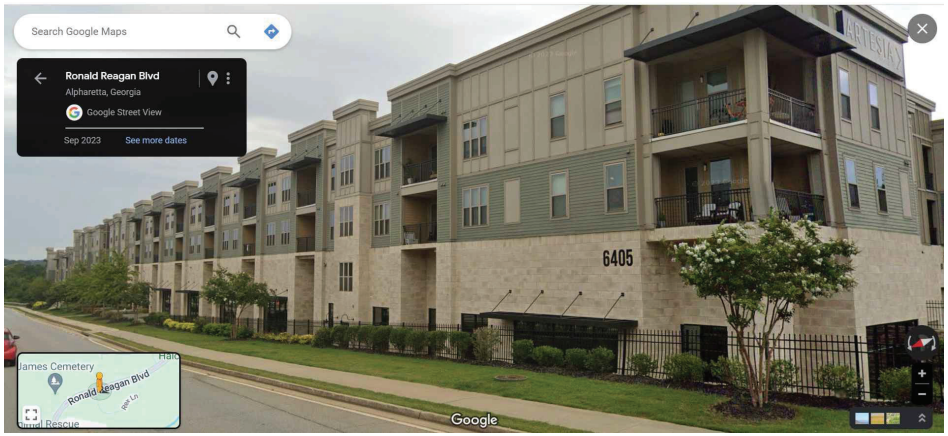
Smith Gambrell Russell

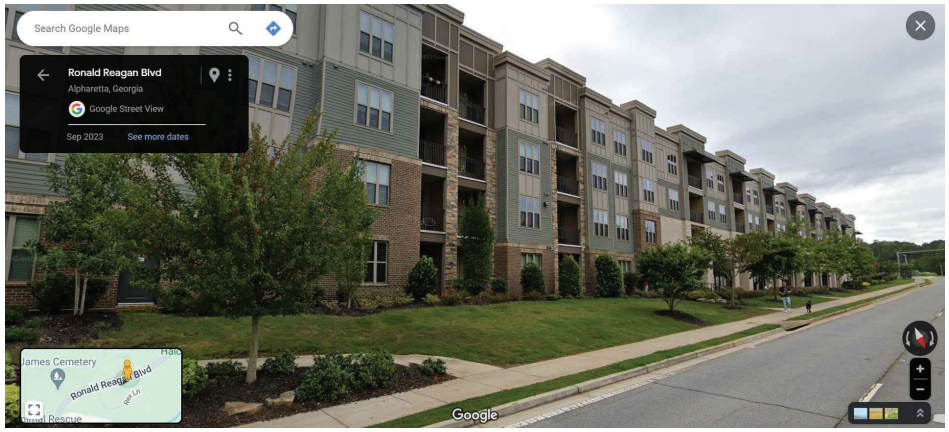
Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 1 OF 2

December 21, 2023





WAYPOINT RESIDENTIAL

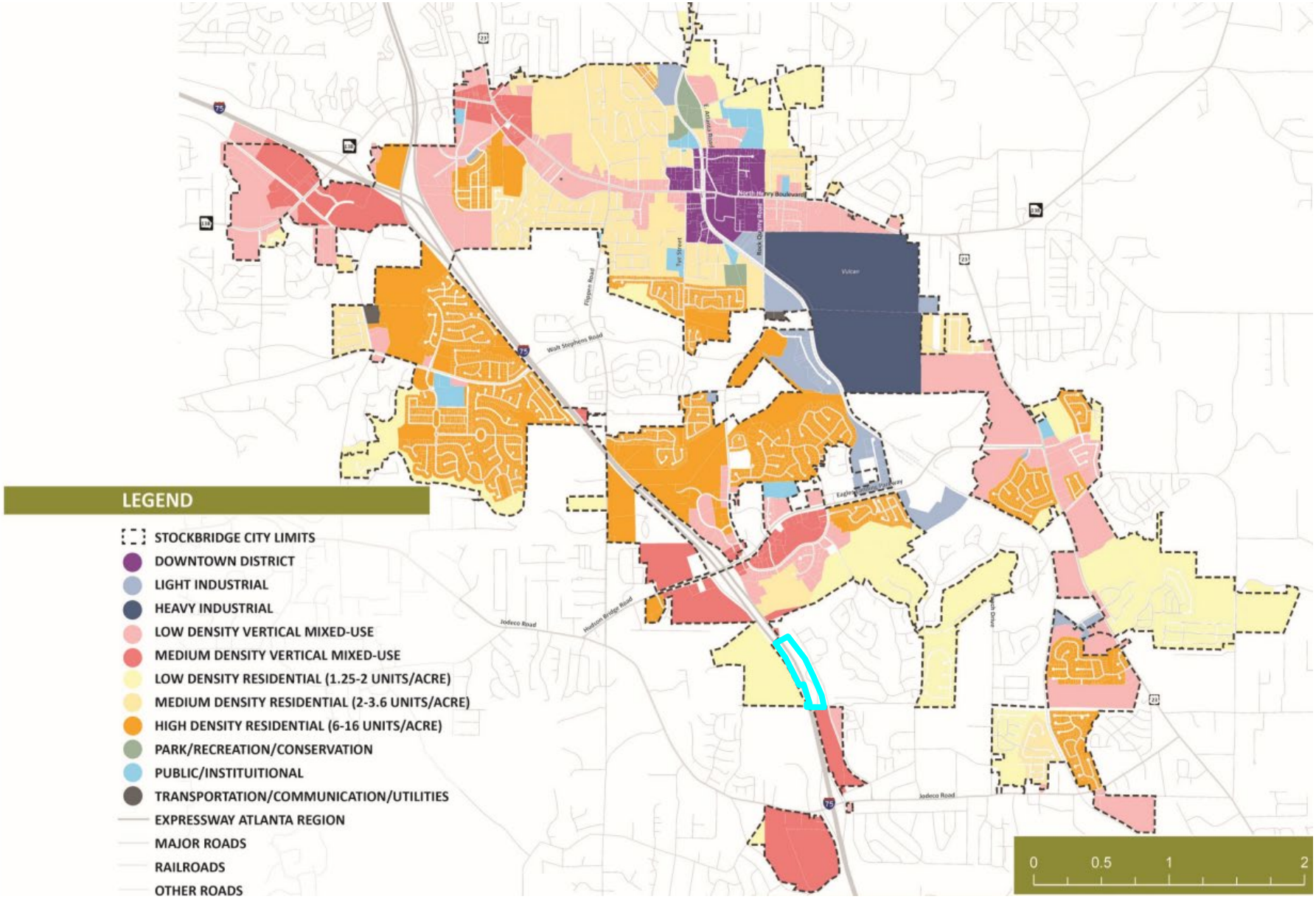
Smith Gambrell Russell

Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 2 OF 2

December 21, 2023


LEGEND
STOCKBRIDGE CITY LIMITS
DOWNTOWN DISTRICT
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
LOW DENSITY VERTICAL MIXED-USE
MEDIUM DENSITY VERTICAL MIXED-USE
LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
PARK/RECREATION/CONSERVATION
PUBLIC/INSTITUITIONAL
TRANSPORTATION/COMMUNICATION/UTILITIES
EXPRESSWAY ATLANTA REGION
MAJOR ROADS
RAILROADS
OTHER ROADS
North Henry Boulevard
Rock Quarry Road
Tye Street
Flippen Road
Walt Stephens Road
Vulcan
Eagle Ridge Parkway
Jodeco Road
Hudson Bridge Road
Jodeco Road
0
0.5
1
2

Presentation for AX-2023-06

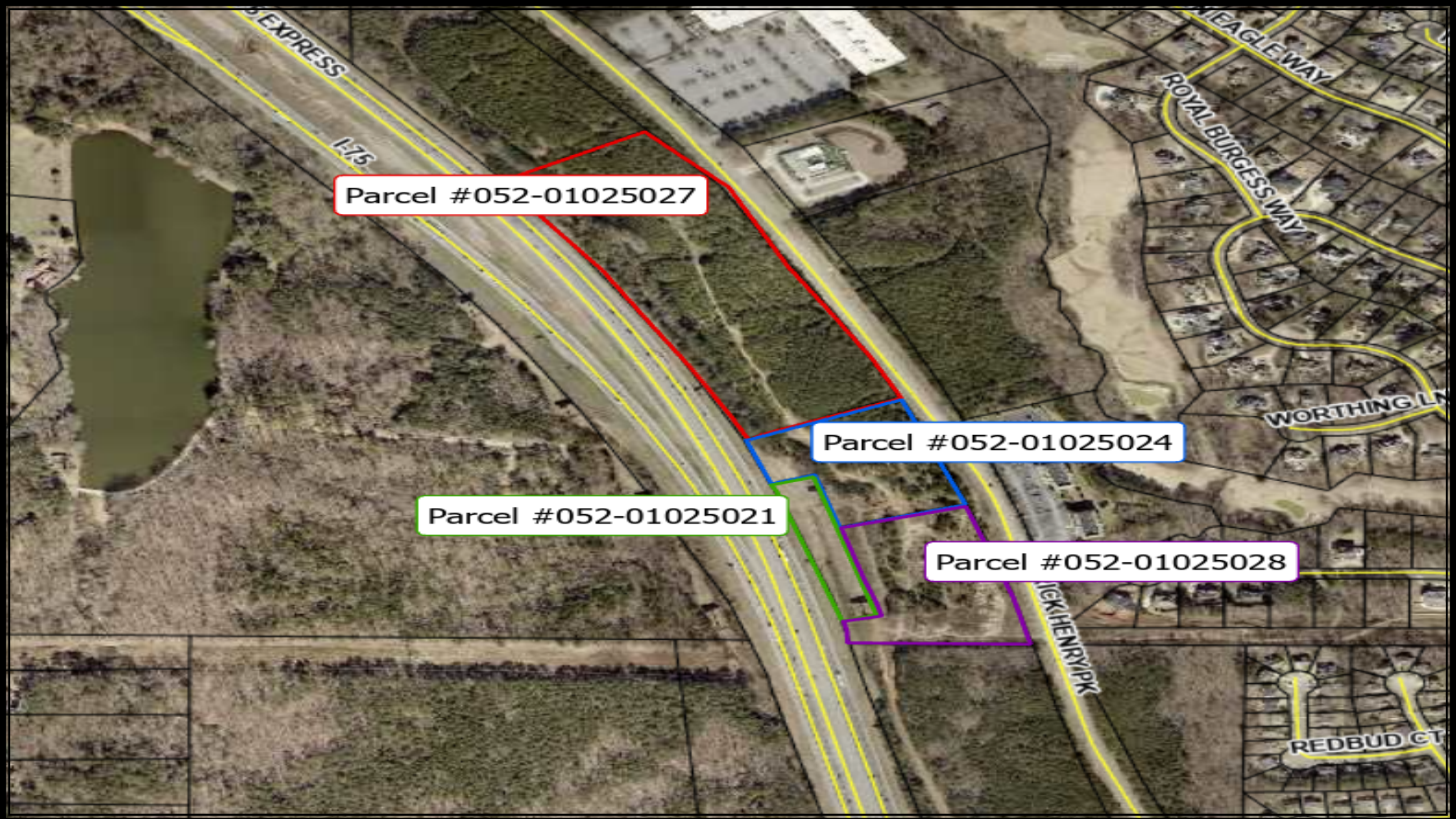
Presented To:

Planning Commission – December 21, 2023

Mayor and Council – January 8, 2023

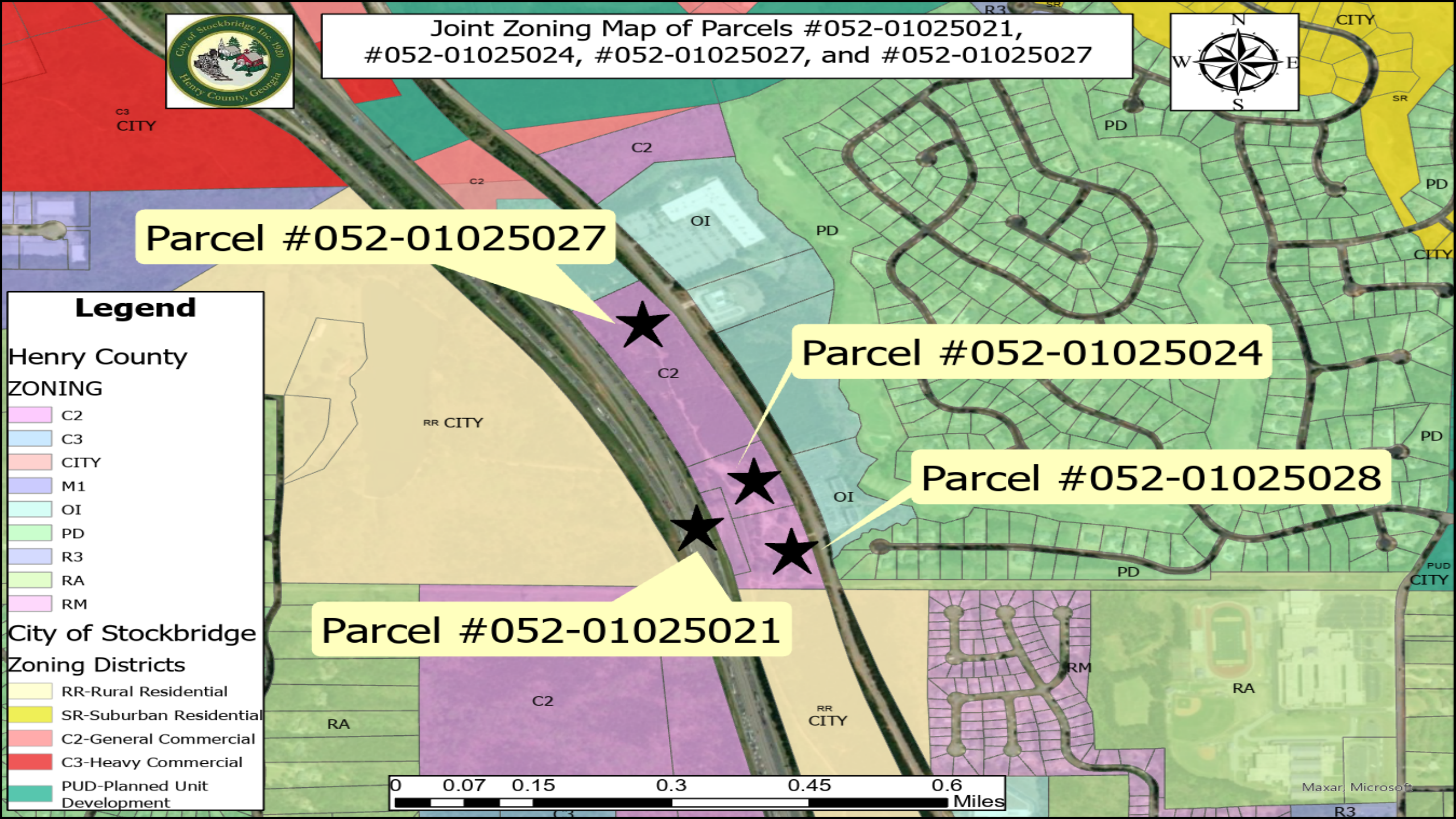
Project Information

- Applicant: Waypoint Residential (c/o Dennis J. Webb, Jr. – Smith, Gambrell, and Russel, LLP)
- Owner: #052-01025024: Habarri, Inc.; #052-01025027 and #052-01025028: Shama Hospitality Inc. & Henry Pkwy Partners, LLC, #052-01025021: US Enterprises, Inc.
- Applicant's Request: Consider a request for the annexation of properties identified by Parcel IDs #052-01025024, #052-01025027, and #052-01025028, located in unincorporated Henry County, into the Stockbridge City Limits.
- Address of Property: All four parcels are located on Patrick Henry Parkway
- Number of Acres: 20.90 +/- acres
- Current Use: Vacant with cemetery in Northwest portion
- Current County Zoning: C2 (General Commercial)
- County Land Use Designation: MX (Mixed-Use)


Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025021
Parcel #052-01025028
I-75
EAGLE WAY
ROYAL BURGESS WAY
WORTHING LN
REDBUD CT

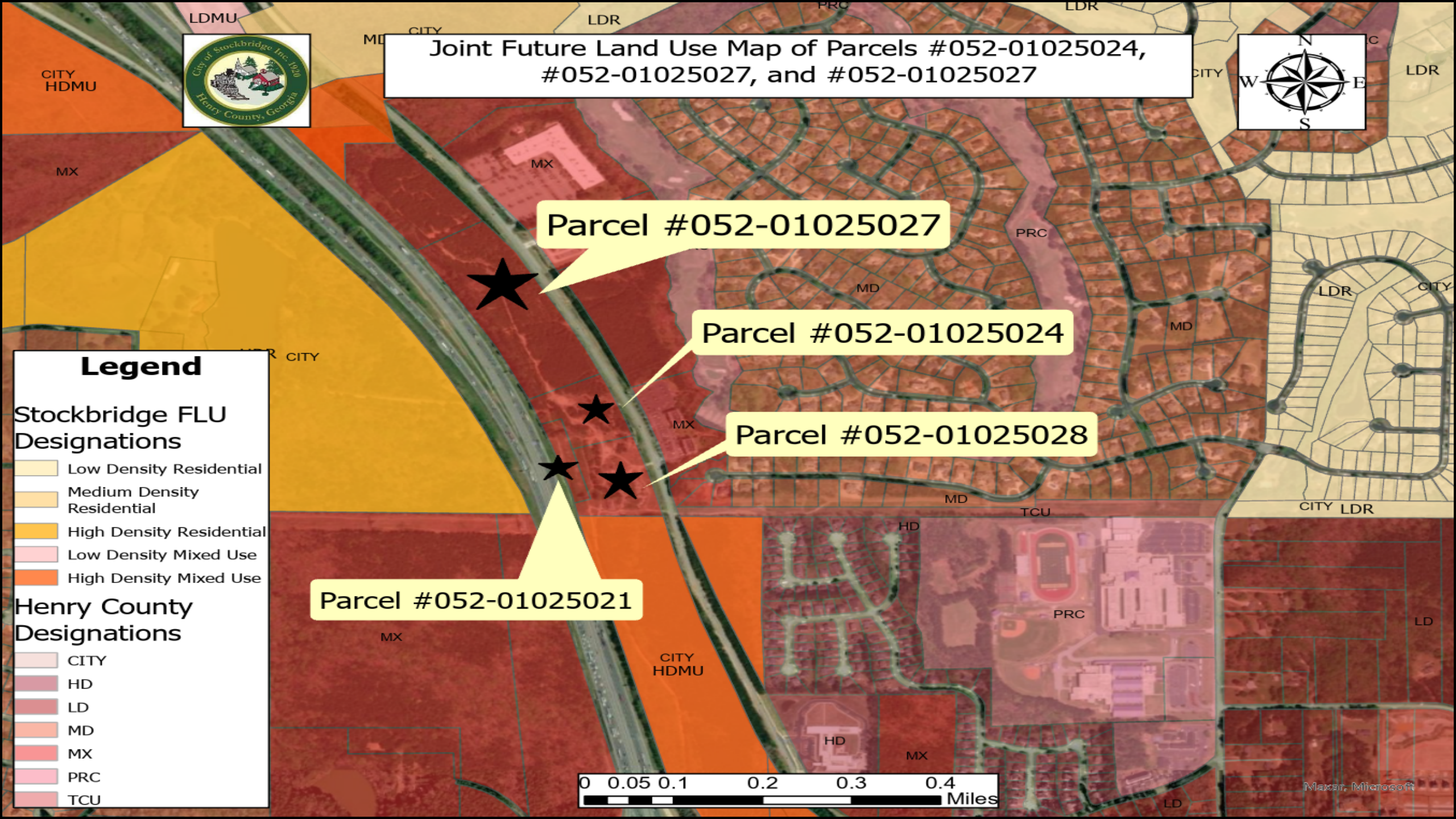
ADJACENT PROPERTY ZONING

Location	Adjacent Property Zoning
Properties to the North	**C2** – General Commercial (City of Stockbridge), **PUD** – Planned Unit Development (City of Stockbridge)
Properties to the South	**RR** – Rural Residential (City of Stockbridge)
Properties to the East	**OI** – Office Institutional (Henry County), **PD** – Planned Development (Henry County)
Properties to the West	**RR** – Rural Residential (City of Stockbridge)


Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025028
Parcel #052-01025021
Legend
Henry County ZONING
C2
C3
CITY
M1
OI
PD
R3
RA
RM
City of Stockbridge Zoning Districts
RR-Rural Residential
SR-Suburban Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.07 0.15 0.3 0.45 0.6 Miles
N
S
E
W
Maxar, Microsoft

SURROUNDING FUTURE LAND USE DESIGNATIONS

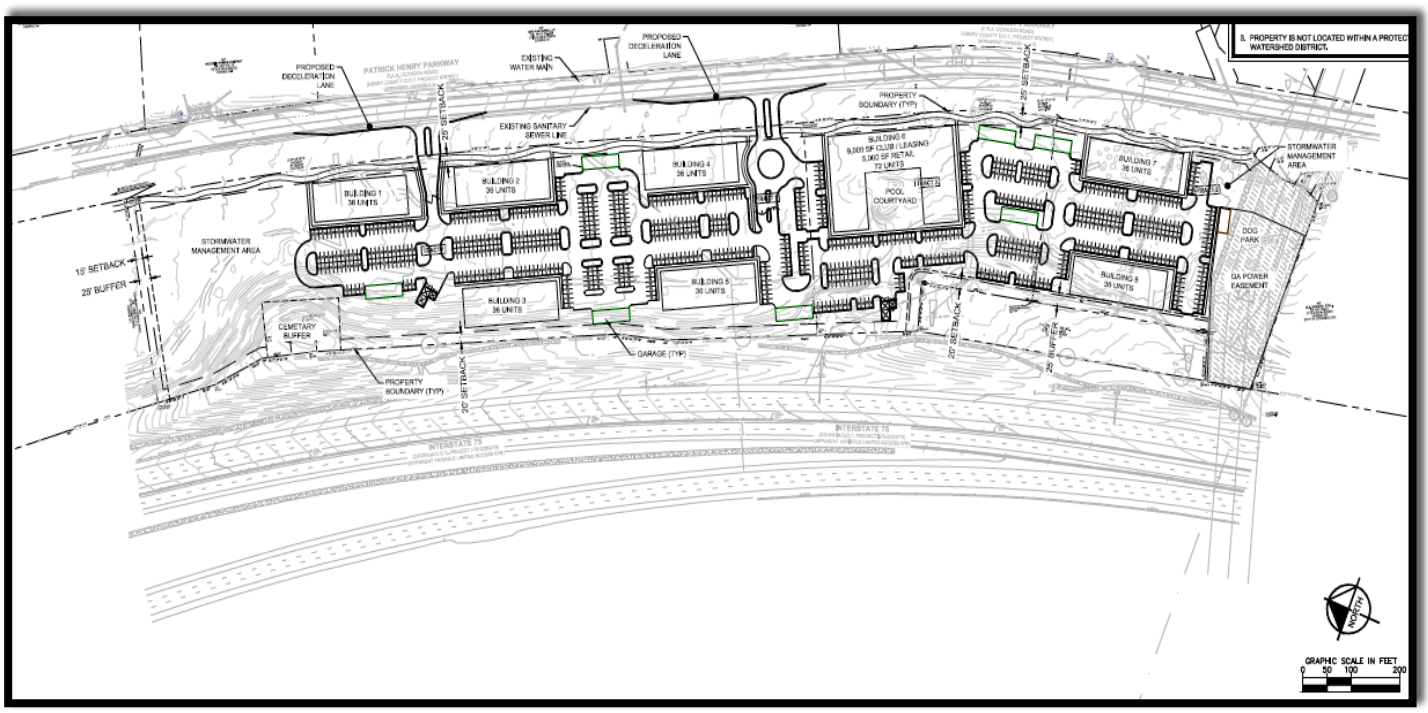
Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Childcare Agency Georgia Power	Mixed Use (Henry County) Mixed Use (Henry County) Mixed Use (Henry County)
Property to the South	Vacant	Rural Residential (City of Stockbridge)
Property to the East	Dermatology and Law Offices Eagles Landing Subdivision	Mixed Use (Henry County) Medium Density Residential (Henry County)
Property to the West	Vacant	Rural Residential (City of Stockbridge)


Joint Future Land Use Map of Parcels #052-01025024, #052-01025027, and #052-01025027
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025028
Parcel #052-01025021
Legend
Stockbridge FLU Designations
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
High Density Mixed Use
Henry County Designations
CITY
HD
LD
MD
MX
PRC
TCU
0 0.05 0.1 0.2 0.3 0.4 Miles
N
S
W
E

Project Information

- The applicant proposes to build a mixed-use development with 325 residential units, 9,000 square feet of space that will be used for both the club area and leasing office, and 5,000 square feet of ground floor retail.
- The development will include seven buildings, four of which would be three stories in height, and the remaining three floors with a basement level.
- The development would include numerous amenities, such as a pool, courtyard, grill areas, and a dog walk area. Adequate parking would be provided in the form of 683 surface spaces and 42 garage spaces.

Alpha
Glen Eagle Way
Kehl
Montros
Glen Eagle Way
Royal Burgess Way
Bella Dermatology
Georgia Power
Bright Generations Henry County
Patrick Henry Pkwy
Pates Creek
Patrick Henry Pkwy
Patrick Henry Pkwy
75
W C Davis Lake


PROPOSED DECELERATION LANE
PATRICK HENRY PARKWAY
EXISTING WATER MAIN
PROPOSED DECELERATION LANE
PROPERTY BOUNDARY (TYP)
EXISTING SANITARY SEWER LINE
25' SETBACK
BUILDING 1 36 UNITS
BUILDING 2 36 UNITS
BUILDING 4 36 UNITS
BUILDING 6 9,600 SF CLUB / LEASING 5,940 SF RETAIL 72 UNITS
POOL COURTYARD
BUILDING 7 36 UNITS
STORMWATER MANAGEMENT AREA
DOG PARK
GA POWER EASEMENT
STORMWATER MANAGEMENT AREA
15' SETBACK
25' BUFFER
BUILDING 3 36 UNITS
BUILDING 5 36 UNITS
BUILDING 8 36 UNITS
CEMETERY BUFFER
GARAGE (TYP)
PROPERTY BOUNDARY (TYP)
20' SETBACK
INTERSTATE 75
INTERSTATE 75
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.
NORTH
GRAPHIC SCALE IN FEET
0 50 100 200

Section 9.8 of the Unified Development Code

9.8 Zoning of Annexed Property with Common Zoning Classification.

Property annexed from Henry County into the City shall be automatically zoned by the City through the operation of this section for the same use for which the property was zoned immediately prior to annexation, so long as the City and county zoning ordinances share a common zoning classification for such use. As provided under Official Code of Georgia Annotated Section 36-66-4(e), a zoning action taken pursuant to this section shall exempt the City from the notice and public hearing requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-l et seq., and the zoning amendment procedures under this code. Property which was zoned pursuant to this section may later be rezoned upon compliance with the requirements of the Zoning Procedure Law, Official Code of Georgia Annotated Section 36-66-1 et seq., and the zoning amendment procedures under this code.

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

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 is contiguous with the following parcels that are located within the City limits of Stockbridge: #052-01022000 (25 Holloway Road) to the South and #052-01002001 to the West.

2. **Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.** The 60% 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 Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, and the Georgia Power Company.

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

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 to build a mixed-use development with 325 residential units, 9,000 square feet of space that will be used for both the club area and leasing office, and 5,000 square feet of ground floor retail. The development would include numerous amenities, such as a pool, courtyard, grill areas, and a dog walk area. The development will provide adequate parking in the form of 683 surface spaces and 42 garage spaces

6. **Is the proposed annexation consistent with the Comprehensive Plan?** No, the subject property has a Henry County Future Land Use designation of MX (Mixed-Use). The applicant has submitted a Comprehensive Plan Amendment (CP-2023-07) to assign the future land use designation of Medium Density Vertical Mixed Use.

7. **Does the proposed annexed property share a common zoning classification with the adjoining City property as ascribed in Section 9.8 of the Unified Development Code?** No, the applicant has submitted a rezoning application (RZ-2023-08) to assign the zoning district of 'PUD' (Planned Unit Development).

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

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 mixed-use development will provide additional economic growth to the surrounding area via a proposed retail area. The retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area, including young professionals.

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 issue 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 consists of existing similar developments such as the Oaks at Eagle's Landing Retirement Community which is located north of the subject property. Therefore, the proposed mixed-use development should not have any negative impact on adjacent property owners. In addition, a Trip Generation Memorandum, prepared by Kimley-Horn Associates on September 28, 2023 found that the proposed development will result in a dramatic decrease in the amount of traffic over what would be generated by a development under the current Henry County C-2 district.

Staff Analysis
(Section 9.8 of the Stockbridge Unified Development Code)

11. **The potential impact of the annexation on City infrastructure including water and sewage system:** A letter from the Henry County Water Authority, dated October 17, 2023, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. The letter also states that sewer treatment and sewer line capacity are available for the subject property.

12. **The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes**: A Trip Generation Memorandum ("Trip Gen Memo"), completed by Kimley-Horn Associates on September 28, 2023, was submitted by the applicant. The findings suggest that this proposed Mixed-Use Development will not have a negative impact on the existing roadways. According to the Trip Gen Memo, the Proposed Development is expected to generate ±149 trips during the AM weekday peak hour, ±175 trips during the PM weekday peak hour, and ±1,940 total trips on a weekday. It is important to note that the Proposed Development will result in a dramatic decrease in the amount of traffic over what would be generated by a development under the current Henry County C-2 district.

Staff Recommendation

- This Staff Report has demonstrated that the requested annexation via AX-2023-06 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-07) to assign the future land use designation of Mixed Use, the requested variance VR-2023-04, and the requested rezoning of RZ-2023-08 to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU). Therefore, the Planning and Zoning staff recommends APPROVAL.

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: December 21, 2023

Subject: #AX-2023-06 For #052-01025024, #052-01025027, #052-01025028, and #052-01025021

I. PURPOSE

Consider a request for the annexation of properties identified by Parcel IDs #052-01025024, #052-01025027, #052-01025028 and #052-01025021, located in unincorporated Henry County, into the Stockbridge City Limits. The property contains three parcels with 20.90+/- acres. The applicant is Waypoint Residential (c/o Dennis J. Webb, Jr.).

II. Background

Proposed Development	Mixed-use development consisting of multifamily residential and retail
Site Address	#052-01025024 (no address) #052-01025027 (no address) #052-01025028 (no address) #052-01025021 (no address)
Parcel Identification	#052-01025024 (no address) #052-01025027 (no address) #052-01025028 (no address) #052-01025021 (no address)
Parcel Acreage	20.90 +/- acres
Applicant	Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russel, LLP)
Owner	#052-01025024: Habarri, Inc. #052-01025027 and #052-01025028: Shama Hospitality Inc. & Henry Pkwy Partners, LLC

	#052-01025021: US Enterprises, Inc.
County Land Use Designation	#052-01025024: MX (Mixed Use) #052-01025027: MX (Mixed Use) #052-01025028: MX (Mixed Use) #052-01025021: MX (Mixed Use)
County Land Use Zoning	#052-01025024: C2 (General Commercial) #052-01025027: C2 (General Commercial) #052-01025028: C2 (General Commercial) #052-01025021: C2 (General Commercial)
Current Use	Vacant with cemetery in Northwest portion

SURROUNDING ZONING

Location	Adjacent Property Zoning
Properties to the North	**C2** – General Commercial (City of Stockbridge), **PUD** – Planned Unit Development (City of Stockbridge)
Properties to the South	**RR** – Rural Residential (City of Stockbridge)
Properties to the East	**OI** – Office Institutional (Henry County), **PD** – Planned Development (Henry County)
Properties to the West	**RR** – Rural Residential (City of Stockbridge)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Bright Generations Childcare Center Georgia Power	Mixed Use (Henry County) Mixed Use (Henry County) Mixed Use (Henry County)
Property to the South	Vacant	Rural Residential (City of Stockbridge)

Property to the East	Dermatology and Law Offices Eagles Landing Subdivision	Mixed Use (Henry County) Medium Density Residential (Henry County)
Property to the West	Vacant	Rural Residential (City of Stockbridge)

III. Findings of Fact:

1. The applicant has also applied for a Comprehensive Plan Amendment (CP-2023-07) to assign the future land use designation of Medium Density Mixed Use.

2. The applicant has also applied for a Rezoning application (RZ-2023-07) to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District.

3. The applicant has also applied for Variance application (VR-2023-04). The purpose of the variance request is to allow the reduction in the front yard setbacks from the required 50 feet to 35 feet.

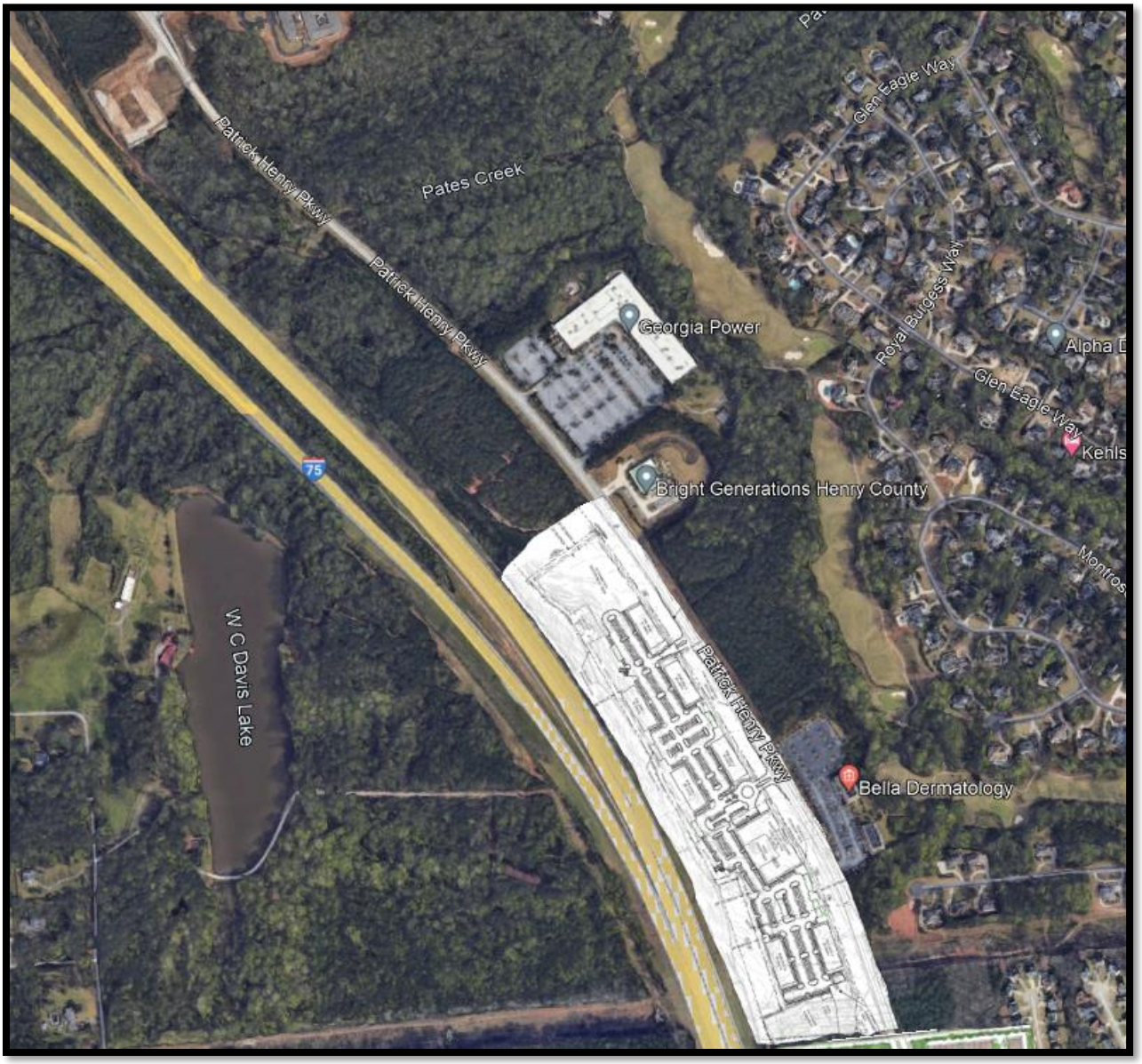
4. The subject properties are currently zoned as C-2 (General Commercial) by the Henry County Zoning Ordinance and are currently designated as MX (Mixed-Use) by the Henry County Future Land Use Map.

5. The vicinity of the area is mostly residential and commercial with the following zoning classifications: OI (Office Institutional) (Henry County), C-2 (General Commercial) (City of Stockbridge), PD (Planned Development) (Henry County), and RR (Rural Residential) (City of Stockbridge).

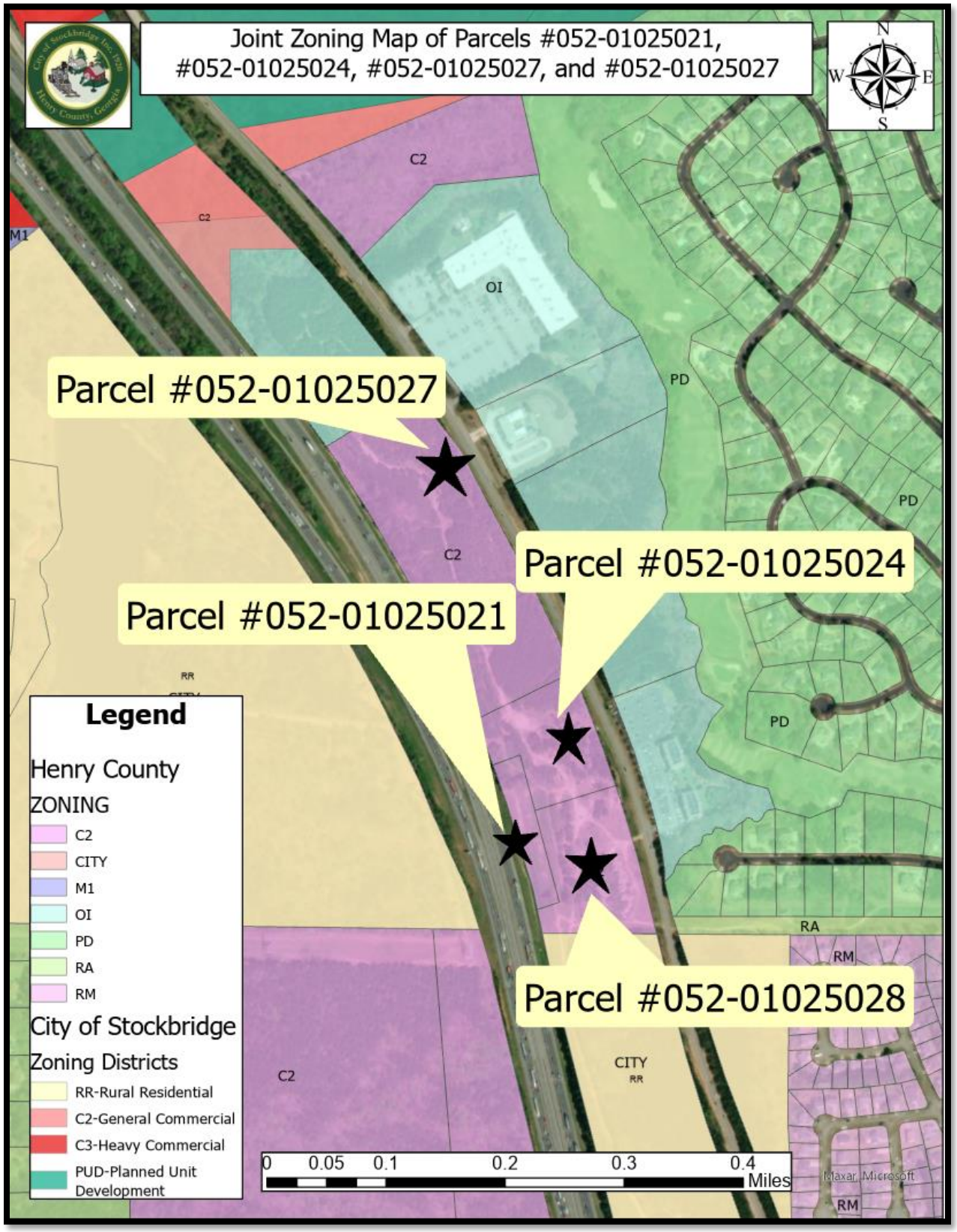
6. The surrounding land use designations are as follows: MX (Mixed Use) (Henry County), MD (Medium Density) (Henry County), HDR (High Density Residential) (City of Stockbridge), HDMU (High Density Mixed Use) (City of Stockbridge).

IV. Maps and Illustrations

Aerial Photo with Site Plan



Site Plan of #052-01025024, #052-01025027, and #052-01025028


Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
N
W
E
S
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025021
Parcel #052-01025028
C2
OI
PD
M1
RR
RA
RM
CITY
Legend
Henry County
ZONING
C2
CITY
M1
OI
PD
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.05 0.1 0.2 0.3 0.4
Miles
Maxar, Microsoft

V. Analysis

Description

The applicant, Waypoint Residential (c/o Dennis J. Webb, Jr. – Smith, Gambrell, and Russel, LLP) requests the annexation of four properties identified by parcel IDs: #052-01025024, #052-01025027, #052-01025028, and #052-01025021, in unincorporated Henry County.

The applicant proposes to build a mixed-use development with 325 residential units, 9,000 square feet of space that will be used for both the club area and leasing office, and 5,000 square feet of ground floor retail. The development would include seven buildings, four of which will be three stories in height, and the remaining three floors with a basement level. The development would include numerous amenities, such as a pool, courtyard, grill areas, and a dog walk area. The development will provide adequate parking in the form of 683 surface spaces and 42 garage spaces.

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 is contiguous with the following parcels that are located within the City limits of Stockbridge: #052-01022000 (25 Halloway Road) to the South and #052-01002001 to the West.

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

   The 60% method would be used for the proposed annexation.

3. **Is any part of the subject property being proposed for annexation 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 Henry County. The following entities include Henry County Water Authority, Henry County Fire and EMS, Henry County Police Department, 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 to build a mixed-use development with 325 residential units, 9,000 square feet of space that will be used for both the club area and leasing office, and 5,000 square feet of ground floor retail. The development would include numerous amenities, such as a pool, courtyard, grill areas, and a dog walk area. The development will provide adequate parking in the form of 683 surface spaces and 42 garage spaces.

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

   No, the subject property has a Henry County Future Land Use designation of MX (Mixed-Use). The applicant has submitted a Comprehensive Plan Amendment (CP-2023-07) to assign the future land use designation of Medium Density Mixed Use.

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

   No, the applicant has submitted a rezoning application (RZ-2023-08) to assign the zoning district of both 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District.

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 mixed-use development will provide additional economic growth to the surrounding area via a proposed retail area. The retail uses would provide additional job opportunities to the residents in the vicinity of the area. The development provides an alternative type of housing for any upcoming residents of the area, including young professionals.

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 issue 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 consists of existing similar developments such as the Oaks at Eagle's Landing Retirement Community which is located north of the subject property. Therefore, the proposed mixed-use development should not have any negative impact on the adjacent property owners. In addition, a Trip Generation Memorandum, prepared by Kimley-Horn Associates on September 28, 2023, found that the proposed development will result in a dramatic decrease in the amount of traffic over what would be generated by a development under the current Henry County C-2 district.

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

A letter from the Henry County Water Authority, dated October 17, 2023, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. The letter also states that sewer treatment and sewer line capacity are available for the subject property.

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

A Trip Generation Memorandum ("Trip Gen Memo"), completed by Kimley-Horn Associates on September 28, 2023, was submitted by the applicant. The findings suggest that this proposed Mixed-Use Development will not have a negative impact on the existing roadways.

According to the Trip Gen Memo, the Proposed Development is expected to generate ±149 trips during the AM weekday peak hour, ±175 trips during the PM weekday peak hour, and ±1,940 total trips on a weekday. It is important to note that the Proposed Development will result in a dramatic decrease in the amount of traffic over what would be generated by a development under the current Henry County C-2 district.

VI. Staff Recommendation

This Staff Report has demonstrated that the requested annexation via AX-2023-06 would be necessary and desirable for the City of Stockbridge in conjunction with the requested Comprehensive Plan Amendment (CP-2023-07) to assign the future land use designation of Medium Density Mixed Use, the requested variance VR-2023-04, and the requested rezoning of RZ-2023-08 to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

LIDAR NOTE

SITE IMPROVEMENTS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY LOCATION BY TERRAMARK LAND SURVEYING, INC., AND LOW ALTITUDE AERIAL LIDAR PERFORMED BY PHOENIX AIR UNMANNED, LLC. A FREEFLY SYSTEMS ALTA X & VUX-1 LIDAR EQUIPMENT WERE USED TO OBTAIN LIDAR DATA. THE LIDAR DATA WAS OBTAINED VIA FLIGHT PERFORMED ON AUGUST 30, 2023. LIDAR DATA OBTAINED IS WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS. HOWEVER, CERTAIN FEATURES SUCH AS ON-SITE BUILDINGS, STRUCTURES, UTILITIES, TREES, CEMETERIES, STORED MATERIALS, OR OTHER FEATURES MAY NOT BE OBSERVED FROM THE AIR THAT COULD BE OBSERVED BY FIELD PERSONNEL DURING AN OVERALL FIELD SURVEY. TERRAMARK WOULD NOT BE RESPONSIBLE FOR IMPROVEMENTS FOUND OR DISCOVERED THAT COULD BE DETECTED DURING AN OVERALL FIELD RUN SURVEY.

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. AS OF THE DATE OF THE FIELDWORK SHOWN HEREON IN THE SURVEY NOTES, THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE SUBJECT PROPERTY BY TERRAMARK PERSONNEL DURING FIELDWORK. THE UNDERSIGNED HAS NO KNOWLEDGE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY. THE LOCATION OF THE CEMETERY OR BURIAL GROUND SHOWN ON THE SURVEY IS LOCATED ON AN ADJACENT PROPERTY.
5. THERE WERE NO WETLAND DELINEATION MARKINGS OBSERVED BY TERRAMARK AS OF THE DATE OF FIELDWORK SHOWN HEREON IN THE SURVEY NOTES.
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDINGS, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE DATE OF FIELDWORK SHOWN HEREON IN THE SURVEY NOTES.
7. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND DURING THE COURSE OF PROPERTY RESEARCH OR FIELD WORK EXAMINATION.
8. PARCELS/TRACTS SHOWN HEREON ARE CONTIGUOUS, WITH NO GAPS OR GORES.
9. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS OVERALL SURVEY (TRACTS 1-3) HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 726,977 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPTEMBER 7, 2023.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

REFERENCE MATERIAL

1. BOUNDARY SURVEY FOR TIM DHANANI PREPARED BY CONCEPTUAL DESIGN ENGINEERING, INC. DATED NOVEMBER 14, 2007
2. DEEDS AND PLATS CONTAINED WITHIN TITLE NOTES AND AS SHOWN HEREON

SITE INFORMATION

TRACT 1

CURRENT OWNER: SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST) DB. 10612 PG. 43

TAX PARCEL ID # 052-01025027

ADDRESS: UNASSIGNED

TRACT 2

CURRENT OWNER: SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST) DB. 10612 PG. 43

TAX PARCEL ID # 052-01025028

ADDRESS: UNASSIGNED

TRACT 3

CURRENT OWNER: HABARRI, INC. DB. 17579 PG. 74

TAX PARCEL ID # 052-01025024

ADDRESS: UNASSIGNED

TITLE NOTES - TRACTS 1 & 2

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF HENRY COUNTY, GEORGIA (PANEL NUMBERS 13151C0151D & 13151C0152D), EACH DATED OCTOBER 6, 2016; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING.

II. SUBJECT PROPERTY CURRENTLY DIRECT VEHICULAR ACCESS TO THE PUBLIC RIGHT-OF-WAY OF PATRICK HENRY PARKWAY VIA CURB CUT SHOWN ON SURVEY.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO LIE VESTED IN SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST), PER DEED RECORDED AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA IN DEED BOOK 10612, PAGE 43.

IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT (COMMITMENT NO. 231302GA, EFFECTIVE DATE OF JUNE 14, 2023), PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND RECEIVED ON AUGUST 21, 2023. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

11. EASEMENT FOR SEWER LINE, RECORDED IN DEED BOOK 8831, PAGE 287, AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA.
(DOES NOT AFFECT SUBJECT PROPERTY)

12. INGRESS/EGRESS EASEMENT, RECORDED IN DEED BOOK 8831, PAGE 307, AFORESAID RECORDS.
(NO LONGER AFFECTS SUBJECT PROPERTY, TEMPORARY INGRESS/EGRESS EASEMENT EXPIRED PER DEED)

13. PERMIT FOR ANCHORS, GUY POLES AND WIRES, RECORDED IN DEED BOOK 4111, PAGE 88, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

14. DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED IN DEED BOOK 3282, PAGE 114, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

15. DEED OF CONVEYANCE AND EASEMENT, RECORDED IN DEED BOOK 3322, PAGE 7, AFORESAID RECORDS.
(UNABLE TO DETERMINE AFFECT BASED ON VAGUE DESCRIPTION. EASEMENT IS POSSIBLY SITUATED ON THE EAST SIDE OF PATRICK HENRY PARKWAY DUE TO THE LOCATION OF THE EXISTING WATERLINE.)

16. EASEMENT, RECORDED IN DEED BOOK 3120, PAGE 237, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)

17. RESTRICTED COVENANT, RECORDED IN DEED BOOK 3831, PAGE 114, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE. WETLAND AREAS LIE OUTSIDE OF SUBJECT PROPERTY BOUNDARIES.)

18. TEMPORARY ACCESS EASEMENT AND PERMANENT UTILITY EASEMENT AGREEMENT, RECORDED IN DEED BOOK 3224, PAGE 209, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY. GEORGIA POWER EASEMENT ON TRACT 2 IS SHOWN ON EXHIBITS, BUT EASEMENT IS NOT CONVEYED WITHIN INSTRUMENT PROVIDED.)

19. EASEMENT, RECORDED IN DEED BOOK 3605, PAGE 304, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, EASEMENTS SHOWN ON SURVEY PER EXHIBIT WITHIN INSTRUMENT PROVIDED)

20. SLOPE EASEMENTS, RECORDED IN DEED BOOK 3959, PAGE 199, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, EASEMENTS SHOWN ON SURVEY)

21. SLOPE EASEMENTS, RECORDED IN PLAT BOOK 44, PAGE 27(B), AS REVISED ON PLAT BOOK 44, PAGE 101, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY, EASEMENTS LIE NORTH OF TRACT 1)

22. MATTERS AS SHOWN ON PLAT BOOK 44, PAGE 28, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

23. ATTENTION IS CALLED TO THE FACT THAT THE SOUTHWESTERN PROPERTY LINE OF THE SUBJECT PROPERTY IS THE NORTHEASTERN RIGHT-OF-WAY OF INTERSTATE 75, A LIMITED ACCESS HIGHWAY WITH POINTS OF ACCESS DESIGNATED BY DEPARTMENT OF TRANSPORTATION.
(SUBJECT BOUNDARY AND INTERSTATE 75 LIMITED ACCESS R/W SHOWN ON SURVEY)

24. ATLANTA TECH CENTER DECLARATION OF COVENANATS AND RESTRICTIONS, RECORDED IN DEED BOOK 4192, PAGE 284, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

25. DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED IN DEED BOOK 1517, PAGE 233, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

PROPERTY DESCRIPTION (OVERALL: TRACTS 1-3)

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence,
3. North 12° 56' 24" West, 599.64 feet to a nail found; thence,
4. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
5. North 23° 29' 55" West, 207.74 feet to a 1/2-inch rebar found; thence,
6. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
7. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
8. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
9. North 65° 21' 18" East, 46.14 feet; thence,
10. North 24° 38' 42" West, 55.52 feet; thence,
11. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
12. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
13. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
14. North 37° 20' 45" West, 123.37 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
15. North 58° 25' 59" East, 380.57 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
16. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
17. South 26° 01' 05" East, 699.80 feet to a 1/2-inch rebar with cap "LSF810" set; thence,
18. South 26° 08' 24" East, 234.97 feet; thence,
19. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a 1/2-inch rebar with cap "LSF810" set; thence,
20. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
21. South 12° 54' 38" East, 390.96 feet; thence,
22. South 32° 57' 24" West, 16.66 feet; thence,
23. South 13° 18' 22" West, 69.69 feet; thence,
24. South 06° 05' 12" East, 38.78 feet; thence,
25. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
26. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 860,008 square feet or 19.7431 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

TITLE NOTES - TRACT 3

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF HENRY COUNTY, GEORGIA (PANEL NUMBERS 13151C0151D & 13151C0152D), EACH DATED OCTOBER 6, 2016; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING.

II. SUBJECT PROPERTY CURRENTLY HAS NO DIRECT VEHICULAR ACCESS POINTS TO THE PUBLIC RIGHT-OF-WAY OF PATRICK HENRY PARKWAY.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO LIE VESTED IN HABARRI, INC., PER DEED RECORDED AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA IN DEED BOOK 17579, PAGE 74.

IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT (COMMITMENT NO. 231303GA, EFFECTIVE DATE OF JUNE 8, 2023), PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND RECEIVED ON AUGUST 21, 2023. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

11. A PORTION OF THE SOUTHWESTERN PROPERTY LINE OF THE LAND IS THE NORTHEASTERN RIGHT-OF-WAY OF INTERSTATE 75, A LIMITED ACCESS HIGHWAY WITH POINTS OF ENTRY DESIGNATED BY DEPARTMENT OF TRANSPORTATION.
(SUBJECT BOUNDARY AND INTERSTATE 75 LIMITED ACCESS R/W SHOWN ON SURVEY)

12. INDEMNITY AGREEMENT, RECORDED IN DEED BOOK 971, PAGE 297, AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA.
(UNABLE TO DETERMINE AFFECT BASED ON VAGUE DESCRIPTION. NO EVIDENCE OF AN IRRIGATION SYSTEM, VINYL COATED FENCE OR LANDSCAPING OBSERVED ON SUBJECT PROPERTY)

13. TEMPORARY ACCESS EASEMENT AND PERMANENT UTILITY EASEMENT AGREEMENT, RECORDED IN DEED BOOK 3224, PAGE 209, AS AFFECTED BY DEEDS RECORDED IN DEED BOOK 3282, PAGE 152 & DEED BOOK 3372, PAGE 13, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY)

14. ATLANTA TECH CENTER DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED IN DEED BOOK 3282, PAGE 114, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

15. DEED OF CONVEYANCE AND EASEMENT, RECORDED IN DEED BOOK 3322, PAGE 7, AFORESAID RECORDS.
(UNABLE TO DETERMINE AFFECT BASED ON VAGUE DESCRIPTION. EASEMENT IS POSSIBLY SITUATED ON THE EAST SIDE OF PATRICK HENRY PARKWAY DUE TO THE LOCATION OF THE EXISTING WATERLINE.)

16. RESTRICTED COVENANT, RECORDED IN DEED BOOK 3831, PAGE 114, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE. WETLAND AREAS LIE OUTSIDE OF SUBJECT PROPERTY BOUNDARIES.)

17. EASEMENTS, RECORDED IN DEED BOOK 3959, PAGE 199, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, EASEMENTS SHOWN ON SURVEY)

18. RIGHT-OF-WAY DEED, RECORDED IN DEED BOOK 4918, PAGE 39, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, CURRENT RIGHT-OF-WAY OF PATRICK HENRY PARKWAY SHOWN ON SURVEY)

19. DISTRIBUTION TREE TRIM / CLEARING EASEMENT, RECORDED IN DEED BOOK 18195, PAGE 69, AFORESAID RECORDS.
(DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT AREA LIES WITHIN THE RIGHT-OF-WAY OF PATRICK HENRY PARKWAY BASED ON DIMENSIONS FROM ELECTRIC LINES)

20. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 13, PAGE 111, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, APPLICABLE MATTERS SHOWN ON SURVEY)

21. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGE 285, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, APPLICABLE MATTERS SHOWN ON SURVEY)

22. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 31, PAGE 163, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, NO PLOTTABLE MATTERS)

23. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 44, PAGE 101, AFORESAID RECORDS.
(AFFECTS SUBJECT PROPERTY, APPLICABLE MATTERS SHOWN ON SURVEY)

PROPERTY DESCRIPTION (TRACT 1)

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence, North 12° 56' 24" West, 599.64 feet to a nail found; thence, South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75, North 23° 29' 55" West, 207.74 feet to a 1/2-inch rebar found, being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing along the said line of Interstate 75

1. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
2. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
3. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
4. North 65° 21' 18" East, 46.14 feet; thence,
5. North 24° 38' 42" West, 55.52 feet; thence,
6. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
7. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
8. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
9. North 37° 20' 45" West, 123.37 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
10. North 58° 25' 59" East, 380.57 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
11. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
12. South 26° 01' 05" East, 699.80 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
13. South 63° 58' 20" West, 390.77 feet to the Point of Beginning, containing 497,813 square feet or 11.4282 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION (TRACT 2)

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence,
3. North 12° 56' 24" West, 367.26 feet; thence,
4. North 77° 00' 06" East, 342.54 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
6. South 12° 54' 38" East, 390.96 feet; thence,
7. South 32° 57' 24" West, 16.66 feet; thence,
8. South 13° 18' 22" West, 69.69 feet; thence,
9. South 06° 05' 12" East, 38.78 feet; thence,
10. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
11. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 186,411 square feet or 4.2794 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

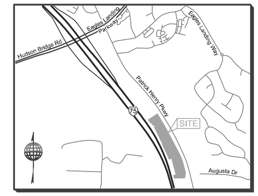
PROPERTY DESCRIPTION (TRACT 3)

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence, North 12° 56' 24" West, 367.26 feet to a point being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running

1. North 12° 56' 24" West, 232.38 feet to a nail found; thence,
2. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
3. North 23° 29' 55" West, 207.74 feet to a 1/2-inch rebar found; thence, leaving the aforesaid line of Interstate 75 and running
4. North 63° 58' 20" East, 390.77 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. South 26° 08' 24" East, 234.97 feet; thence,
6. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
7. South 77° 00' 06" West, 342.54 feet to the Point of Beginning, containing 175,784 square feet or 4.0355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.



LOCATION MAP

NOT TO SCALE
LAT - 33°29'41.72" N
LONG - 84°13'11.31" W

ZONING INFORMATION

ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
JURISDICTION: HENRY COUNTY

SETBACKS: (NOT PROVIDED ON SURVEY)
FRONT - 50 FEET FROM R/W LINE
SIDE - NONE, EXCEPT 30 FEET ON CORNER LOTS
REAR - 20 FEET

MAX. BUILDING HEIGHT - UNLIMITED FOR NEW DEVELOPMENT

PARKING COUNT: NO MARKED PARKING SPACES OBSERVED

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC.
1227 N PEACHTREE PARKWAY, SUITE 178
PEACHTREE CITY, GA. 30269
PHONE: 404-312-6912
ATTENTION: HANS WONNEBERGER

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS

SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
(404) 584-3474

POWER

GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
ENGINEERING DEPARTMENT
(404) 506-6539

WATER

HENRY COUNTY WATER AUTHORITY
1695 HIGHWAY 20 W
MCDONOUGH, GA 30253
CODY MILLER
(770) 914-3699

COMMUNICATION

AT&T
208 S AKARD STREET
DALLAS, TX 75202
ANGELO HINES
(210) 821-4105

COMCAST
OLIVER BROOKS
(770) 559-6879

CHARTER COMMUNICATIONS
(866) 447-4188

UNITI FIBER
9501 INTERNATIONAL CT. NORTH
ST. PETERSBURG, FL 33716
(727) 471-5600

TOWER CLOUD
9501 INTERNATIONAL CT. NORTH
ST. PETERSBURG, FL 33716
(888) 897-2568

RECORDING CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3501 PROFESSIONAL LAND SURVEYOR JOSHUA D. WILSON

JOSHUA D. WILSON, PLS
REGISTERED NUMBER: 3501

ALTA/NSPS CERTIFICATE

TO: WPR DEVELOPMENT HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),6(b),7(a),7(b1),7(c),8,9,10,11(b),13,14,15,16,17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 7, 2023. THE DATE OF THE SURVEY OR MAP SEPTEMBER 11, 2023.

GEORGIA REGISTERED No. 3501 PROFESSIONAL LAND SURVEYOR JOSHUA D. WILSON

JOSHUA D. WILSON, PLS
REGISTERED NUMBER: 3501

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000810
TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

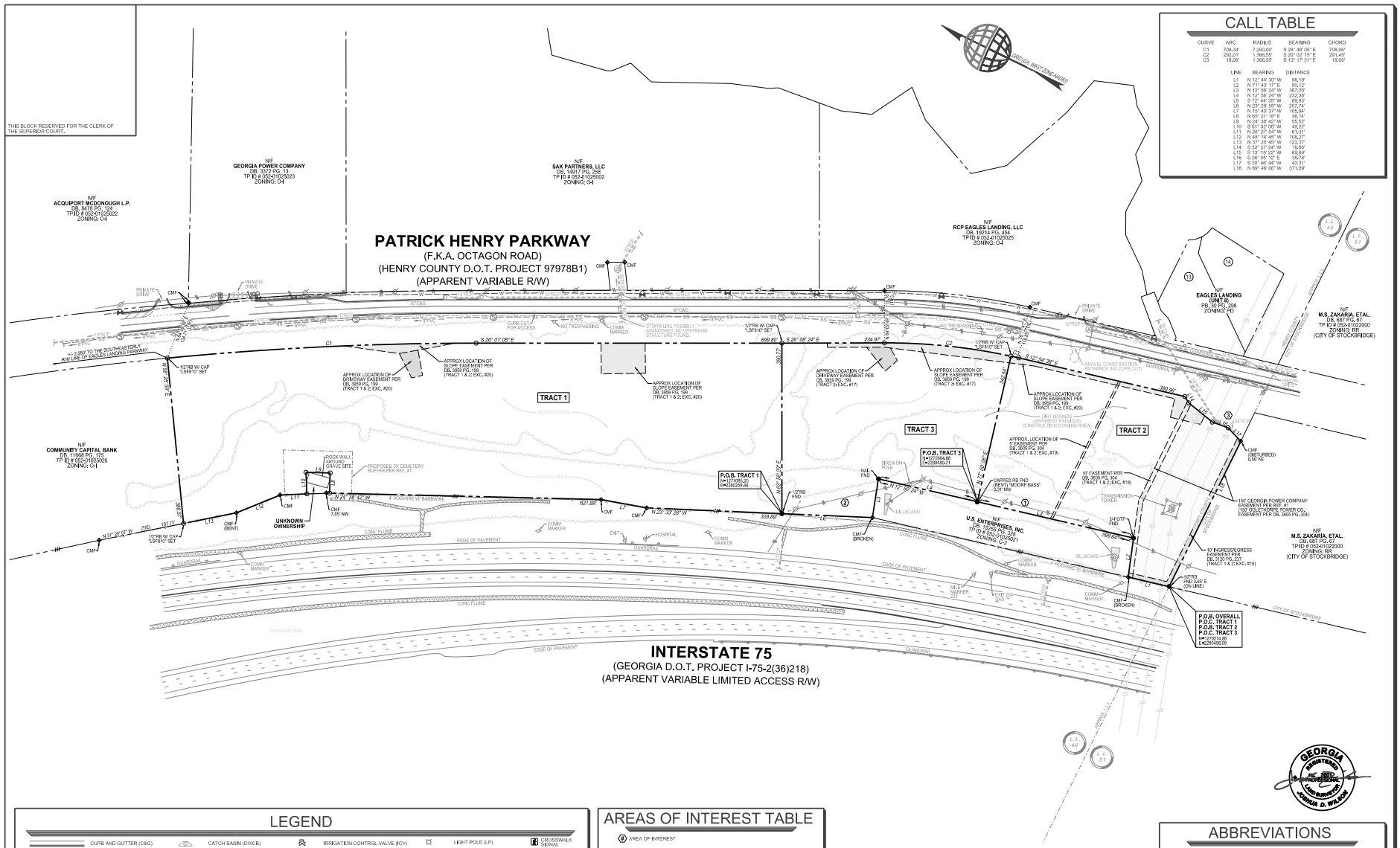
Project No.	2023-201
Survey Crew:	JH
Drawn By:	JDW
Approved By:	JDW
Date:	09/11/2023
Scale:	1"=100'

PATH: S:\SURVEY\2023\2023-201\DGN\ALTA.DGN

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

SHEET NO.
1/2

DRAWING# TM 23-201



CALL TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	708.34'	7,293.00'	S 28° 48' 05" E	708.06'
C2	292.01'	1,366.55'	S 20° 02' 15" E	291.45'
C3	18.06'	1,366.55'	S 13° 17' 31" E	18.06'

LINE	BEARING	DISTANCE
L1	N 12° 44' 39" W	96.19'
L2	N 71° 43' 17" E	93.12'
L3	N 12° 56' 24" W	367.26'
L4	N 12° 56' 24" W	232.38'
L5	S 72° 44' 35" W	89.93'
L6	N 23° 29' 55" W	217.74'
L7	N 15° 43' 37" W	105.94'
L8	N 65° 21' 18" E	46.14'
L9	N 24° 38' 42" W	55.52'
L10	S 61° 37' 08" W	49.22'
L11	N 28° 27' 54" W	61.31'
L12	N 48° 14' 45" W	108.27'
L13	N 37° 28' 45" W	123.37'
L14	S 32° 57' 24" W	15.66'
L15	S 13° 18' 22" W	69.69'
L16	S 08° 05' 12" E	35.78'
L17	S 20° 46' 44" W	49.31'
L18	N 89° 46' 06" W	371.39'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- UGE — UNDERGROUND POWER LINE
- TRANSMISSION LINE
- OHP — OVERHEAD POWER LINE
- COM — UNDERGROUND COMMUNICATION
- 100 — TOPOGRAPHIC CONTOUR
- LIMITED ACCESS R/W
- PROPERTY LINE
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- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
2. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
3. STORM PIPE CROSSES PROPERTY LINE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

ABBREVIATIONS

A.	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

TerraMark Geospatial
TerraMark Land Surveying, Inc.
1395 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1662
www.TerraMark.com
C.O.A.# LSF000610

No.	Revision	Date
#1	ADDED TRACT 3	09/11/2023
#2	ADDED TRACT 3	09/18/2023
#3	ADDED TRACT 3	09/19/2023
#4	ADDED TRACT 3	09/20/2023
#5	ADDED TRACT 3	09/21/2023

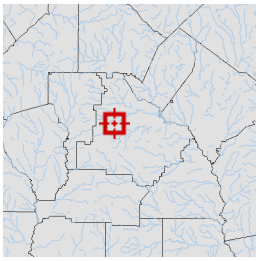
Project No: 2023-201
Survey Date: JA
Drawn By: JDW
Approved By: JDW
Date: 08/11/2023
Scale: 1"=100'

ALTA/NSPS LAND TITLE SURVEY
FOR:
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOTS 46, 47, 51 & 52 OF THE 7TH DISTRICT
HENRY COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 23-201

qPublic.net™ Henry County, GA

Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025021	**Class**	C	**Owner**	U S ENTERPRISES	**Land**	$253500				
Property		**Acreage**	1.164	**Address**	INC	**Value:**					
Address					225 COREY	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				CENTER	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					ATLANTA GA	**Misc**	$0	5/15/2017	$250,000	n/a	Q
					30312	**Value:**		5/13/2017	$250,000	QUITCLAIM	U
						Total	$253500				
						Value:					

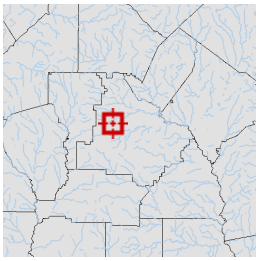
Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed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

Date created: 10/10/2023
Last Data Uploaded: 10/10/2023 1:24:16 AM

Developed by Schneider GEOSPATIAL

qPublic.net™ Henry County, GA

Overview



Legend

Parcels

Roads

Parcel ID	052-01025024	**Class**	C	**Owner**	HABARRI INC	**Land Value:**	$763800			
Property Address	PATRICK HENRY PKWY	**Acreage**	4.02	**Address**	2749 OAK GLEN MANOR RD DECATUR GA 30033	**Building Value:**	$0	**Last 2 Sales**		
District	County/UnIncorp							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	10/28/2020	$0	CORPORATE	U
								11/17/2005	$904,500	n/a	Q
						Total Value:	$763800			

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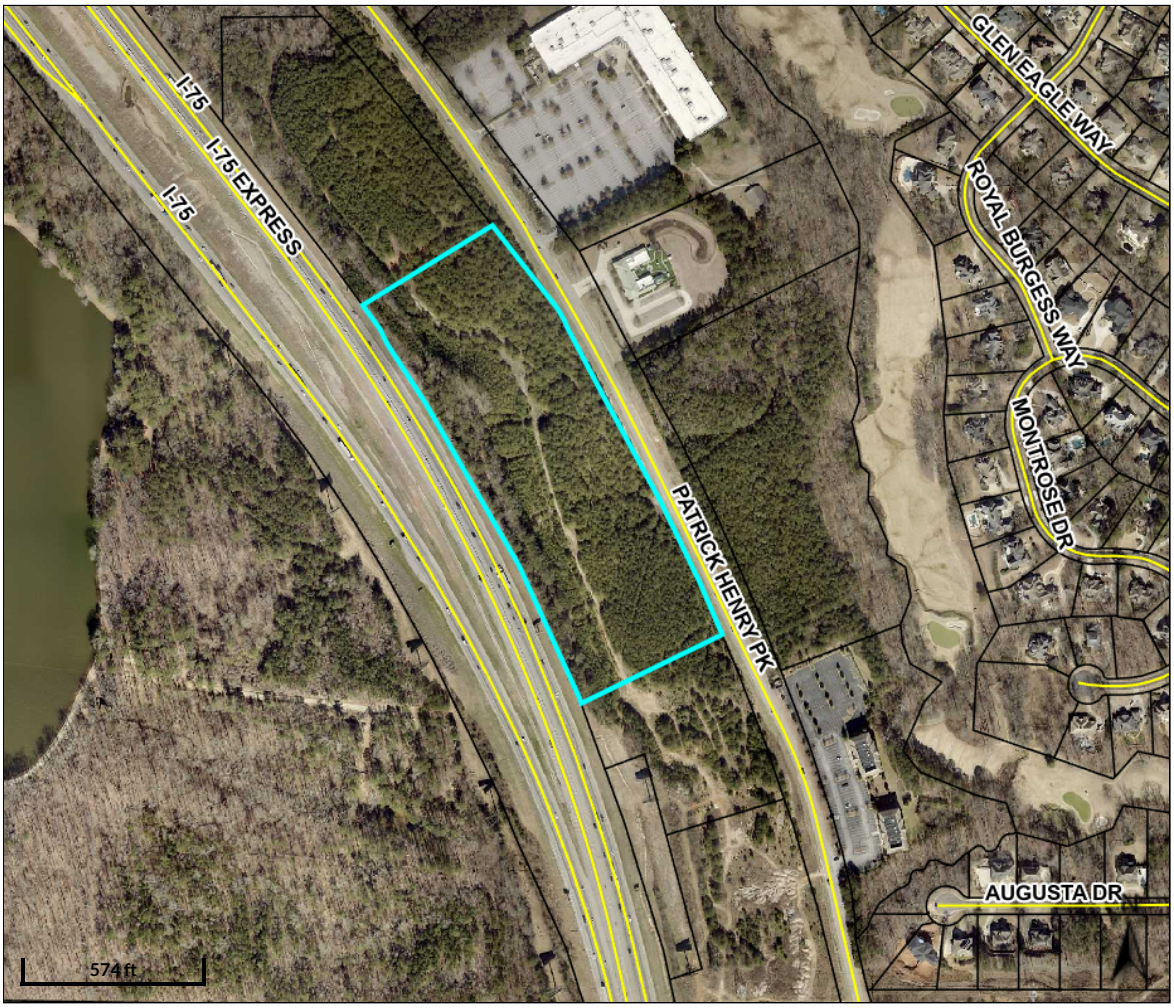
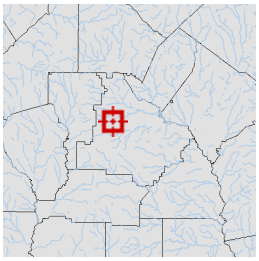


Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025027	**Class**	C	**Owner**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$2.1723e+006
Property Address	PATRICK HENRY PKWY	**Acreage**	11.86			**Building Value:**	$0
District	County/UnIncorp					**Misc Value:**	$0
						Total Value:	$2172300

Last 2 Sales

Date	Price	Reason	Qual
3/2/2010	$0	D UND POWR	U
11/30/2007	$4,609,600	n/a	Q

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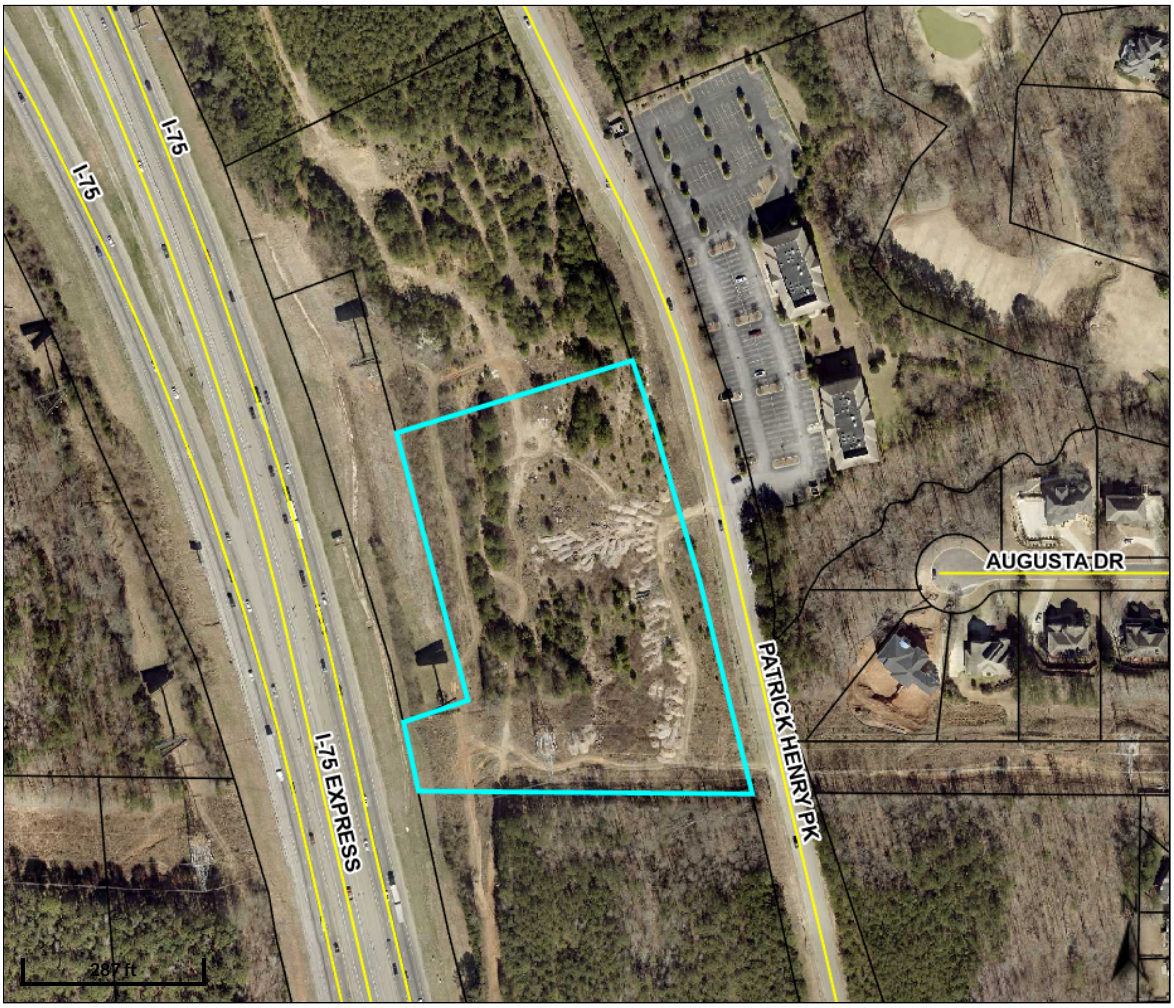
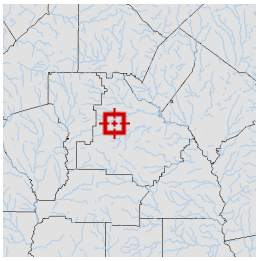


Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025028	**Class**	C	**Owner Address**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$662340				
Property Address	PATRICK HENRY PKWY	**Acreage**	4.27			**Building Value:**	$0	**Last 2 Sales**			
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$662340	3/2/2010	$0	D UND POWR	U
								11/30/2007	$4,609,600	n/a	Q

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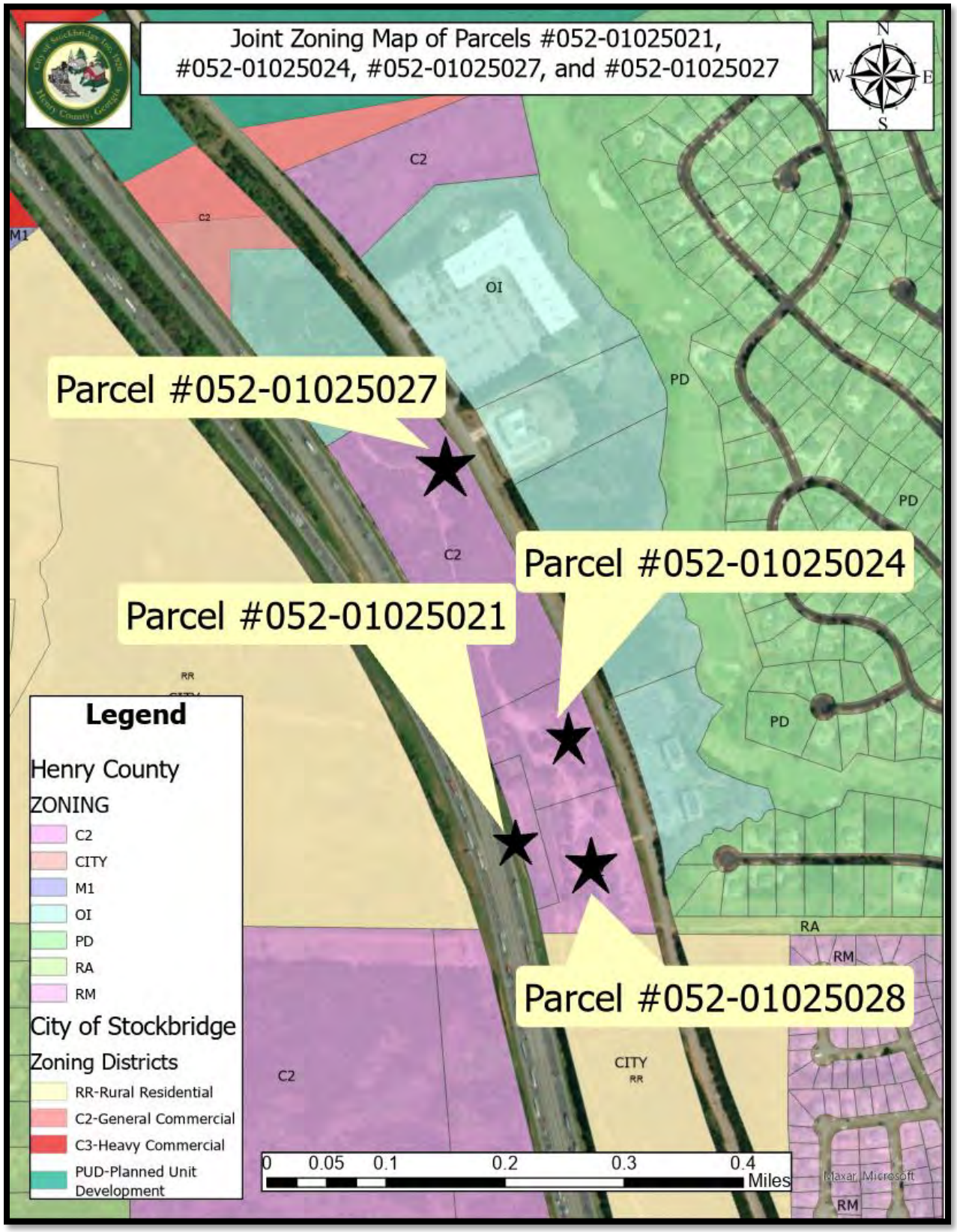
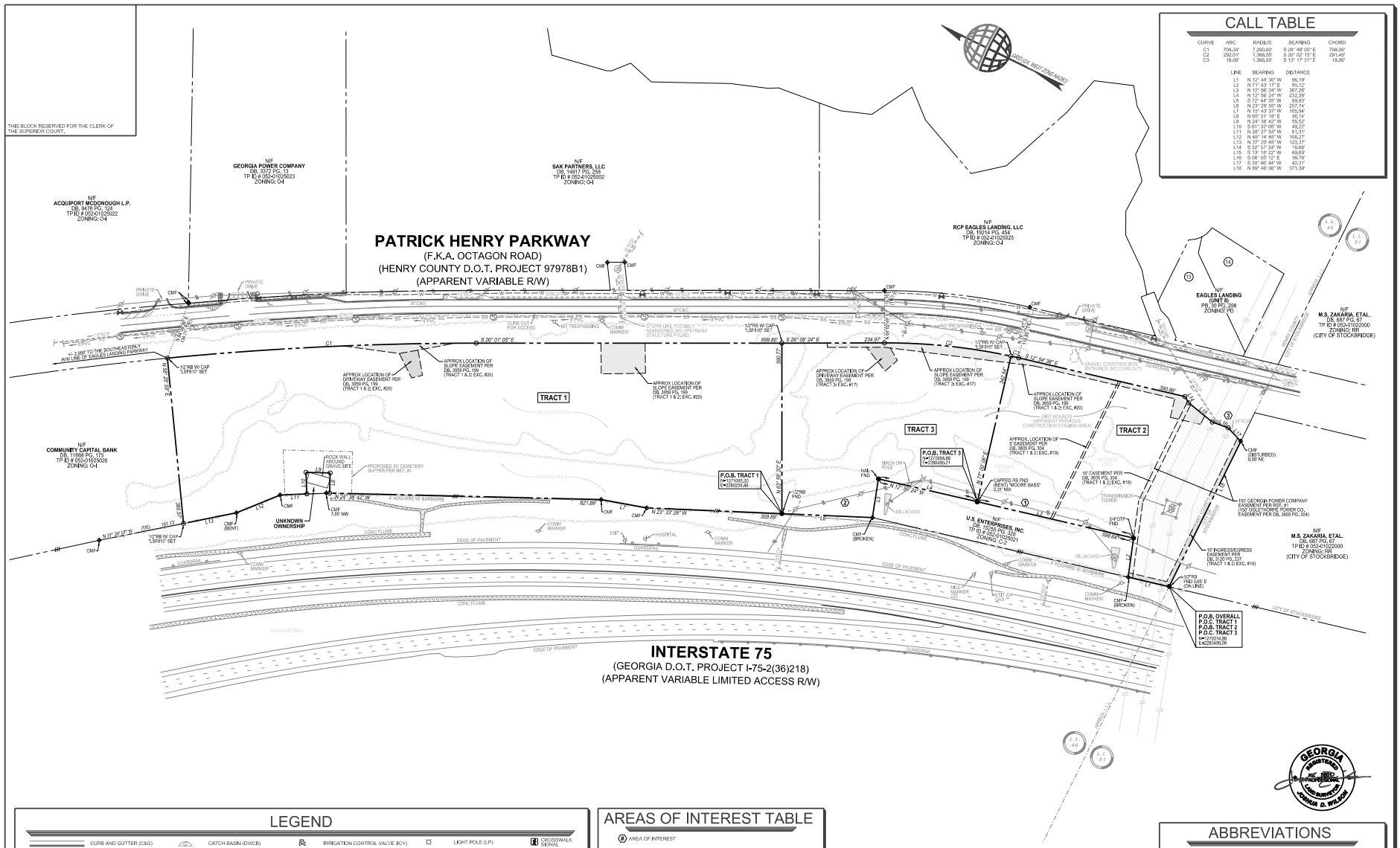

Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
N
W
E
S
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025021
Parcel #052-01025028
C2
OI
PD
RA
RM
CITY
RR
M1
Legend
Henry County
ZONING
C2
CITY
M1
OI
PD
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.05 0.1 0.2 0.3 0.4
Miles
Maxar, Microsoft



CALL TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
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LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
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- UGE — UNDERGROUND POWER LINE
- TRANSMISSION LINE
- OHPL — OVERHEAD POWER LINE
- COM — UNDERGROUND COMMUNICATION
- 100 — TOPOGRAPHIC CONTOUR
- LIMITED ACCESS R/W
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MB — MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 — SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
2. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
3. STORM PIPE CROSSES PROPERTY LINE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

SCALE: 1" = 100'

ABBREVIATIONS

A.	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

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No.	Revision	Date
#1	ADDED TRACT 3	09/11/2023
#2	ADDED TRACT 2	09/27/2023
#3	ADDED TRACT 1	10/06/2023
#4	ADDED TRACT 1	10/16/2023
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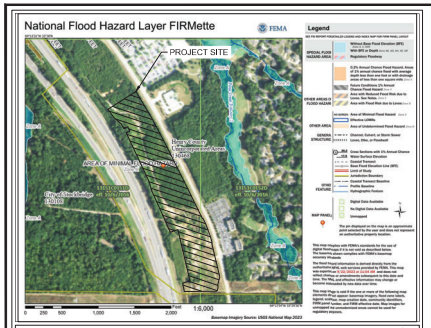
#425	ADDED TRACT 1	06/03/2025
#426	ADDED TRACT 1	06/04/2025
#427	ADDED T

Aerial Photo of #052-01025024, #052-01025027, and #052-01025028



FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
IMPERVIOUS AREA MAXIMUM:	16.78 AC (85.0%)	
IMPERVIOUS AREA PROVIDED:	10.93 AC (55.4%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:
FRONT: 25 FT
FRONT SETBACK INCLUDES 10 FT FIXTURE/PLANTING ZONE, 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT
SIDE: 15 FT
REAR: 20 FT

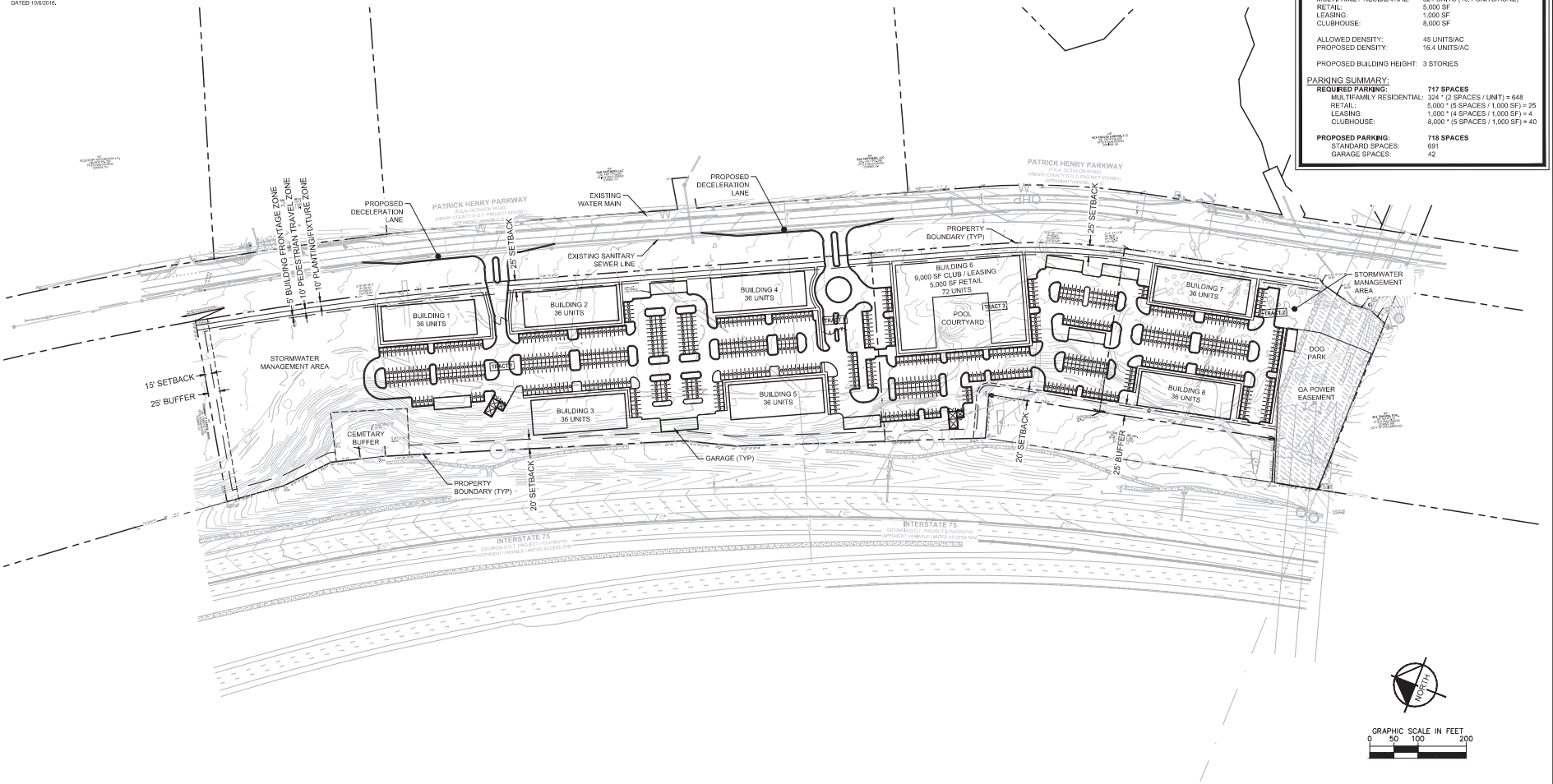
BUFFERS:
ADJACENT OI ZONING (NORTH): 25 FT
ADJACENT RR ZONING (SOUTH): 25 FT
ADJACENT C2 ZONING (SOUTHWEST): 25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF
ALLOWED DENSITY:	45 UNITS/AC
PROPOSED DENSITY:	16.4 UNITS/AC
PROPOSED BUILDING HEIGHT:	3 STORIES

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42



Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-6959

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 46, 6TH DISTRICT
PARCEL ID: 052-01A-001, 052-01A-002, 052-01A-003-27, 052-01B-005-28

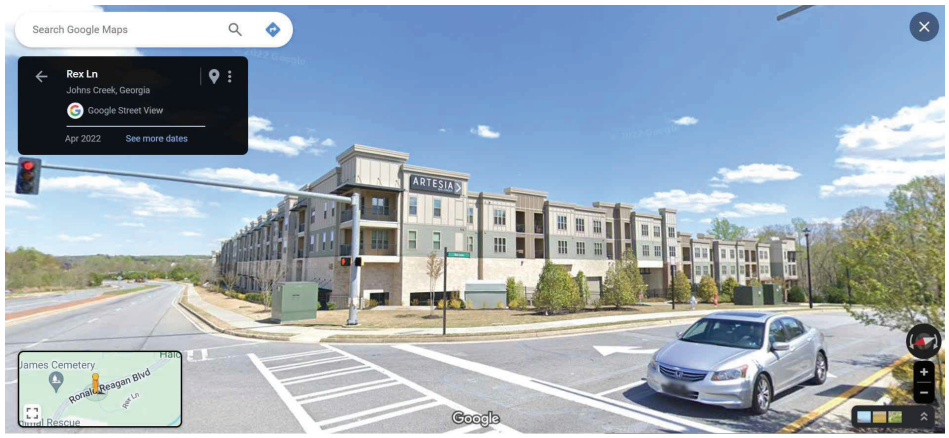
DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

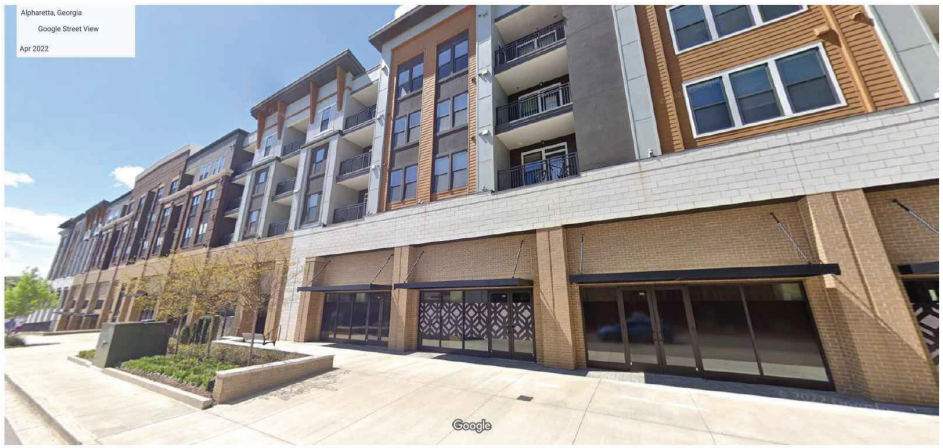
TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-28 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg Layout2 Oct 02, 2023 8:12am by Phil.Naylor





WAYPOINT RESIDENTIAL

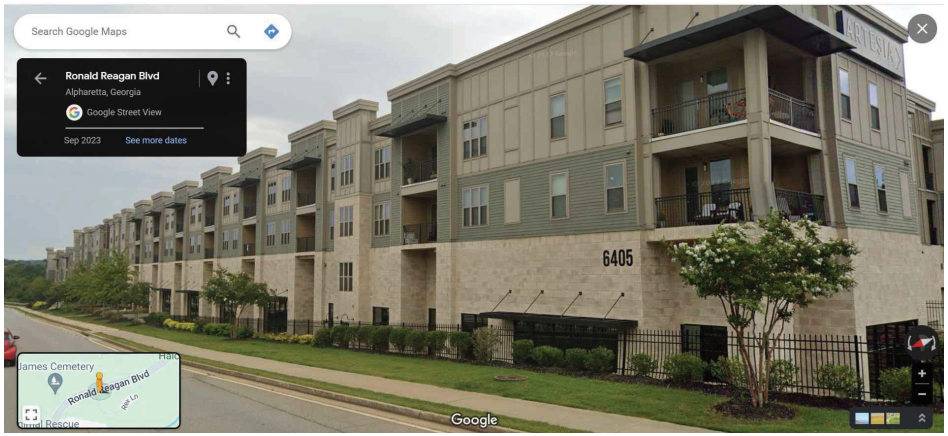
Smith Gambrell Russell

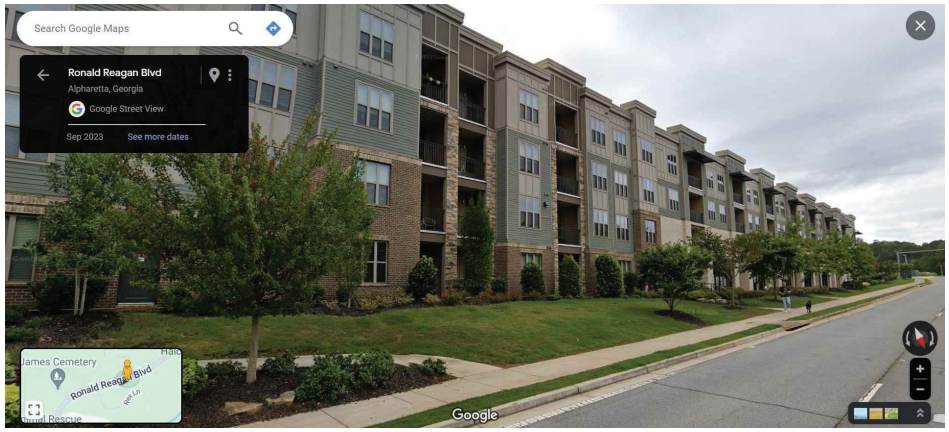
Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 1 OF 2

December 21, 2023





WAYPOINT RESIDENTIAL

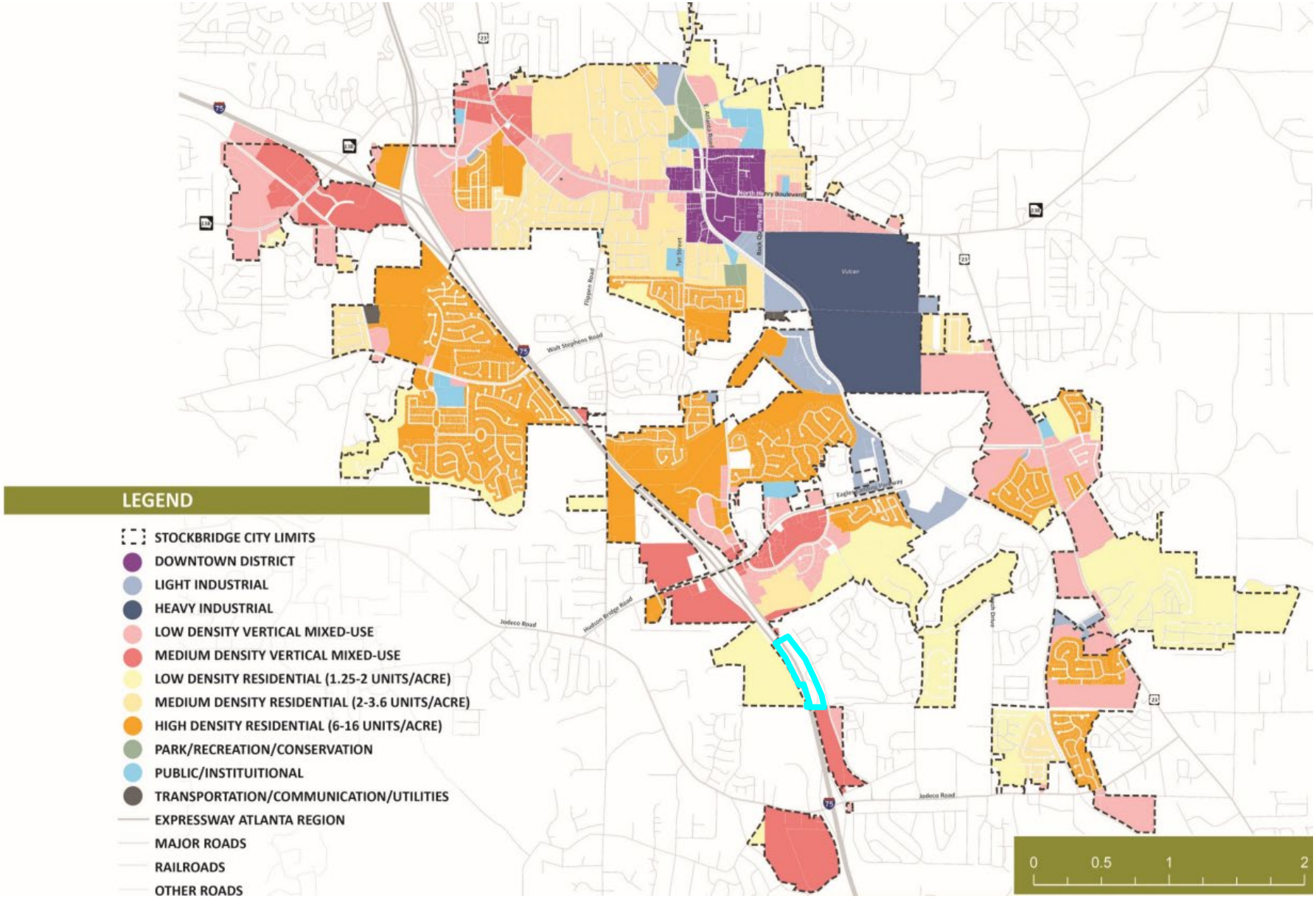
Smith Gambrell Russell

Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 2 OF 2

December 21, 2023


LEGEND
STOCKBRIDGE CITY LIMITS
DOWNTOWN DISTRICT
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
LOW DENSITY VERTICAL MIXED-USE
MEDIUM DENSITY VERTICAL MIXED-USE
LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
PARK/RECREATION/CONSERVATION
PUBLIC/INSTITUITIONAL
TRANSPORTATION/COMMUNICATION/UTILITIES
EXPRESSWAY ATLANTA REGION
MAJOR ROADS
RAILROADS
OTHER ROADS
0
0.5
1
2
Vulcan
Jodeco Road
Hudson Bridge Road
Walt Stephens Road
Flippen Road
North Henry Boulevard
Rock Quarry Road
Tye Street
Eagle Ridge Parkway
Jodeco Road

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 Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INTIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	JAB
Application Form	1	Signed and **notarized** by property owner. Or, in lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease."	JAB
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be **notarized.**	JAB
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	JAB
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	JAB
Site Plans (11 x 17)	1 ~~20~~	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	JAB
Survey Plat--Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed ***within the last five years*** by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	JAB

Pre-Application Form

From: Ryan Anderson
To: Brock, Alex; Linda Logan
Cc: Webb, Dennis (Den); Thomas, Kylie
Subject: RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application
Date: Friday, September 22, 2023 5:03:37 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alex

That is correct. The previous meeting you had with city officials will serve as your pre-application meeting. Thanks

Sent from Mail for Windows

From: Brock, Alex
Sent: Friday, September 22, 2023 3:13 PM
To: Ryan Anderson; Linda Logan
Cc: Webb, Dennis (Den); Thomas, Kylie
Subject: RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ryan,

I just wanted to confirm our phone conversation a moment ago. You noted that we do not need another pre-app meeting and the August 18th meeting would be sufficient. Also, we do not need to submit a signed pre-app form with our rezoning applications. You will note that the pre-app was already complete when you receive our rezoning applications.

Let me know if I misstated anything.

Alexander Brock
Attorney at Law

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Brock, Alex <jabrock@sgrlaw.com>
Sent: Wednesday, September 20, 2023 2:34 PM
To: Ryan Anderson <randerson@cityofstockbridge-ga.gov>; Linda Logan <LLogan@cityofstockbridge-ga.gov>
Cc: Webb, Dennis (Den) <DWEBB@sgrlaw.com>
Subject: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Ryan,

Hope you are doing well. If you recall, you, the City Manager, Mayor Ford, and Councilman Alexander, met with Den Webb (Smith Gambrell & Russell) and representatives of Waypoint Residential on August 18th to discuss a proposed mixed use development on Patrick Henry Parkway. We are in the process of preparing the applications for the Annexation, Rezoning and a Comprehensive Plan Amendment for that development and need the pre-application form from the City.

Is the August 18th meeting considered the pre-application meeting and if so, can we get the signed pre-app to include with the applications? If not, is this something that we can set up either this week or next? Our goal is to submit by the October 2nd filing deadline.

Alexander Brock
Attorney at Law

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

Application

City of Stockbridge Planning and Zoning Division

Application for an Amendment to the Comprehensive Plan

Name of Applicant Waypoint Residential (c/o Dennis J. Webb, Jr.) Phone: 404.815.3620 Date: 9.29.2023

Address of Applicant: 1105 W. Peachtree St., NE, Suite 1000 Cell # 404.815.3620

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: 404.815.3620 Date: 9.29.2023

Address of Agent: 1105 W. Peachtree St., NE, Suite 1000 Cell # 404.815.3620

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.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: Mixed Use (Henry County)

TO: Medium Density Vertical Mixed Use (MDMU)

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: 052-1025024 (no address), 052-01025027 (no address), and 052-01025028 (no address)

Nearest intersection to the property: Patrick Henry Parkway and Holloway Road

Size of Tract: 19.74 acre(s). Land Lot Number(s): 46. District(s): 6

Property Tax Parcel Number(s):
052-1025024, 052-01025027, and 052-01025028 **(Required)**

Witness' Signature

Signature of Applicant

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

Printed Name of Witness

Jim Lott (Authorized Agent for Waypoint Residential)

Printed Name of Applicant

Notary

Signature of Agent

(Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP)

Notary Seal:

CATHY M. ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Mar. 13, 2027

(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: _____

Disclosures

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 rezoning, 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 18th day of September, 2023

Tim Dhanani (Authorized agent for Shama Hospitality, Inc. & Henry Pkwy Partners, LLC)

Applicant's Name - Printed

X Dhanani

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

DJW

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18 day of September 2023.

Notary Public

Ashaki A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

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

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes_____ No ✓

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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 15th day of September, 2023

LATIFA MOOSAJEE (Authorized agent for Habarri, Inc.)
Applicant's Name - Printed

Latifa R Moosajee
Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 15th day of September, 2023.

Armando Vazquez
Notary Public, Fulton County, Georgia
My Commission Expires 07/21/2025

Notary Public

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Yes____ No X

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We certify that the foregoing information is true and correct, this 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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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:

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Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Mar. 13, 2025

Notary Public

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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 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September 2023.

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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Yes_____No X

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We certify that the foregoing information is true and correct, this 29 day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Mar. 13, 2025

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Yes_____ No x

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We certify that the foregoing information is true and correct, this 29th day of September, 2023

Jim Lott (Authorized Agent for Waypoint Residential)

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA EXP. Mar. 13, 2025

Notary Public

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Letter of Ownership

Letter of Ownership

Shama Hospitality Inc. & Henry Pkwy Partners, LLC
2529 Grey Moss Court
Duluth, GA 30097

052-1025028 (no address) and 052-01025027 (no address)

Shama Hospitality Inc. & Henry Pkwy Partners, LLC hereby affirms that it owns the above-referenced tax parcels. Shama Hospitality Inc. & Henry Pkwy Partners, LLC also acknowledges that it is aware of the comp plan amendment request filed by Waypoint Residential (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to the same.

Shama Hospitality Inc. & Henry Pkwy Partners, LLC

By: _____
Its: _____
Date: 18/9/23

Sworn to and subscribed before me
this 18 day of September, 2023

_____
NOTARY PUBLIC

Ashaki A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

Letter of Ownership

Habarri, Inc.
2749 Oak Glen Manor Road
Decatur, GA 30033

052-1025024 (no address)

Habarri, Inc. hereby affirms that it solely owns the above-referenced tax parcel. Habarri, Inc. also acknowledges that it is aware of the comp plan amendment request filed by Waypoint Residential (c/o Dennis J. Webb, Jr.) related to the referenced property and consents to same.

LatiaR Moosajee
Habarri, Inc.

By: LATIEA MOOSAJEE
Its: COO
Date: Sept. 15, 2023.

Sworn to and subscribed before me
this 15th day of September, 2023

Armando Vazquez
Notary Public, Fulton County, Georgia
My Commission Expires 07/21/2025

NOTARY PUBLIC

Letter of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning,
Future Land Use Map Amendment,
and Concurrent Variance Applications

of

WAYPOINT RESIDENTIAL, LLC

for

± 19.7431 Acres of Land
located in
Land Lot 46,
6th District, Henry County

REZONE: C-2 (Henry County) to PUD and PMU Overlay
FLUMA: Mixed Use (Henry County) to MDMU
VARIANCES: Stockbridge UDC §§ 2.5.2.F.2, 2.5.2.H.4, and 2.5.2.H.1

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex ±20.90 acres[1] of land located in Land Lot 46, 6th District of Henry County, from unincorporated Henry County into the City of Stockbridge. Of the overall ±20.90 acres, the Applicant intends to develop three parcels, totaling ±19.7431-acres (Parcel IDs 052-01025028, 052-01025024, and 052-01025027) ("Subject Property") for a mixed-use development consisting of multifamily residential and retail. Concurrent with the annexation petition, the Applicant files this request to: (a) rezone the Subject Property from its current Henry County zoning designation, General Commercial District (C-2), to the Stockbridge designation of Planned Unit Development District (PUD) and Parkway Mixed Use Overlay District (PMU Overlay); (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to Medium Density Vertical Mixed Use (MDMU) under the City of Stockbridge's Comprehensive Plan; and (c) seek three (3) concurrent variances to the City of Stockbridge's Unified Development Code ("UDC").

The Subject Property is currently vacant[2] and the Applicant seeks to develop it with ±324 residential units (density of ±16.4 units per acre), ±9,000 square feet of space for club area and leasing office and ±5,000 square feet of ground floor retail ("Proposed Development"). The Proposed Development is more particularly described in the site plan titled Waypoint Henry County, prepared by Kimley-Horn and Associates and dated 09/22/2023 ("Site Plan"). The development will consist of seven buildings, four of which will be three stories in height and the remaining three floors with a basement level.[3] The largest building, labeled as Building 6 on the

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[1] The annexation petition includes the ±19.7431-acre Subject Property and the adjacent ±1.16-acre property (Parcel ID 052-01025021). The ±1.16-acre parcel is not included in this rezoning and Future Land Use Map Amendment application.

[2] There is an existing cemetery on the northwest portion of the Subject Property, which the Applicant will not disturb. The Applicant intends to meet all State, County and City buffer requirements to ensure its protection.

[3] The buildings with a basement level will have three floors visible on one side and four floors visible on the opposite side.

Site Plan, will contain the retail and other nonresidential uses on the ground floor with residential units above. The non-residential uses will have direct pedestrian access from the proposed Patrick Henry Parkway streetscape. The site design also provides pedestrian connectivity from the streetscape to internal sidewalks throughout the development to foster walkability. The multifamily residents will also enjoy numerous amenities including a pool, courtyard, grill areas and a dog walk area. Further, the Applicant is activating the stormwater detention pond as an amenity by incorporating nature trails around the pond for the use of the residents. Finally, the Proposed Development will provide adequate parking in the form of surface spaces (683) and garage spaces (42). The residential parking will be located behind a gated access, while the retail parking will be freely accessed from the drive entrance off of Patrick Henry Parkway.

The Subject Property is located between U.S. Interstate 75 ("I-75") to the west and directly fronts Patrick Henry Parkway to the east. Patrick Henry Parkway is a connecting road between two larger thoroughfares, Eagles Landing Parkway and Jodeco Road, with little existing development along its length. As a result, the commercial development has been limited to the major thoroughfares, while much of the land along Patrick Henry Parkway remains undeveloped.[4] The viability of commercial development along Patrick Henry Parkway is limited by the lack of residential along that roadway.[5] The Applicant's proposal for a mixed-use development with multi-family will place residential in proximity to the existing office and could serve as catalyst for future development of the vacant commercial parcels in the area.

The City's desire for mixed-use in the area is reflected in the City of Stockbridge's zoning, which designates the City parcels along Patrick Henry Parkway as being within the PMU

[4] The unincorporated Henry County parcels along Patrick Henry Parkway are zoned either Office Institutional (O-I) or C-2 which limits development to office and commercial uses.

[5] The Oaks at Eagle's Landing Senior Retirement Community, zoned PUD within the City of Stockbridge and located at 2700 Patrick Henry Parkway, is the only residential development currently on that roadway.

Overlay with varying base districts. Specifically, the property immediately to the south of the Subject Property (Parcel ID 052-01022000) and the property to the north (Parcel ID 051-01028045) are both within the PMU Overlay.[6] The PMU Overlay's stated purpose is to "encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses." *See the City of Stockbridge UDC §2.5.2.A.4.* Currently, there is little balance among the uses. The addition of residential and retail, however, will help move development in the area in closer to alignment with the PMU Overlay's goals. Moreover, the requested PUD zoning and PMU Overlay is harmonious with the adjacent and nearby properties within the PMU Overlay.

The City of Stockbridge long-term planning documents, Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan ("Comprehensive Plan"), notes that a diversity of housing stock is essential to attract a variety of residents, particularly younger professionals. The larger area surrounding the Subject Property contains single family detached residential and some senior housing, but few other options.[7] Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Eagles Landing Parkway, a large commercial corridor, in addition to the retail provided in Proposed Development. The Subject Property is in close proximity to a number of existing office uses and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

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[6] Note that Parcel ID 051-01028045 is separated from the Subject Property by one other property (Parcel ID 052-01025026) that is in unincorporated Henry County, thus outside of the PMU Overlay. Parcel ID 052-01025026 is owned by one of the owners of the Subject Property, however is not included in the instant proposal.

[7] The Jodeco Landing Rental Homes is located approximately 1.2 miles from the Subject Property at 3451 Jodeco Road. This community consists of rental townhomes and single family detached homes. It is not the traditional multifamily apartment.

The Applicant submits this document as a Statement of Intent with regard to this Application a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge UDC § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as MDMU (Medium Density Vertical Mixed Use). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles and small families;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the MDMU designation is compatible with character area designations adjacent and nearby (i.e. there is Henry County "Mixed-Use" to the North and East, and City of Stockbridge "Medium Density Vertical Mixed-Use" to the South).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted above, the proposed rezoning and mixed-use development is entirely compatible with the intent and purpose of the City's zoning regulations. The Proposed Development will add multi-family residential and retail uses to the existing office uses along Patrick Henry Parkway, thus creating a true mix of uses sought by the PMU Overlay. In addition, it adds to the diversity of housing stock in the city and should help attract a wide range of residents, including younger professionals as noted in the Comprehensive Plan. *Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37*

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of office buildings and certain other uses (e.g. Bright Generations Henry County Child Care Agency at 2480 Patrick Henry Parkway, Oaks at Eagle's Landing Senior Retirement Community at 2700 Patrick Henry Parkway, and the Piedmont Encompass Health Facility at 2200 Patrick Henry Parkway). The proposed multifamily residential and retail will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is located immediately north of another property (Parcel ID 052-01022000) and just south of another property (Parcel ID 051-01028045) that are located within the PMU Overlay. Additionally, there is another PUD zoning district, also within the PMU Overlay, located approximately 0.28 miles north of the Subject Property on Patrick Henry Parkway that contains the Oaks at Eagle's Landing Retirement Community. The Subject Property is also adjacent to parcels with compatible and complimentary designations on the County's and City's FLUMs (Henry County "Mixed-Use" to the North and East, and City of Stockbridge "Medium Density Vertical Mixed-Use" to the South).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Proposed Development will blend harmoniously with the surrounding developments and could serve as a catalyst for new growth in the area. The Applicant has provided a thoughtful design that takes into considerations potential impacts on the adjacent properties. For example, the Applicant is preserving a significant amount of green space in the form of an amenitized stormwater detention pond with nature trails that will buffer the adjacent property to the north. Similarly, to the south, there exists a Georgia Power Company easement that acts as an open space buffer along the southern property line. Finally, the Applicant will be providing onsite amenities for the residents to enhance the development's look and appeal.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

The 324 residential units equates to a density of ±16.4 units per acre. Although, the Comprehensive Plan does not designate a maximum density for the MDMU land use, the PMU Overlay allows for a density of up to 45 units per acre. The Applicant has not tried to maximize

the allowed density, but to provide a development that is fitting for the area. Also see Paragraphs C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comprehensive Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant has submitted with its application a Trip Generation Memorandum, prepared by Kimley-Horn and Associates and dated September 28, 2023 ("Trip Gen Memo"). The Trip Gen Memo uses the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development is expected to generate ±149 trips during the AM weekday peak hour, ±175 trips during the PM weekday peak hour, and ±1,940 total trips on a weekday. It is important to note that the Proposed Development will result in a dramatic decrease in the amount of traffic over what would be generated by a development under the current Henry County C-2 district. The Trip Gen Memo compares a ±160,000 square foot retail shopping center, a building that could be

developed as of right under the current Henry County zoning, with the Proposed Development. When the existing C-2 shopping center development is compared the Applicant's proposal, the Proposed Development is projected to generate approximately 3,982 less daily trips (67% less gross daily trips), 15 more AM peak hour trips (11% increase), and 369 less PM peak hour trips (68% reduction). Consequently, the Proposed Development will be less impactful to the roadways than what is currently allowed on the Subject Property.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-use development that will deliver quality design and construction, all of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The Subject Property is currently zoned C-2 within unincorporated Henry County. This zoning district allows a variety of retail and service uses. The intent of the C-2 district is to encourage businesses to be part of planned commercial centers or community shopping centers

and does not allow a mix of uses. Commercial shopping centers, however, have been struggling to compete with the rise of online shopping. As a result, around the City and around the nation, many large, centralized shopping centers are failing. If the Subject Property remains C-2, it is likely to remain vacant until a more suitable use or zoning is allowed.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The Subject Property does not adjoin any existing residential development and will not impact the integrity of residential neighborhoods.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking three concurrent variances with its request.

A. Stockbridge Unified Development Code § 2.5.2.F.2 to allow residential on the first floor of buildings.

The proposed design provides 5,000 square feet of retail space in the first floor of Building 6 along with 9,000 square feet of amenity space. The other buildings fronting Patrick Henry Parkway will be strictly multifamily residential with no commercial space. The Applicant does not believe that the area in which the Subject Property is located can support more commercial space. To meet the spirit of the zoning code, however, the Applicant is proposing that the first floor building façade for all multifamily buildings fronting Patrick Henry Parkway will mimic commercial frontage to provide the aesthetic that Stockbridge UDC is trying to advance along the parkway.

B. <u>Stockbridge Unified Development Code § 2.5.2.H.4 to eliminate the requirement for a vehicular connection between adjoining properties.</u>

The proposed site design locates the stormwater detention ponds at the northern and southern ends of the property. The location of the stormwater ponds are dictated by the site's topography and must be located at the lower portions of the property to facilitate drainage. Additionally, a Georgia Power Company easement runs the length of the southern property line and limits development in that area. These factors frustrate the ability to provide inter-parcel connection to the adjacent properties. Moreover, the multifamily residential portion of the site is limited to gate access for the security of residents. The limited gate access would prevent any access from the adjacent parcels for non-residents and defeats the stated purpose of the inter-parcel access. *Refer to Stockbridge Unified Development Code §2.5.2.H.4.b ("This* [inter-parcel access] *keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once, if desired.")*

C. <u>Stockbridge Unified Development Code §2.5.2.H.1 to allow parking in front of the buildings.</u>

It is the Applicant's belief that the proposed site design meets the requirement to locate the parking to the side and rear of the buildings, but is requesting the variance out of an abundance of caution. There are several areas of the parking that are not located behind a building and front either Patrick Henry Parkway or I-75. These areas, however, have fully enclosed garage spaces between most of the surface parking spaces and the right-of-way, which partially blocks the view from Patrick Henry Parkway. Additionally, the Subject Property is bounded both to the front and rear by right-of-way, which limits the ability to locate the parking completely behind or to the side of a building.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters

of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment and Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

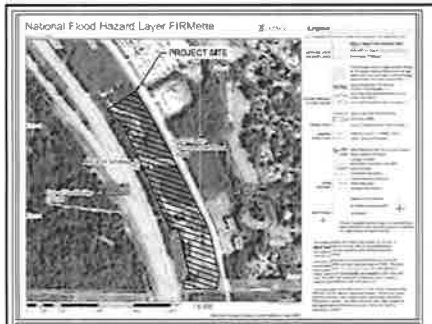
This 2nd day of October, 2023.

Respectfully submitted,

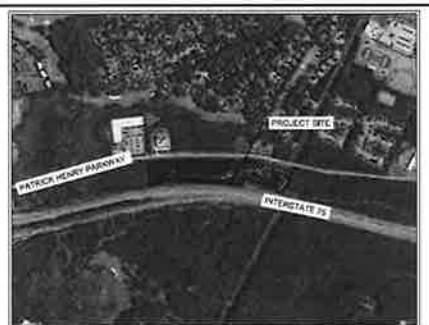
Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



FEMA MAP
N.T.S.



SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/8/2015.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE FORSYTH COUNTY SEWER CAPACITY BY LAND LOT.
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY

CURRENT ZONING (HENRY COUNTY)	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.00	ACRES
OPEN SPACE REQUIRED	3.95 AC (20.0%)	
OPEN SPACE PROVIDED	3.96 AC (20.1%)	
IMPERVIOUS AREA MAXIMUM	~8.78 AC (65.0%)	
IMPERVIOUS AREA PROVIDED	~0.93 AC (55.4%)	
PUBLIC SPACE REQUIRED	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK
- FRONT: 25 FT
  - FRONT SETBACK INCLUDES 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT
- SIDE: 15 FT
- REAR: 20 FT

BUFFERS

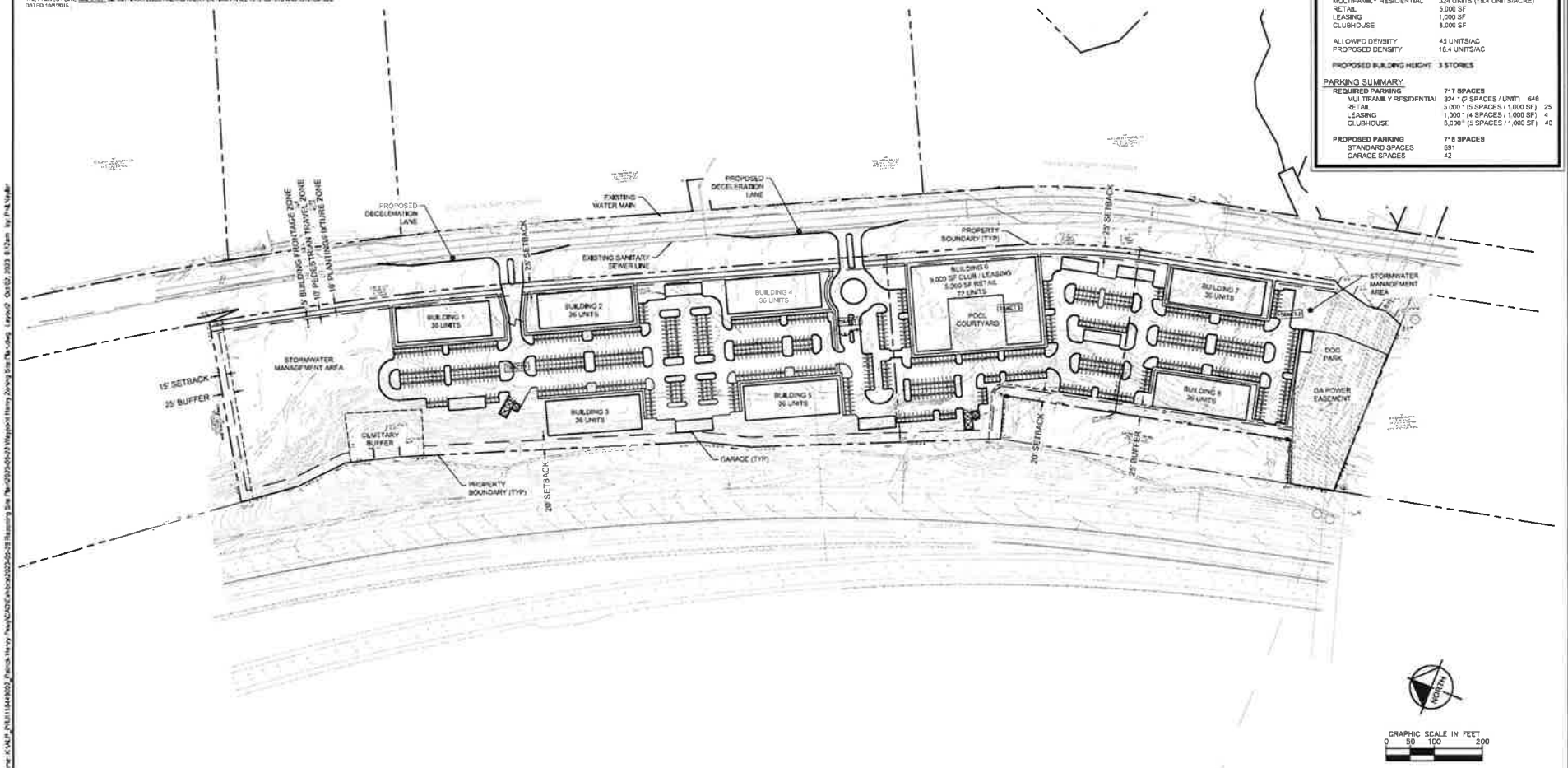
ADJACENT GB ZONING (NORTH)	25 FT
ADJACENT RR ZONING (SOUTH)	25 FT
ADJACENT C2 ZONING (SOUTHWEST)	25 FT

PROPOSED LAND USES & DENSITIES

MULTIFAMILY RESIDENTIAL	324 UNITS (16.4 UNITS/ACRE)
RETAIL	5,000 SF
LEASING	1,000 SF
CLUBHOUSE	8,000 SF
ALLOWED DENSITY	45 UNITS/AC
PROPOSED DENSITY	16.4 UNITS/AC
PROPOSED BUILDING HEIGHT	3 STORIES

PARKING SUMMARY

REQUIRED PARKING	717 SPACES	
MULTIFAMILY RESIDENTIAL	324 * (2 SPACES / UNIT)	648
RETAIL	5,000 * (5 SPACES / 1,000 SF)	25
LEASING	1,000 * (4 SPACES / 1,000 SF)	4
CLUBHOUSE	8,000 * (5 SPACES / 1,000 SF)	40
PROPOSED PARKING	718 SPACES	
STANDARD SPACES	691	
GARAGE SPACES	42	



Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBERPARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280

WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-9569

WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 16 6TH DISTRICT
PARCEL ID: 032-01D-250-27, 032-01D-250-28

DRAWN BY:	PTT
DESIGNED BY:	PTT
REVIEWED BY:	DBW
DATE:	09/25/2023
PROJECT NO.:	11844000

ZONING SITE PLAN

SHEET NUMBER
ZSP

Drawing name: K:\ALP_ENG\11844000_Patrick Henry Pkwy\CAD\Exhibits\20230925-08 Rezoning Site Plan\20230925-01 Waypoint Henry Zoning Site Plan.dwg Layout: ZSP Oct 02, 2023 8:12am by PTaylor

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Kimley-Horn and Associates, Inc. shall be at the client's sole risk and without liability to Kimley-Horn and Associates, Inc.

Survey

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

LIDAR NOTE

[illegible]

SPECIAL NOTES

[illegible]

SURVEY NOTES

[illegible]

REFERENCE MATERIAL

1. BOUNDARY SURVEY FOR TEJ DHANANI PREPARED BY CONCEPTUAL DESIGN ENGINEERING, INC. DATED NOVEMBER 14, 2007
2. DEEDS AND PLATS CONTAINED WITHIN TITLE NOTES AND AS SHOWN HEREON

SITE INFORMATION

TRACT 1
CURRENT OWNER: SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST) DB 10812 PG 41
TAX PARCEL ID: [illegible]
ADDRESS: UNASSIGNED

TRACT 2
CURRENT OWNER: SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST) DB 10812 PG 41
TAX PARCEL ID: [illegible]
ADDRESS: UNASSIGNED

TRACT 3
CURRENT OWNER: HARARI, INC. DB 17570 PG 74
TAX PARCEL ID: [illegible]
ADDRESS: UNASSIGNED

TITLE NOTES - TRACTS 1 & 2

1. ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) OF HENRY COUNTY, GEORGIA (PANEL NUMBERS 13151C0151E & 13151C0152E) EACH DATED OCTOBER 5, 2019, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING.

[illegible]

PROPERTY DESCRIPTION (OVERALL: TRACTS 1-3)

[illegible]

TITLE NOTES - TRACT 3

[illegible]

PROPERTY DESCRIPTION (TRACT 1)

[illegible]

PROPERTY DESCRIPTION (TRACT 2)

[illegible]

PROPERTY DESCRIPTION (TRACT 3)

[illegible]

LOCATION MAP

NOT TO SCALE
LAT: 33.2941.77 N
LONG: 84.1711.01 W

ZONING INFORMATION

ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
JURISDICTION: HENRY COUNTY

SETBACKS (NOT PROVIDED ON SURVEY)
FRONT: 50 FEET FROM ROW
SIDE: NONE, EXCEPT 30 FEET ON CORNER LOTS
REAR: 20 FEET

[illegible]

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC
1227 N PEACHTREE PARKWAY, SUITE 170
PEACHTREE CITY, GA 30269
PHONE: 404-312-6912
ATTENTION: HANS WONNEBERGER

[illegible]

UTILITY PROVIDERS

GAS — [illegible]
COMMUNICATION — [illegible]
POWER — [illegible]
WATER — HENRY COUNTY WATER AUTHORITY, 1695 HIGHWAY 20 W, MCDONOUGH, GA 30253, (770) 914-3099

TOWER CLOUD, 350 INTERNATIONAL CT. NORTH, ST. PETERSBURG, FL 33716, (888) 897-2539

RECORDING CERTIFICATE

[illegible]

ALTA/NSPS CERTIFICATE

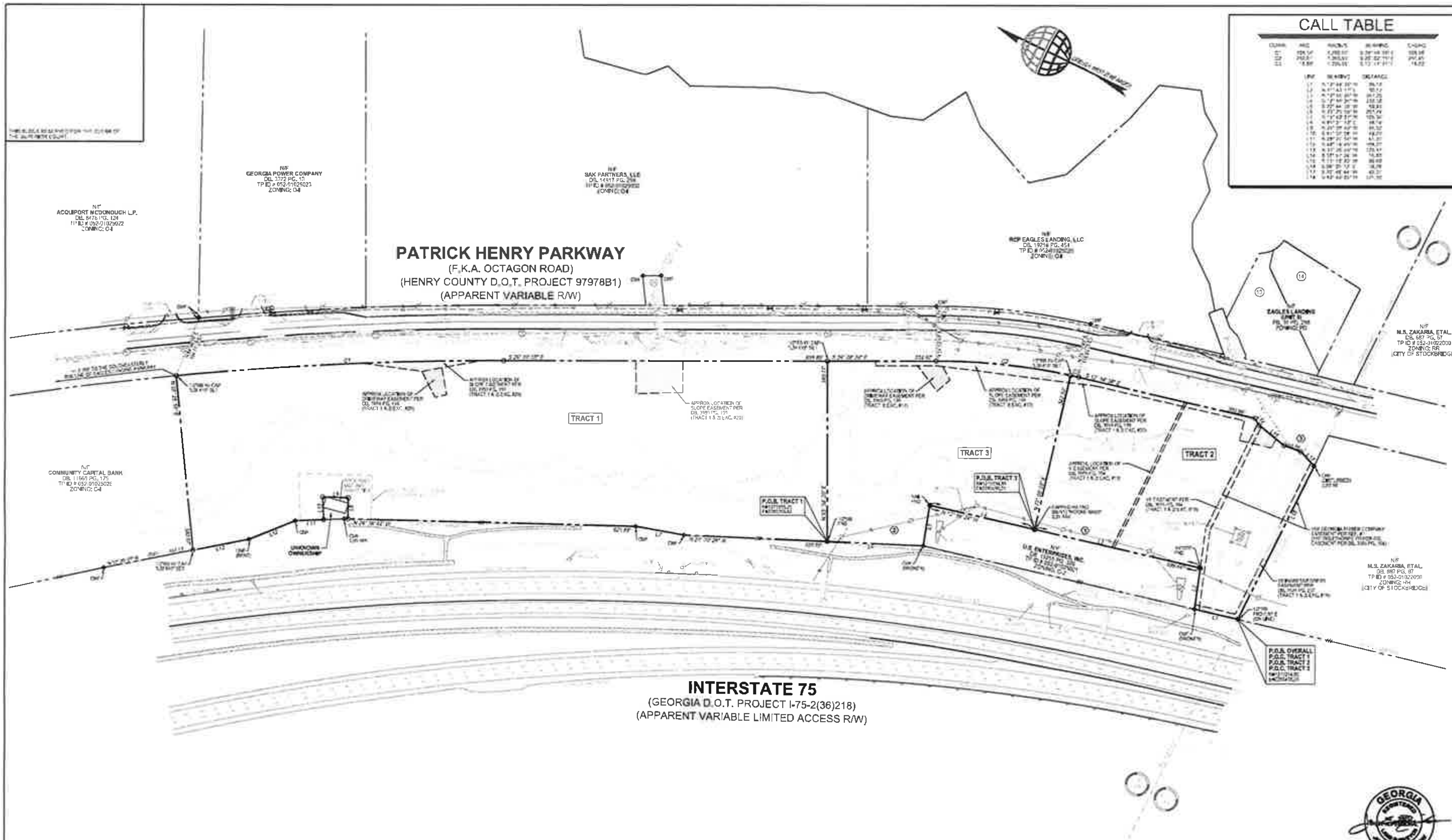
TO: WPR DEVELOPMENT HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

[illegible]

TerraMark Geospatial

ALTA/NSPS LAND TITLE SURVEY FOR WPR DEVELOPMENT HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY (PATRICK HENRY PARKWAY SITE) LOCATED IN LAND LOT 46, 6TH DISTRICT HENRY COUNTY, GEORGIA

SHEET NO. 1/2



CALL TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	[illegible]	[illegible]
L18	[illegible]	[illegible]

LEGEND

AREAS OF INTEREST TABLE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

ABBREVIATIONS

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

TerraMark Geospatial

SHEET NO.
2/2

Legal Description

PROPERTY DESCRIPTION

TRACT 1
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 599.64 feet to a nail found; thence, South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75, North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found, being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing along the said line of Interstate 75

1. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
2. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
3. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
4. North 65° 21' 18" East, 46.14 feet; thence,
5. North 24° 38' 42" West, 55.52 feet; thence,
6. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
7. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
8. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
9. North 37° 20' 45" West, 123.37 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
10. North 58° 25' 59" East, 380.57 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
11. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
12. South 26° 01' 05" East, 699.80 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
13. South 63° 58' 20" West, 390.77 feet to the Point of Beginning, containing 497,813 square feet or 11.4282 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 2
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence,
3. North 12° 56' 24" West, 367.26 feet; thence,
4. North 77° 00' 06" East, 342.54 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
6. South 12° 54' 38" East, 390.96 feet; thence,
7. South 32° 57' 24" West, 16.66 feet; thence,
8. South 13° 18' 22" West, 69.69 feet; thence,
9. South 06° 05' 12" East, 38.78 feet; thence,
10. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
11. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 186,411 square feet or 4.2794 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 3
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 367.26 feet to a point being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running

1. North 12° 56' 24" West, 232.38 feet to a nail found; thence,
2. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
3. North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found; thence, leaving the aforesaid line of Interstate 75 and running
4. North 63° 58' 20" East, 390.77 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. South 26° 08' 24" East, 234.97 feet; thence,
6. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
7. South 77° 00' 06" West, 342.54 feet to the Point of Beginning, containing 175,784 square feet or 4.0355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

Water and Sewer Availability Letter/Email

Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR 2. Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (*Preliminary profiles of the proposed sewer routing may be required.)* • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment $200.00		Cash or check made payable to *Henry County Water Authority* for **$200.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district)**	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: 09/28/2023

Name of Applicant Chris Moore Phone: 561-961-7226 Mobile: 262-751-5014

Address of Applicant: 150 E Palmetto Park Rd Fax: _____

City: Boca Raton State: FL Zip: 33432 E-mail: cmoore@waypointresidential.com

Name of Agent Brian West Phone: 470-273-3299 Mobile: 941-724-2022

Address of Agent: 645 Molly Ln #110 Fax: _____

City: Woodstock State: GA Zip: 30189 E-mail: brian.west@kimley-horn.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ **Conditional Use/Exception** ☐ **Variance** ☐ **In-law Suite/Addition** ☐ **Bank Loan**

AVAILABILITY: ■ **General Availability** ■ **Rezoning**

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from C-2 (Present Zoning)) to PUD (Requested Zoning)

For the Purpose of Multifamily/Mixed-Use (Type of Development)

Address of Property: 2400 Patrick Henry Pkwy (Street Address, if Applicable, Nearest Intersection, Etc) Nearest Intersection to Property Patrick Henry Pkwy & Country Club Dr

Size of Tract: 20.3 acre(s), Land Lot Number(s): 46, District(s): 6

Development Estimated Average Daily Sewer Flow (GPD): 106,071

Property Tax Parcel Number: 052 - 010 - 250 - 28 ~~27~~ 24 Proposed number of lots: 1

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Clayton Robinson
Printed Name of Witness

Christopher J. Moore
Printed Name of Owner/s

Notary

Notary Public State of Florida
Cristina Schwartz
My Commission HH 319753
Expires 10/6/2026

Signature of Agent

Kimley»Horn

MEMORANDUM

To: Henry County Water Authority
1695 GA-20
McDonough, GA 30253

From: Brian B. West, P.E.
645 Molly Ln #110
Woodstock, GA 30189
Kimley-Horn and Associates, Inc.

Date: 09/28/2023

Subject: Letter of Intent – Waypoint Henry County Multifamily

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The subject property for this proposed development encompasses parcels 052-010-250-28, 052-010-250-27, and 052-010-250-24 along Patrick Henry Parkway. The subject property is currently zoned General Commercial (C2) in unincorporated Henry County, while the intent is to annex this property into the City of Stockbridge and rezone it to Planned Unit Development (PUD) within the Parkway Mixed Use (PMU) overlay district. The intended use for this property is a mixed-use of multifamily and commercial. Conceptual site planning efforts have yielded a residential unit count of 324 units with 5,000 SF of retail space. Construction is anticipated to take place from August 2024 to July 2026, with the first units being delivered in October 2025.

Sincerely,

Brian B. West, P.E.

Henry County Water Authority
Engineering Division

October 17, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family Development**
Property Information:	**Patrick Henry Pkwy Parcel ID. 052-01025028, 052-01025027, 052-01025024 LL 46; District 6; 20.3 +/- 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 can be made available to the property described above by way of a line extension, as illustrated on the Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	128	psi
Residual:	109	psi
Flow	1660	gpm
Calculated Flow @ 20 psi:	4242	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed conditional use 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 Site Plan dated 09/28/2023 prepared by Kimley-Horn.

Scott Sage
Date: 2023.10.17 08:58:29 -04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0131D AND 13151C0152D DATED 10/5/2018

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

DEVELOPMENT SUMMARY:

SITE SUMMARY

CURRENT ZONING (HENRY COUNTY)	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE)	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	16.74	ACRES
FLOOR AREA	9.09	ACRES
OPEN SPACE REQUIRED	3.95 AC (20.0%)	
OPEN SPACE PROVIDED	3.96 AC (20.1%)	
PUBLIC SPACE REQUIRED:	0.06 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK

FRONT	25 FT
SIDE	15 FT
REAR	20 FT

BUFFERS:

ADJACENT OI ZONING (NORTH)	25 FT
ADJACENT RR ZONING (SOUTH)	25 FT
ADJACENT C2 ZONING (SOUTHWEST)	25 FT

PROPOSED LAND USES & DENSITIES

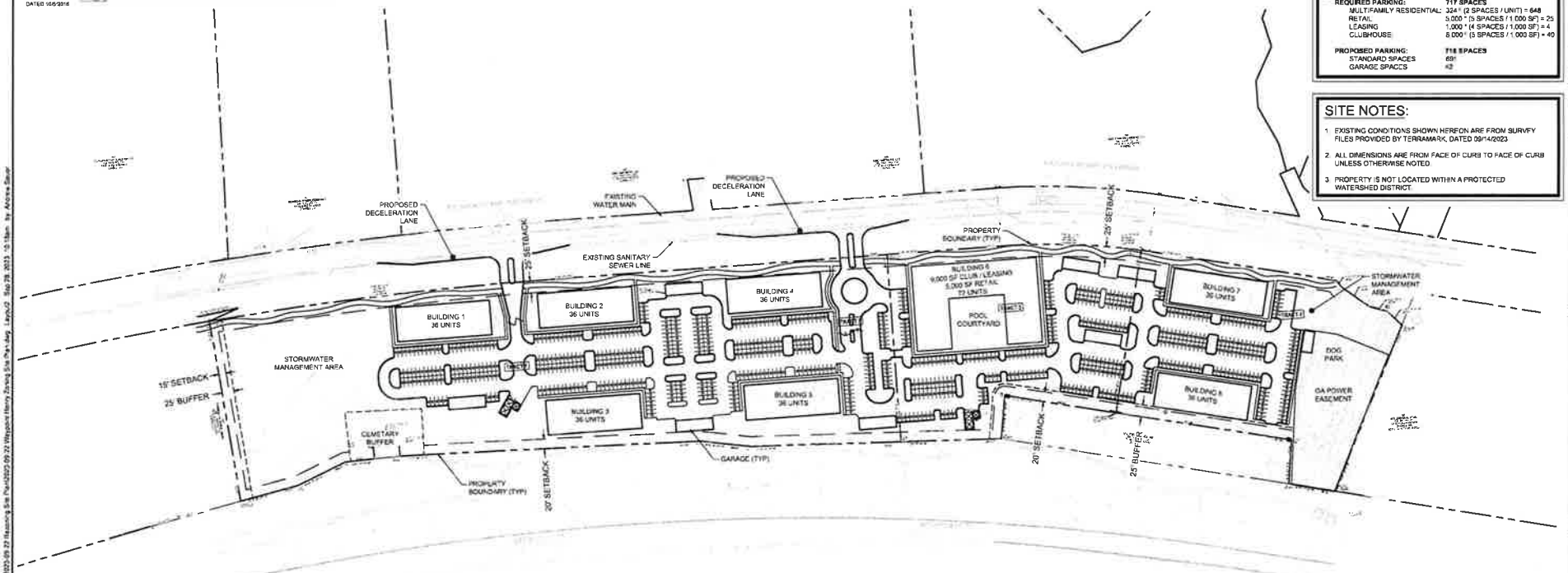
MULTIFAMILY RESIDENTIAL:	324 UNITS (19.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING	1,000 SF
CLUBHOUSE	8,000 SF

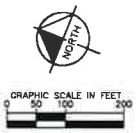
PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES	691
GARAGE SPACES	42

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.





Kimley»Horn
2 ALPHARETTA PARK 400 RAINES 31 STE 600
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280

WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: (770) 817-9459

WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY (HENRY COUNTY, GA
LAND LOT(S) 61 (HENRY HC)
PARCEL ID: 052-410-230 24, 052-210-230-27, 052-410-230 25

DRAWN BY	PTT
DESIGNED BY	PTT
REVIEWED BY	BBY
DATE	09/28/202
PROJECT NO.	11644900

TITLE: ZONING SITE PLAN

SHEET NUMBER: ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Presentation for CP-2023-07

Presented To:

Planning Commission – December 21, 2023

Mayor and Council – January 8, 2023

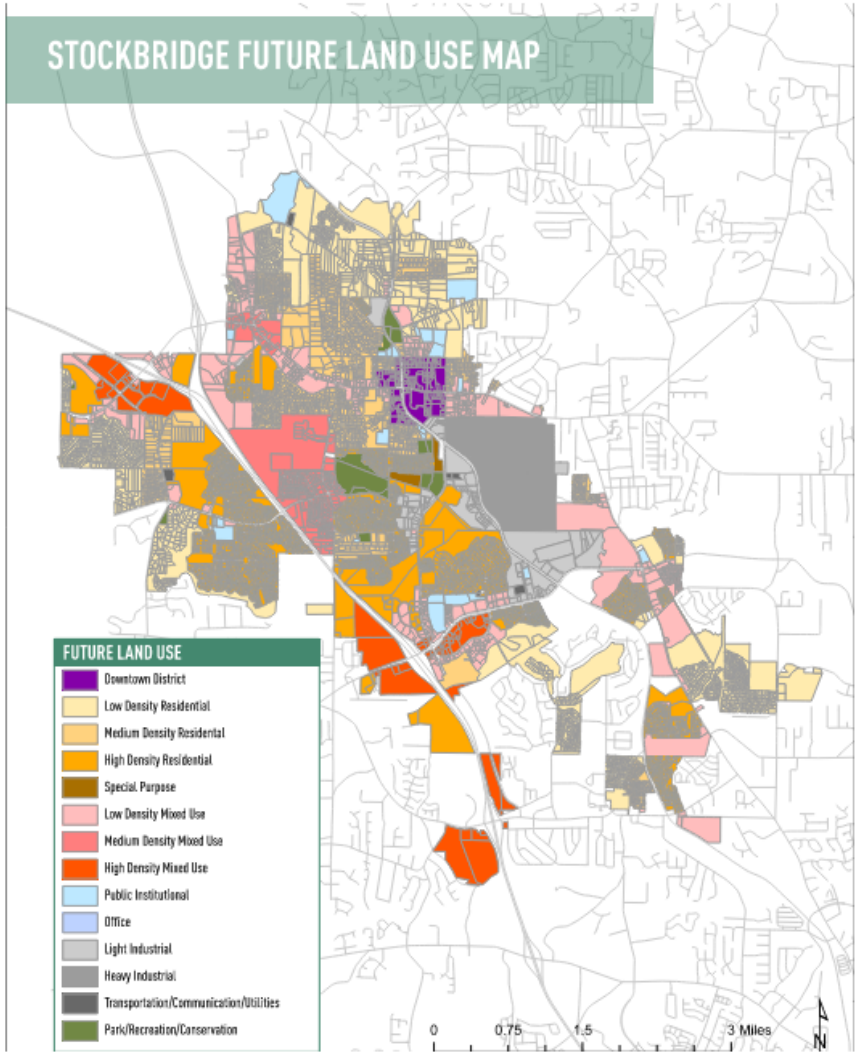
Case Facts

- Applicant: Waypoint Residential (c/o Dennis J. Webb, Jr. – Smith, Gambrell, and Russel, LLP)
- Owner: #052-01025024: Habarri, Inc.; #052-01025027 and #052-01025028: Shama Hospitality Inc. & Henry Pkwy Partners, LLC
- Applicant's Request: assign the future land use designation of 'Medium Density Mixed Use' to allow for the construction of a mixed-use development.
- Number of Proposed Units Per Acre: 16.4 units per acre
- Address of Property: #052-01025024, #052-01025027, and #052-01025028
- Number of Acres: 20.90 +/- acres
- Project Characteristics: Vacant with cemetery in Northwest portion
- County Land Use Designation: Mixed Use (MX)
- County Land Use Zoning : C2 (General Commercial)
- Sign Posting: December 6, 2023

Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025028
I-75
ROYAL BURGESS WAY
WORTHING LN
REDBUD CT

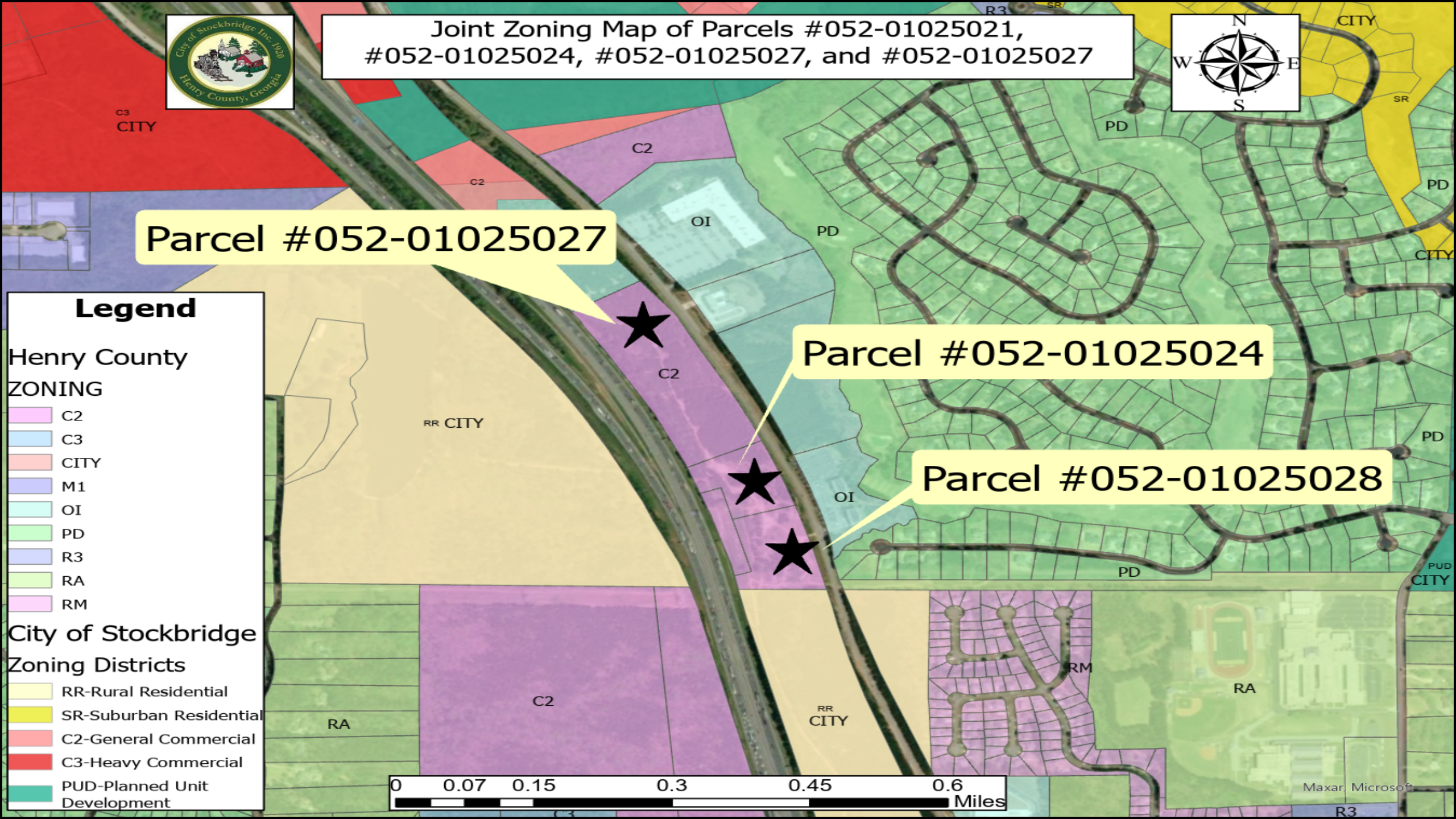
City of Stockbridge Comprehensive Plan (2018-2038)

Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



MEDIUM-DENSITY MIXED USE (4-7.99 UNITS/ACRE)

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.


Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025028
Legend
Henry County
ZONING
C2
C3
CITY
M1
OI
PD
R3
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
SR-Suburban Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.07 0.15 0.3 0.45 0.6
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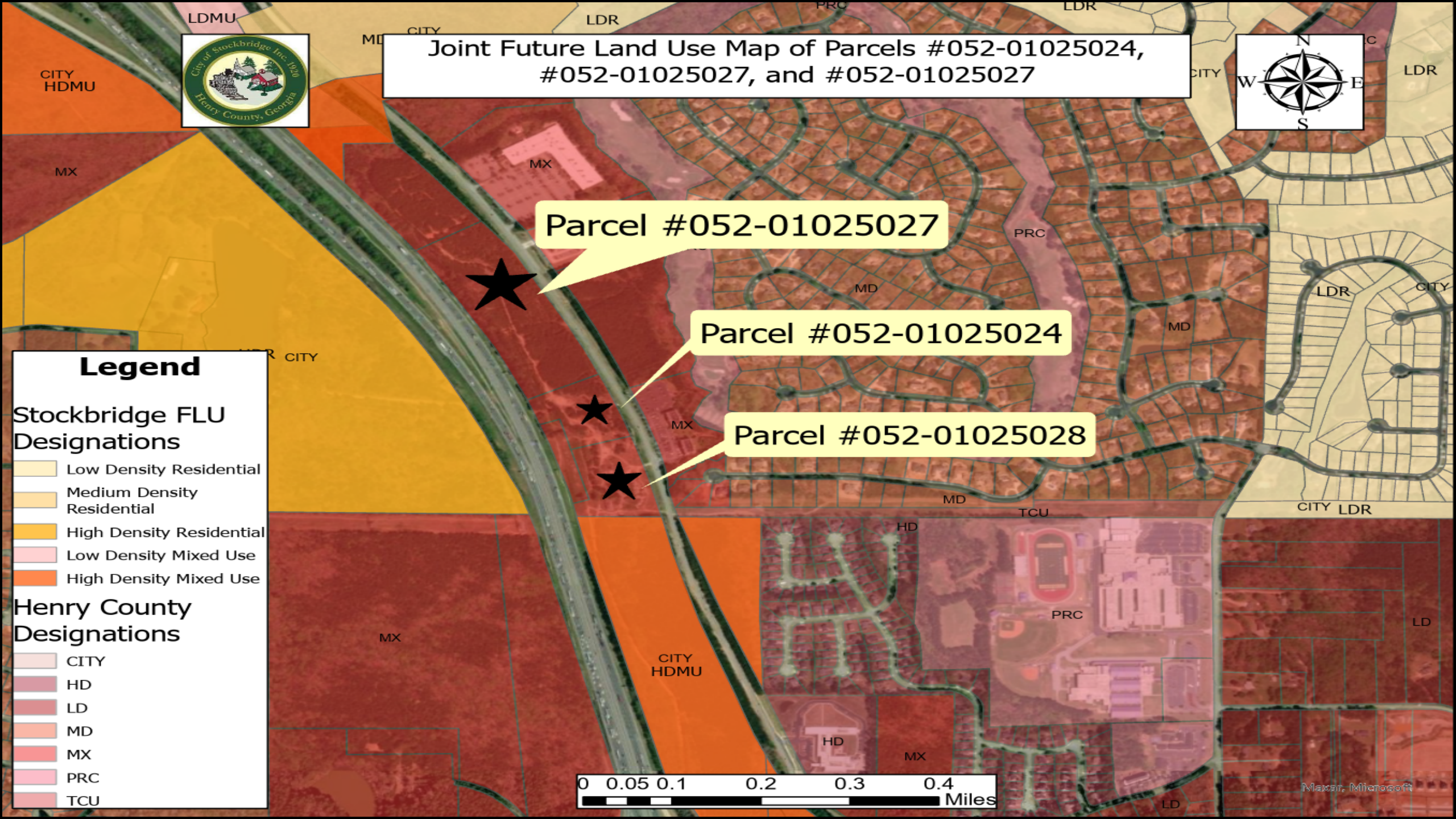
W
Maxar, Microsoft


Joint Future Land Use Map of Parcels #052-01025024, #052-01025027, and #052-01025027
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025028
Legend
Stockbridge FLU Designations
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
High Density Mixed Use
Henry County Designations
CITY
HD
LD
MD
MX
PRC
TCU
0 0.05 0.1 0.2 0.3 0.4 Miles
N
S
E
W
LDMU
LDR
PRC
CITY
HDMU
MX
MD
TCU
HD
LD
Maxar, Microsoft

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land Childcare agency Georgia Power	Mixed Use (Henry County) Mixed Use (Henry County) Mixed Use (Henry County)
Property to the South	Vacant	Rural Residential (City of Stockbridge)
Property to the East	Dermatology and Law Offices Eagles Landing Subdivision	Mixed Use (Henry County) Medium Density Residential (Henry County)
Property to the West	Vacant	Rural Residential (City of Stockbridge)

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Argento at the Bridges	306	20 units per acre
Waypoint	**324**	**16.4 units per acre**
Thompson Thrift Multifamily	214	10 units per acre
Townhomes (Bridges of Jodeco)	140	9 units per acre

Project Information

- The applicant proposes to build a mixed-use development with 325 residential units, 9,000 square feet of space that will be used for both the club area and leasing office, and 5,000 square feet of ground floor retail.
- The development will include seven buildings, four of which would be three stories in height, and the remaining three floors with a basement level.
- The development would include numerous amenities, such as a pool, courtyard, grill areas, and a dog walk area. Adequate parking would be provided in the form of 683 surface spaces and 42 garage spaces.

Staff Analysis (Section 9.2.7 of The Unified Development Code)

1. **<u>Consistency with the Comprehensive Plan:</u>** The request to assign the Future Land Use designation of Medium-Density Mixed-Use is necessary because the PUD zoning district is compatible with all the Land Use Designations in the city, which includes the proposed Medium-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 through 44.

Community Goals and Policies (pg. 42-44)	Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)
	Encourage mixed-use development to promote a live, work, play concept.
	Supporting increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.
	Create a sense of place for the community.

Staff Analysis (cont.)

2. **Relation to the Zoning of the Property:** The applicant's request of assigning the subject property PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which includes the following: Oaks at Eagle's Landing Senior Retirement Community Agency at 2700 Patrick Henry Parkway (MDR), Bright Generations Henry County Child Care Agency at 2480 Patrick Henry Parkway (MX), and the Piedmont Encompass Health Facility at 2200 Patrick Henry Parkway (HD). Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations, including the request designation of Medium Density Residential. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the PUD zoning district to allow the proposed mixed-use development to be built.

3. **Suitability of the Site's Location:** The applicant is proposing a mixed-use development with 325 residential units, 9,000 square feet of space for the club area and leasing office, 5,000 square feet of ground floor retail, 683 surface parking spaces, and 42 garage spaces. The surrounding area includes similar existing mixed-use developments, office buildings, and medical clinics. The proposed development will add to the mix of uses in the area and provide modern residential options. The mixed-use developments nearby have a land use density range of 9 units per acre (Townhomes Bridges of Jodeco) to 20 units per acre (Argento at Bridges of Jodeco). The requested 16.4 units per acre by the applicant is therefore consistent with the surrounding land use densities.

4. **Maintaining the Current Land Use Designation:** The proximity of existing mixed-use developments, office buildings, and subdivisions make the requested Medium Density Mixed Use Future Land Use Designation an appropriate future land use for the subject property. The location of the proposed mixed-use development along Patrick Henry Parkway, which is a major arterial road, makes it more suitable for a mixed-use development.

Recommendation

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-07 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-06, the requested variance VR-2023-04, and the requested rezoning of RZ-2023-08 to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: December 21, 2023

Subject: #CP-2023-07 For #052-01025024, #052-01025027, and #052-01025028

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russel, LLP) to assign the future land use designation of 'Medium Density Mixed Use' to the properties identified by Parcel IDs: #052-01025024, #052-01025027, and #052-01025028, located in unincorporated Henry County after the parcels are annexed into the Stockbridge City Limits. The property contains three parcels with 19.7431+/- total acres. The purpose of this request is to allow for the construction of a mixed-use development.

II. Background

Proposed Development	Mixed-use development consisting of multifamily residential and retail
Site Address	#052-01025024 (no address) #052-01025027 (no address) #052-01025028 (no address)
Parcel Identification	#052-01025024 (no address) #052-01025027 (no address) #052-01025028 (no address)
Parcel Acreage	19.7431 +/- acres
Applicant	Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russel, LLP)
Owner	#052-01025024: Habarri, Inc.

	#052-01025027: Shama Hospitality Inc. & Henry Pkwy Partners, LLC #052-01025028: Shama Hospitality Inc. & Henry Pkwy Partners, LLC
County Land Use Designation	#052-01025024: MX (Mixed Use) #052-01025027: MX (Mixed Use) #052-01025028: MX (Mixed Use)
County Land Use Zoning	#052-01025024: C2 (General Commercial) #052-01025027: C2 (General Commercial) #052-01025028: C2 (General Commercial)
Number of Proposed Units Per Acre	16.4 units per acre
Current Use	Vacant with cemetery in Northwest portion

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Bright Generations Childcare agency Georgia Power	Mixed Use (Henry County) Mixed Use (Henry County) Mixed Use (Henry County)
Property to the South	Vacant	Rural Residential (City of Stockbridge)
Property to the East	Dermatology and Law Offices Eagles Landing Subdivision	Mixed Use (Henry County) Medium Density Residential (Henry County)
Property to the West	Vacant	Rural Residential (City of Stockbridge)

SURROUNDING LAND USE DENSITIES

Name of Subdivision/Development	Units	Estimate Density Per Acres
Argento at Bridges of Jodeco	306	20 units per acre

Waypoint	324	16.4 units per acre
Thomas Thrift Multifamily	214	10 units per acre
Townhomes Bridges of Jodeco	140	9 units per acre

III. Findings of Fact

1. The applicant has also applied for a Annexation (AX-2023-06) for all subject properties to be added into the city limits.

2. The applicant has also applied for a Rezoning application (RZ-2023-07) to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU).

3. The applicant has also applied for Variance application (VR-2023-04). The purpose of the variance request is to allow the reduction in the front yard setbacks from the required 50 feet to 35 feet.

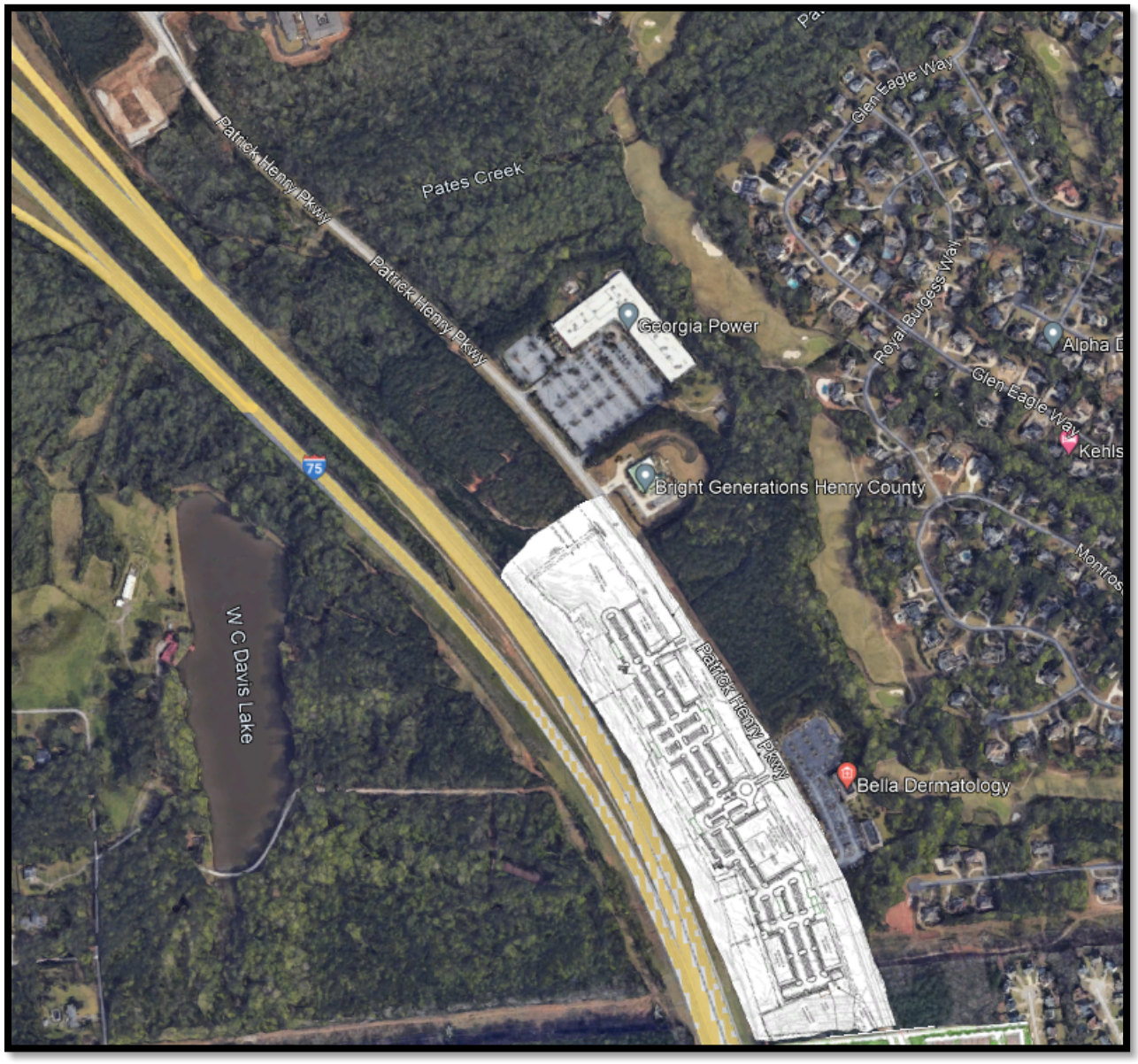
4. The subject properties are currently zoned as C-2 (General Commercial) by the Henry County Zoning Ordinance and are currently designated as MX (Mixed-Use) by the Henry County Future Land Use Map.

5. The vicinity of the area is mostly residential and commercial with the following zoning classifications: OI (Office Institutional) (Henry County), C-2 (General Commercial) (City of Stockbridge), PD (Planned Development (Henry County), RR (Rural Residential) (City of Stockbridge).

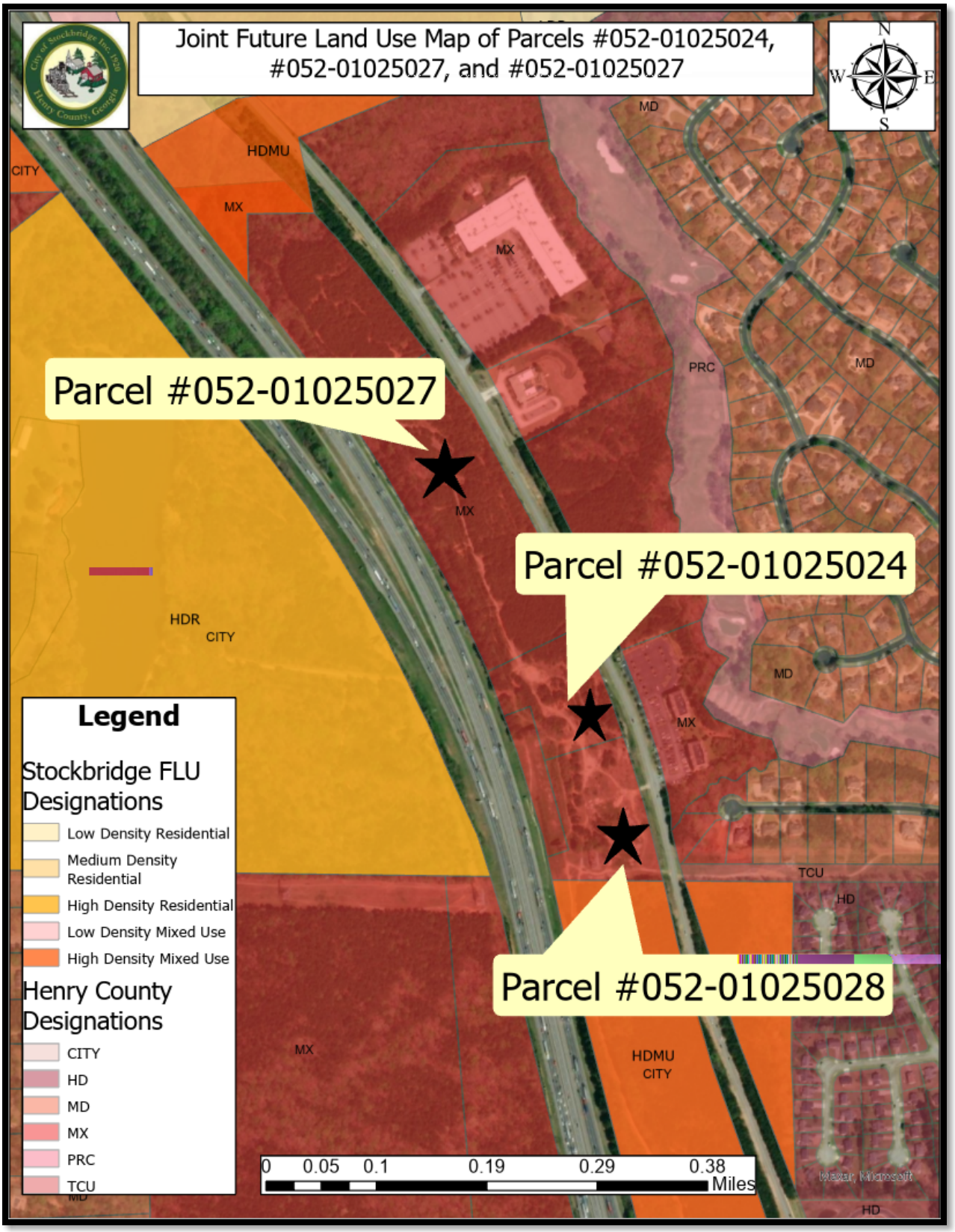
6. The surrounding land use designations are as follows: MX (Mixed Use) (Henry County), MD (Medium Density) (Henry County), HDR (High Density Residential) (City of Stockbridge), HDMU (High Density Mixed Use) (City of Stockbridge).

IV. Maps and Illustrations

Aerial Photo with Site Plan



Aerial Photo of #052-01025024, #052-01025027, and #052-01025028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Miles
HDMU
CITY
MX
MD
PRC
HDR
TCU
HD

Site Plan of #052-01025024, #052-01025027, and #052-01025028

V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to assign the City Future Land Use Designation of Medium-Density Mixed-Use to allow for a mixed-use development with 325 residential units, 9,000 square feet of space for the club area and leasing office, 5,000 square feet of ground floor retail, 683 surface parking spaces, and 42 garage spaces. The development will include seven buildings, four of which will be three stories in height, and the remaining three floors with a basement level. Additionally, the development will include numerous amenities such as, pool, courtyard, grill areas, and a dog walk area.

The Henry County Future Land Use Map currently designates the property as MX (Mixed Use). However, if the proposed annexation (AX-2023-06) is approved by the City, the property would be assigned the City future land use designation of Medium-Density Mixed-Use.

The subject property is currently zoned as C-2 (General Commercial) by the Henry County Zoning Ordinance. However, if the proposed annexation is approved by the city, it will be assigned to the PUD (Planned Unit Development) zoning district and Parkway Mixed Use Overlay District. Page 45 of the City of Stockbridge 2024 Comprehensive Plan states the PUD (Planned Unit Development) zoning district is compatible with all the Future Land Use Designations which includes the proposed Medium-Density Mixed-Use designation.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.7):**

ANALYSIS OF REQUEST

1. **Consistency with the Comprehensive Plan.**

The request to assign the Future Land Use designation of Medium-Density Mixed-Use is necessary because the PUD zoning district is compatible with all the Land Use Designations in the city, which includes the proposed Medium-Density Mixed-Use designation. In addition, the proposed mixed-use development is consistent with the policy goals that are found in the current City of Stockbridge Comprehensive Plan that are found on pages 42 through 44.

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	Create a sense of place for the community.

2. Relation to the Zoning of the Property.

The applicant's request of assigning the subject property PUD (Planned Unit Development) is compatible with the other surrounding land use designations that are adjacent to the subject property, which include the following: Oaks at Eagle's Landing Senior Retirement Community Agency at 2700 Patrick Henry Parkway (MDR), Bright Generations Henry County Childcare Agency at 2480 Patrick Henry Parkway (MX), and the Piedmont Encompass Health Facility at 2200 Patrick Henry Parkway (HD). Page 45 of the 2024 Comprehensive Plan identifies the PUD zoning district as being compatible with all the Future Land Use designations, including the requested designation of Medium Density Mixed Use. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the PUD zoning district to allow the proposed mixed-use development to be built.

3. Suitability of the Site's Location.

The applicant is proposing a mixed-use development with 325 residential units, 9,000 square feet of space for the club area and leasing office, 5,000 square feet of ground floor retail, 683 surface parking spaces, and 42 garage spaces. The surrounding area includes similar existing mixed-use developments, office buildings, and medical clinics. The proposed development will add to the mix of uses in the area and provide modern residential options.

The mixed-use developments nearby have a land use density range of 9 units per acre (Townhomes Bridges of Jodeco) to 20 units per acre (Argento at Bridges of Jodeco). The requested 16.4 units per acre by the applicant is therefore consistent with the surrounding land use densities.

4. Maintaining the Current Land Use Designation.

The proximity of existing mixed-use developments, office buildings, and subdivisions make the requested Medium Density Mixed Use Future Land Use Designation an appropriate future land use for the subject property. The location of the proposed mixed-use development along Patrick Henry Parkway, which is a major arterial road, makes it more suitable for a mixed-use development.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-07 would be necessary and desirable for the subject property in conjunction with the requested annexation of the property via AX-2023-06, the requested variance VR-2023-04, and the requested rezoning of RZ-2023-08 to assign the zoning district of 'PUD' (Planned Unit Development) and Parkway Mixed Use Overlay District (PMU). Therefore, the Planning and Zoning staff recommends **APPROVAL**.

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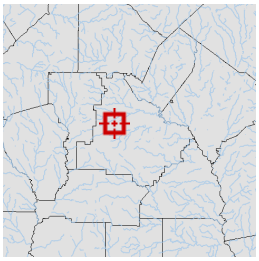
Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025021	**Class**	C	**Owner**	U S ENTERPRISES	**Land**	$253500				
Property		**Acreage**	1.164	**Address**	INC	**Value:**					
Address					225 COREY	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				CENTER	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					ATLANTA GA	**Misc**	$0	5/15/2017	$250,000	n/a	Q
					30312	**Value:**		5/13/2017	$250,000	QUITCLAIM	U
						Total	$253500				
						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: 10/10/2023
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Developed by Schneider GEOSPATIAL

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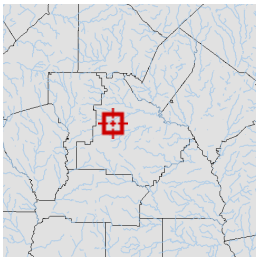
Overview



Legend

Parcels

Roads

Parcel ID	052-01025024	**Class**	C	**Owner**	HABARRI INC	**Land Value:**	$763800			
Property Address	PATRICK HENRY PKWY	**Acreage**	4.02	**Address**	2749 OAK GLEN MANOR RD DECATUR GA 30033	**Building Value:**	$0	**Last 2 Sales**		
District	County/UnIncorp							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	10/28/2020	$0	CORPORATE	U
								11/17/2005	$904,500	n/a	Q
						Total Value:	$763800			

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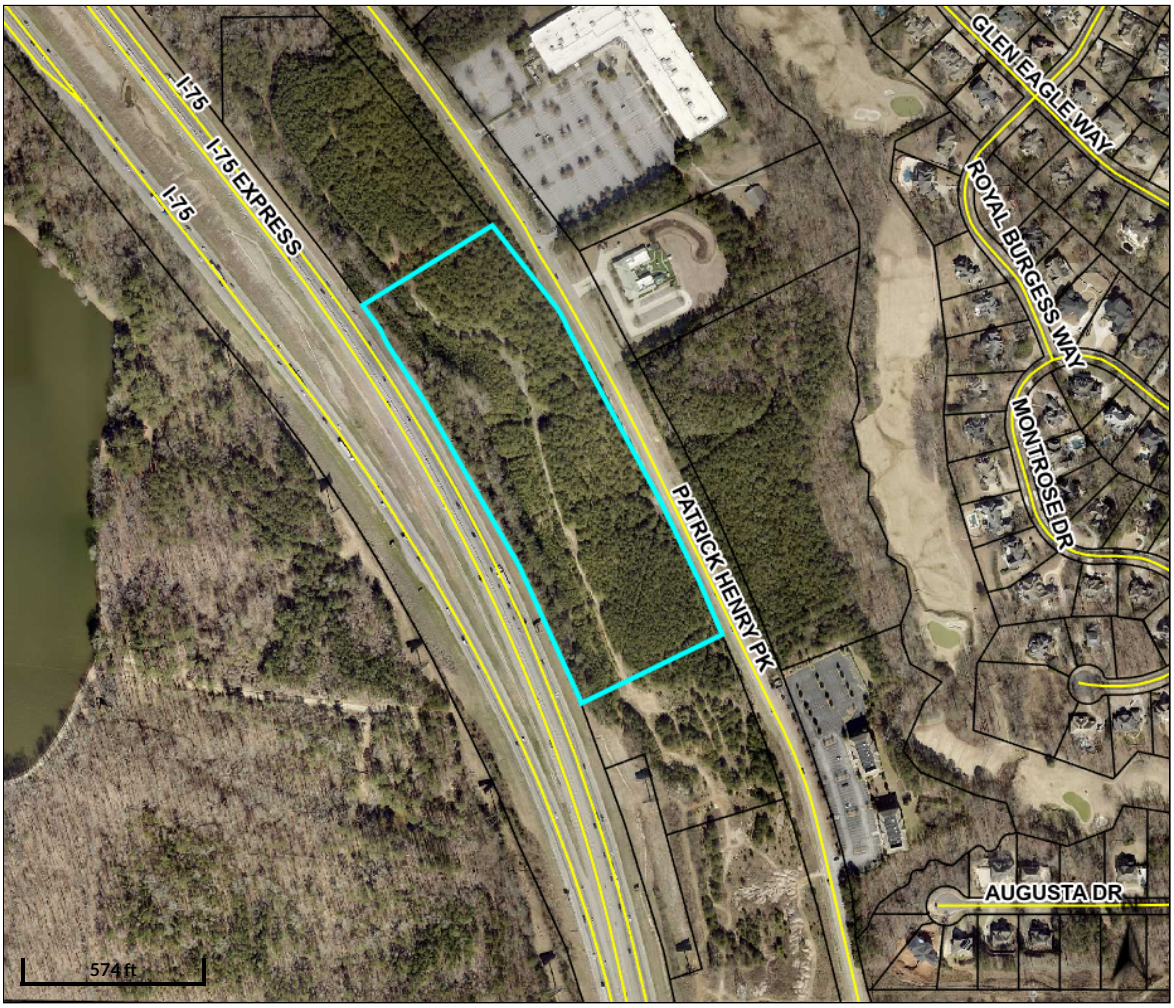
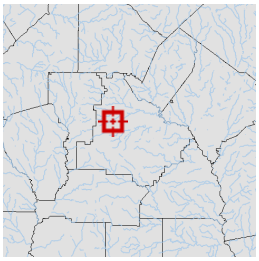


Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025027	**Class**	C	**Owner**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$2.1723e+006
Property Address	PATRICK HENRY PKWY	**Acreage**	11.86			**Building Value:**	$0
District	County/UnIncorp					**Misc Value:**	$0
						Total Value:	$2172300

Last 2 Sales

Date	Price	Reason	Qual
3/2/2010	$0	D UND POWR	U
11/30/2007	$4,609,600	n/a	Q

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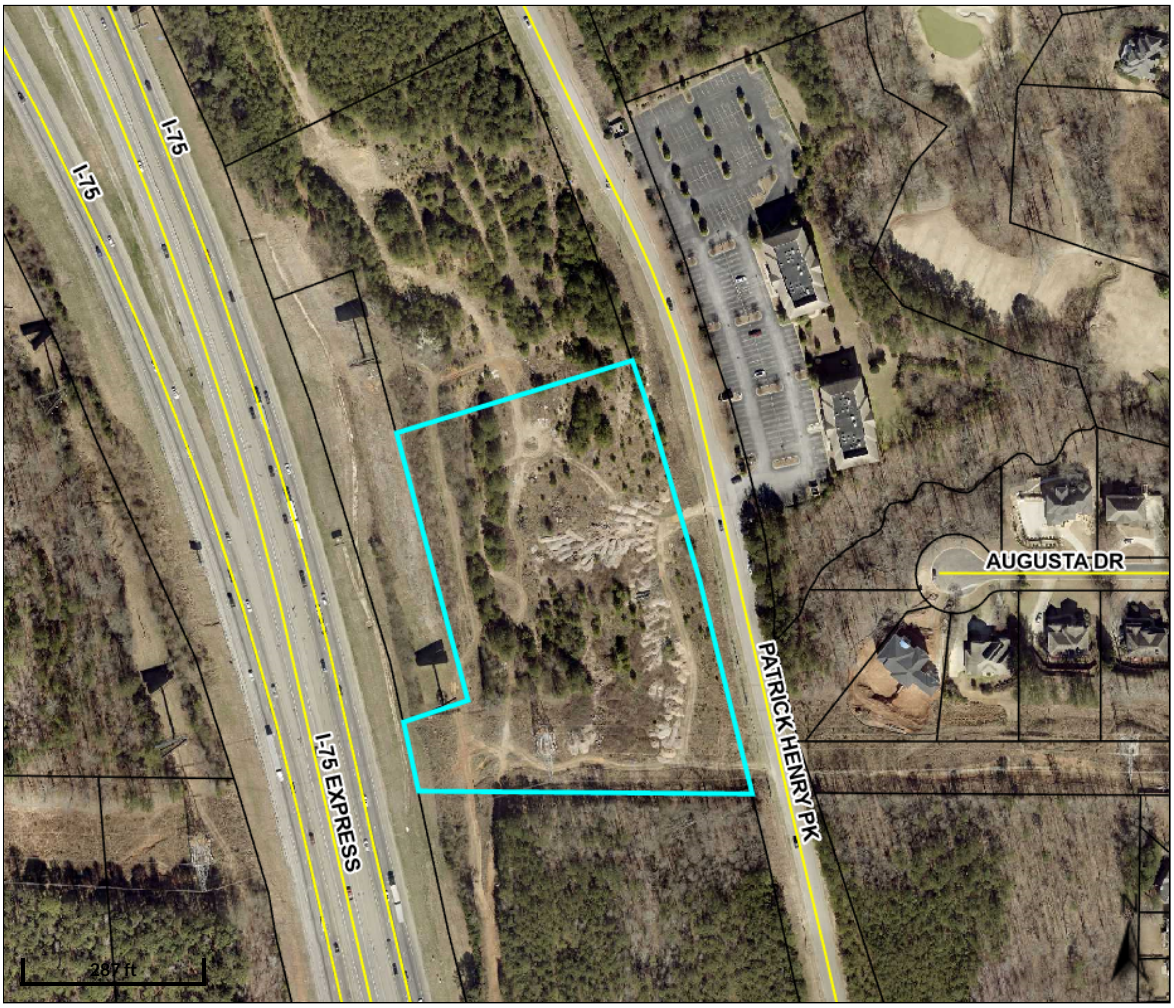
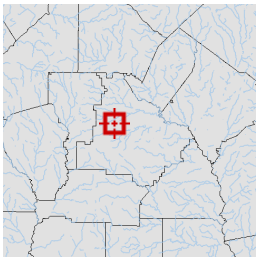


Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025028	**Class**	C	**Owner Address**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$662340				
Property Address	PATRICK HENRY PKWY	**Acreage**	4.27			**Building Value:**	$0	**Last 2 Sales**			
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$662340	3/2/2010	$0	D UND POWR	U
								11/30/2007	$4,609,600	n/a	Q

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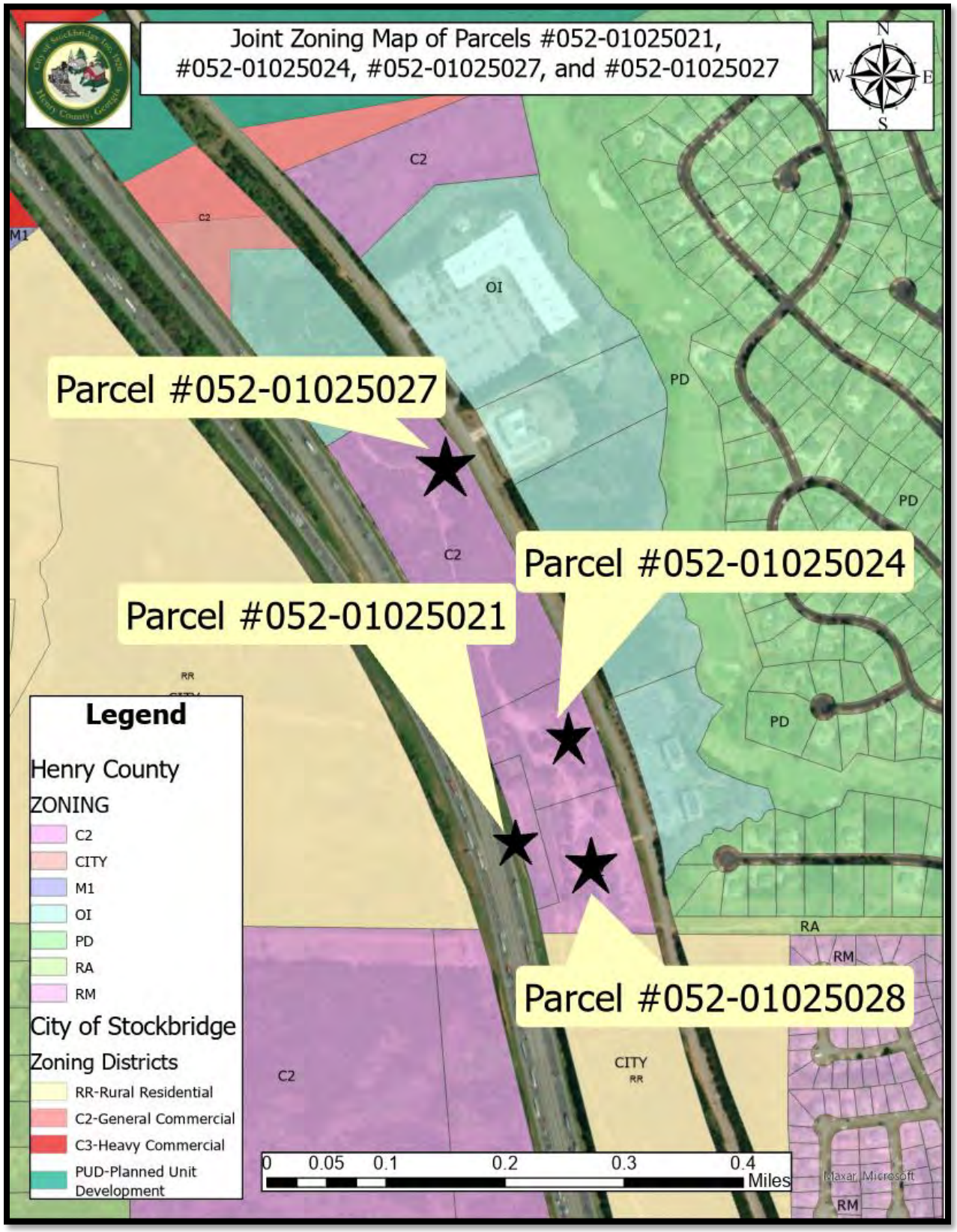
Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
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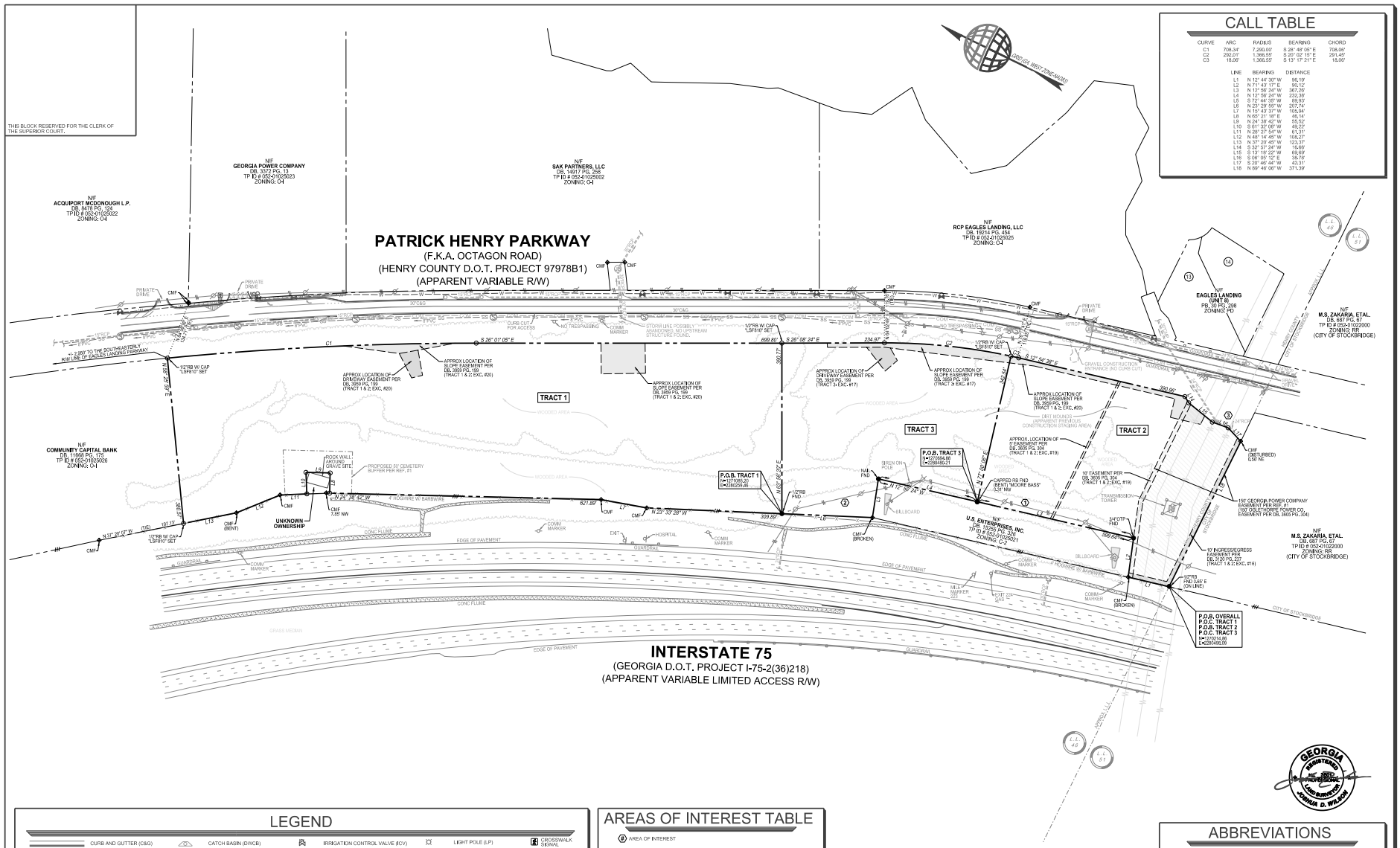
0 0.05 0.1 0.2 0.3 0.4
Miles
Maxar, Microsoft



CALL TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	708.34'	7,293.00'	S 28° 48' 05" E	708.06'
C2	292.01'	1,366.55'	S 20° 02' 15" E	291.45'
C3	18.06'	1,366.55'	S 13° 17' 31" E	18.06'

LINE	BEARING	DISTANCE
L1	N 12° 44' 30" W	96.19'
L2	N 71° 43' 17" E	90.12'
L3	N 12° 56' 24" W	367.26'
L4	N 12° 56' 24" W	232.38'
L5	S 72° 44' 35" W	89.93'
L6	N 23° 29' 55" W	217.74'
L7	N 15° 43' 37" W	105.94'
L8	N 65° 21' 18" E	46.14'
L9	N 24° 38' 42" W	55.52'
L10	S 61° 37' 09" W	49.22'
L11	N 28° 27' 54" W	61.31'
L12	N 48° 14' 45" W	108.27'
L13	N 37° 28' 45" W	123.37'
L14	S 32° 57' 24" W	15.66'
L15	S 13° 18' 22" W	69.69'
L16	S 08° 05' 12" E	35.78'
L17	S 20° 46' 44" W	49.31'
L18	N 69° 46' 06" W	371.39'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- UGE — UNDERGROUND POWER LINE
- TRANSMISSION LINE
- OHPL — OVERHEAD POWER LINE
- COM — UNDERGROUND COMMUNICATION
- 100 — TOPOGRAPHIC CONTOUR
- LIMITED ACCESS R/W
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MB — MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 — SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
2. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
3. STORM PIPE CROSSES PROPERTY LINE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

SCALE: 1" = 100'

ABBREVIATIONS

A.	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

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No.	Revision	Date
#1	ADDED TRACT 3	09/11/2023
#2	ADDED TRACT 2	09/27/2023
#3	ADDED TRACT 1	10/06/2023
#4	ADDED TRACT 1	10/16/2023
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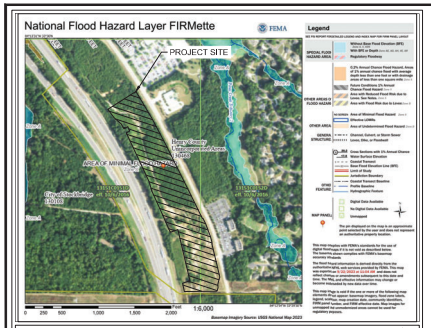
#425	ADDED TRACT 1	06/03/2025
#426	ADDED TRACT 1	06/04/2025
#427	ADDED T

Aerial Photo of #052-01025024, #052-01025027, and #052-01025028



FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
IMPERVIOUS AREA MAXIMUM:	16.78 AC (85.0%)	
IMPERVIOUS AREA PROVIDED:	10.93 AC (55.4%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:
FRONT: 25 FT
FRONT SETBACK INCLUDES 10 FT FIXTURE/PLANTING ZONE, 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT
SIDE: 15 FT
REAR: 20 FT

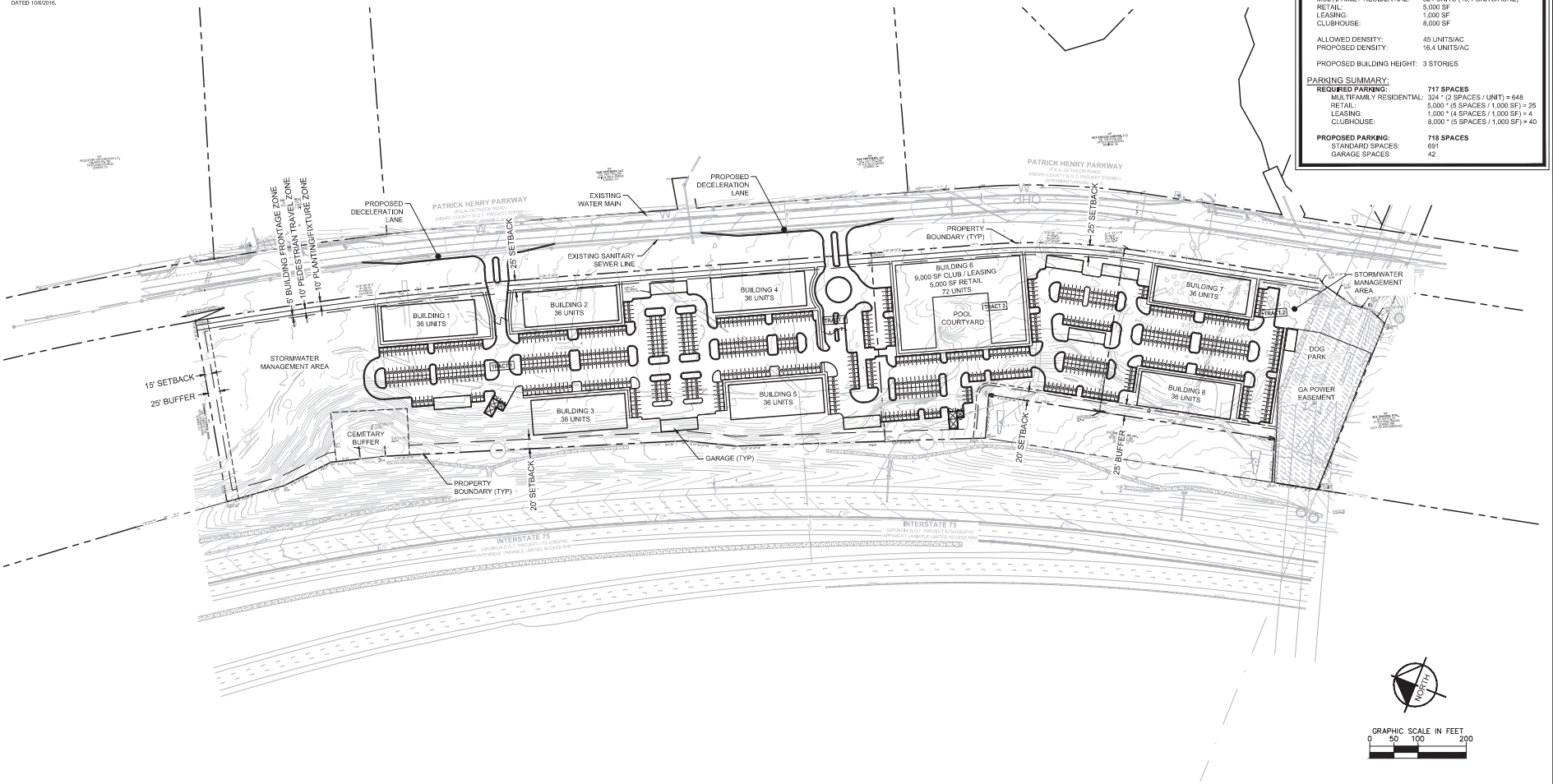
BUFFERS:
ADJACENT OI ZONING (NORTH): 25 FT
ADJACENT RR ZONING (SOUTH): 25 FT
ADJACENT C2 ZONING (SOUTHWEST): 25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF
ALLOWED DENSITY:	45 UNITS/AC
PROPOSED DENSITY:	16.4 UNITS/AC
PROPOSED BUILDING HEIGHT:	3 STORIES

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42



Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-6959

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 46, 6TH DISTRICT
PARCEL ID: 052-01A-001, 052-01A-002, 052-01A-003-27, 052-01B-005-28

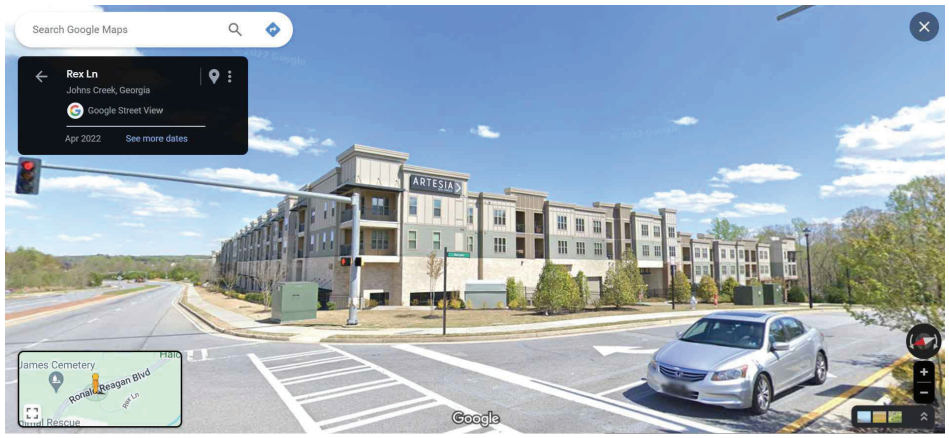
DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

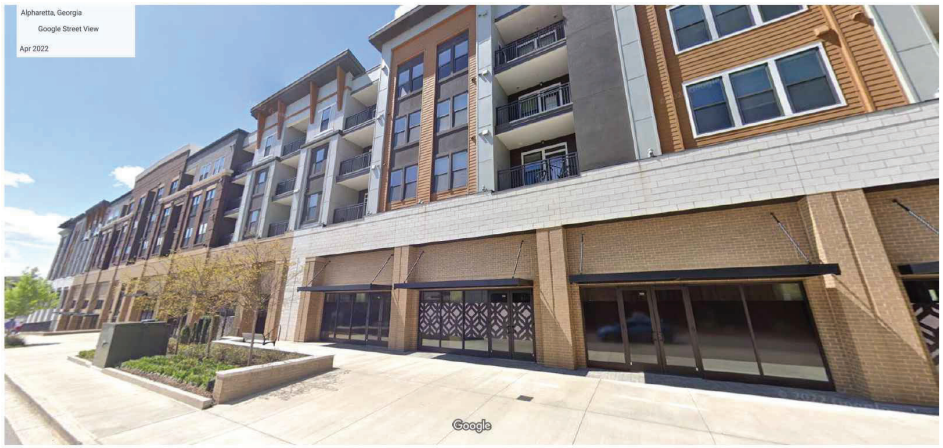
TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-28 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg Layout2 Oct 02, 2023 8:12am by Phil.Naylor





WAYPOINT RESIDENTIAL

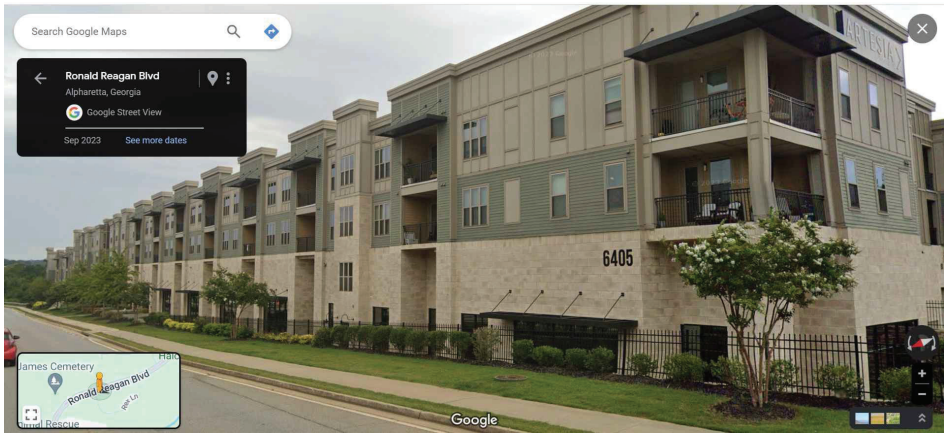
Smith Gambrell Russell

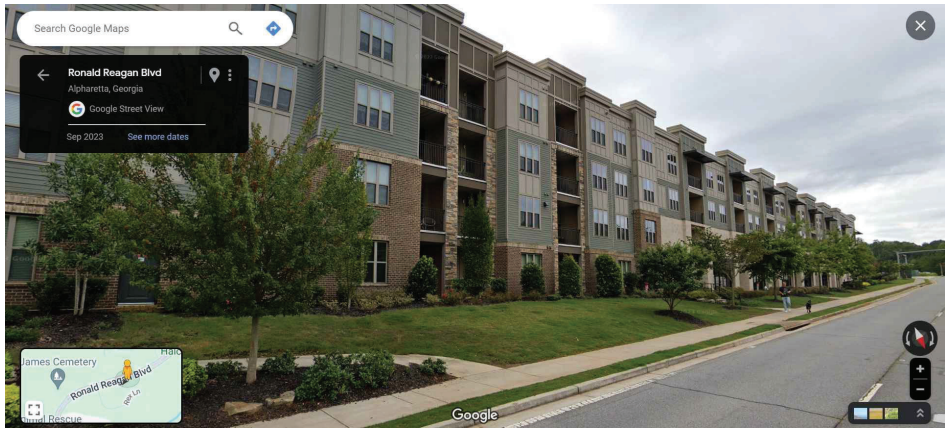
Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 1 OF 2

December 21, 2023





WAYPOINT RESIDENTIAL

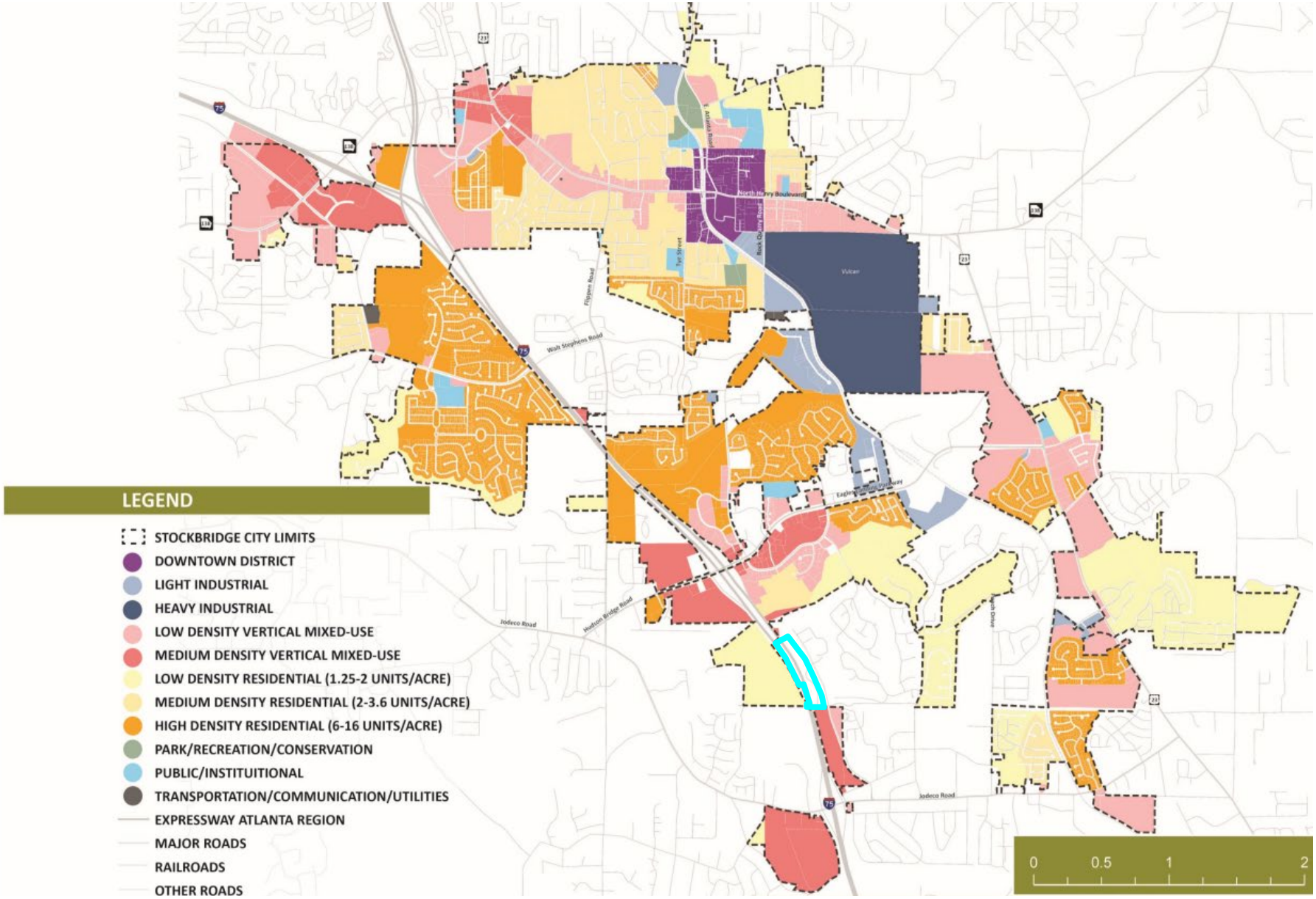
Smith Gambrell Russell

Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 2 OF 2

December 21, 2023


LEGEND
STOCKBRIDGE CITY LIMITS
DOWNTOWN DISTRICT
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
LOW DENSITY VERTICAL MIXED-USE
MEDIUM DENSITY VERTICAL MIXED-USE
LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
PARK/RECREATION/CONSERVATION
PUBLIC/INSTITUITIONAL
TRANSPORTATION/COMMUNICATION/UTILITIES
EXPRESSWAY ATLANTA REGION
MAJOR ROADS
RAILROADS
OTHER ROADS
North Henry Boulevard
Rock Quarry Road
Tye Street
Flippen Road
Walt Stephens Road
Vulcan
Eagle Ridge Parkway
Jodeco Road
Hudson Bridge Road
Jodeco Road
0
0.5
1
2

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
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INTIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (**by appointment only**)	✓
Application Form	1	1. Signed and **notarized** by owner. Original signature 2. In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease."	✓
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be **notarized.**	✓
Letter of Ownership	01	Letter stating that the owner is aware of the rezoning request and owns the property in question.	✓
Letter of Intent	1	Must clearly state the proposed use and development intent.	✓
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	✓
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed ***within the last five years*** by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	✓
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	✓
Form from the Health Department	1	This letter must accompany the application at the time of submittal ***(Only needed if property is not on sewer).***	N/A

Pre-Application Form

From: Ryan Anderson
To: Brock, Alex; Linda Logan
Cc: Webb, Dennis (Den); Thomas, Kylie
Subject: RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application
Date: Friday, September 22, 2023 5:03:37 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alex

That is correct. The previous meeting you had with city officials will serve as your pre-application meeting. Thanks

Sent from Mail for Windows

From: Brock, Alex
Sent: Friday, September 22, 2023 3:13 PM
To: Ryan Anderson; Linda Logan
Cc: Webb, Dennis (Den); Thomas, Kylie
Subject: RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ryan,

I just wanted to confirm our phone conversation a moment ago. You noted that we do not need another pre-app meeting and the August 18th meeting would be sufficient. Also, we do not need to submit a signed pre-app form with our rezoning applications. You will note that the pre-app was already complete when you receive our rezoning applications.

Let me know if I misstated anything.

Alexander Brock
Attorney at Law

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Brock, Alex <jabrock@sgrlaw.com>
Sent: Wednesday, September 20, 2023 2:34 PM
To: Ryan Anderson <randerson@cityofstockbridge-ga.gov>; Linda Logan <LLogan@cityofstockbridge-ga.gov>
Cc: Webb, Dennis (Den) <DWEBB@sgrlaw.com>
Subject: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Ryan,

Hope you are doing well. If you recall, you, the City Manager, Mayor Ford, and Councilman Alexander, met with Den Webb (Smith Gambrell & Russell) and representatives of Waypoint Residential on August 18th to discuss a proposed mixed use development on Patrick Henry Parkway. We are in the process of preparing the applications for the Annexation, Rezoning and a Comprehensive Plan Amendment for that development and need the pre-application form from the City.

Is the August 18th meeting considered the pre-application meeting and if so, can we get the signed pre-app to include with the applications? If not, is this something that we can set up either this week or next? Our goal is to submit by the October 2nd filing deadline.

Alexander Brock
Attorney at Law

---

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

Application

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Waypoint Residential (c/o Dennis J. Webb, Jr.) Phone: (404) 815-3620 Date: 9.29.2023

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax (404) 815-3620

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: (404) 815-3620 Date: 9.29.2023

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax Cell # (404) 815-3620

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.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.

Rezoning being requested Planned Unit Development and Parkway Mixed Use Overlay.

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. [signature] Acknowledgement

Address of Property: 052-1025024 (no address), 052-01025027 (no address) and 052-01025028 (no address)

Nearest intersection to the property: Patrick Henry Parkway and Holloway Road
(Street Address)

Size of Tract: 19.74 acre(s), Land Lot Number(s): 46, District(s): 6

Property Tax Parcel Number(s): 052-1025024, 052-01025027, and 052-01025028 **(Required)**

[signature]

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

[signature]

Jim Lott (Authorized Agent for Waypoint Residential)

[signature] (Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP)

Notary

NOTARY STAMP:

CATHY M. ELLINGTON NOTARY PUBLIC Exp. Mar. 13, 2025 GWINNETT COUNTY, GA

(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: _____

Disclosures

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 rezoning, 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 18th day of September, 2023

Tim Dhanani (Authorized agent for Shama Hospitality, Inc. & Henry Pkwy Partners, LLC)

Applicant's Name - Printed

x Dhanani

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

DJW

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18 day of September 2023

Notary Public

Ashaid A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

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

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Yes_____No _____

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We certify that the foregoing information is true and correct, this _____day of_____, _____

(Authorized agent for Habarri, Inc.)

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this_____day of_____, _____.

Notary Public

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Yes_____ No X

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We certify that the foregoing information is true and correct, this 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023

CATHY M ELLINGTON NOTARY PUBLIC Exp. Mar. 13, 2025 GWINNETT COUNTY, GA

Notary Public

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Yes____ No X

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We certify that the foregoing information is true and correct, this 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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Yes_____ No X

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We certify that the foregoing information is true and correct, this 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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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 29 day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M Zickert

Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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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 29th day of September, 2023

Jim Lott (Authorized Agent for Waypoint Residential)

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY M ELLINGTON NOTARY PUBLIC Exp. Mar. 13, 2025 GWINNETT COUNTY, GA

Notary Public

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

Letter of Ownership

Letter of Ownership

Shama Hospitality Inc. & Henry Pkwy Partners, LLC
2529 Grey Moss Court
Duluth, GA 30097

052-1025028 (no address) and 052-01025027 (no address)

Shama Hospitality Inc. & Henry Pkwy Partners, LLC hereby affirms that it owns the above-referenced tax parcels. Shama Hospitality Inc. & Henry Pkwy Partners, LLC also acknowledges that it is aware of the rezoning request filed by Waypoint Residential (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.

Shama Hospitality Inc. & Henry Pkwy Partners, LLC

By: Dhanani
Its: Tim Dhanani
Date: 18/9/23

Sworn to and subscribed before me
this 18 day of September, 2023

Ashaki A. Peterson
NOTARY PUBLIC

Ashaki A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

Letter of Ownership

Habarri, Inc.
2749 Oak Glen Manor Road
Decatur, GA 30033

052-1025024 (no address)

Habarri, Inc. hereby affirms that it solely owns the above-referenced tax parcel. Habarri, Inc. also acknowledges that it is aware of the rezoning request filed by Waypoint Residential (c/o Dennis J. Webb, Jr.) related to the referenced property and consents to same.

Latifa R Moosajee
Habarri, Inc.

By: LATIFA MOOSAJEE
Its: COO
Date: Sept. 15, 2023

Sworn to and subscribed before me
this 15th day of September, 2023

Armando Vazquez
Notary Public, Fulton County, Georgia
My Commission Expires 07/21/2025

NOTARY PUBLIC

Letter of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning,
Future Land Use Map Amendment,
and Concurrent Variance Applications

of

WAYPOINT RESIDENTIAL, LLC

for

± 19.7431 Acres of Land
located in
Land Lot 46,
6th District, Henry County

REZONE: C-2 (Henry County) to PUD and PMU Overlay
FLUMA: Mixed Use (Henry County) to MDMU
VARIANCES: Stockbridge UDC §§ 2.5.2.F.2, 2.5.2.H.4, and 2.5.2.H.1

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex ±20.90 acres[1] of land located in Land Lot 46, 6th District of Henry County, from unincorporated Henry County into the City of Stockbridge. Of the overall ±20.90 acres, the Applicant intends to develop three parcels, totaling ±19.7431-acres (Parcel IDs 052-01025028, 052-01025024, and 052-01025027) ("Subject Property") for a mixed-use development consisting of multifamily residential and retail. Concurrent with the annexation petition, the Applicant files this request to: (a) rezone the Subject Property from its current Henry County zoning designation, General Commercial District (C-2), to the Stockbridge designation of Planned Unit Development District (PUD) and Parkway Mixed Use Overlay District (PMU Overlay); (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to Medium Density Vertical Mixed Use (MDMU) under the City of Stockbridge's Comprehensive Plan; and (c) seek three (3) concurrent variances to the City of Stockbridge's Unified Development Code ("UDC").

The Subject Property is currently vacant[2] and the Applicant seeks to develop it with ±324 residential units (density of ±16.4 units per acre), ±9,000 square feet of space for club area and leasing office and ±5,000 square feet of ground floor retail ("Proposed Development"). The Proposed Development is more particularly described in the site plan titled Waypoint Henry County, prepared by Kimley-Horn and Associates and dated 09/22/2023 ("Site Plan"). The development will consist of seven buildings, four of which will be three stories in height and the remaining three floors with a basement level.[3] The largest building, labeled as Building 6 on the

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[1] The annexation petition includes the ±19.7431-acre Subject Property and the adjacent ±1.16-acre property (Parcel ID 052-01025021). The ±1.16-acre parcel is not included in this rezoning and Future Land Use Map Amendment application.

[2] There is an existing cemetery on the northwest portion of the Subject Property, which the Applicant will not disturb. The Applicant intends to meet all State, County and City buffer requirements to ensure its protection.

[3] The buildings with a basement level will have three floors visible on one side and four floors visible on the opposite side.

Site Plan, will contain the retail and other nonresidential uses on the ground floor with residential units above. The non-residential uses will have direct pedestrian access from the proposed Patrick Henry Parkway streetscape. The site design also provides pedestrian connectivity from the streetscape to internal sidewalks throughout the development to foster walkability. The multifamily residents will also enjoy numerous amenities including a pool, courtyard, grill areas and a dog walk area. Further, the Applicant is activating the stormwater detention pond as an amenity by incorporating nature trails around the pond for the use of the residents. Finally, the Proposed Development will provide adequate parking in the form of surface spaces (683) and garage spaces (42). The residential parking will be located behind a gated access, while the retail parking will be freely accessed from the drive entrance off of Patrick Henry Parkway.

The Subject Property is located between U.S. Interstate 75 ("I-75") to the west and directly fronts Patrick Henry Parkway to the east. Patrick Henry Parkway is a connecting road between two larger thoroughfares, Eagles Landing Parkway and Jodeco Road, with little existing development along its length. As a result, the commercial development has been limited to the major thoroughfares, while much of the land along Patrick Henry Parkway remains undeveloped.[4] The viability of commercial development along Patrick Henry Parkway is limited by the lack of residential along that roadway.[5] The Applicant's proposal for a mixed-use development with multi-family will place residential in proximity to the existing office and could serve as catalyst for future development of the vacant commercial parcels in the area.

The City's desire for mixed-use in the area is reflected in the City of Stockbridge's zoning, which designates the City parcels along Patrick Henry Parkway as being within the PMU

[4] The unincorporated Henry County parcels along Patrick Henry Parkway are zoned either Office Institutional (O-I) or C-2 which limits development to office and commercial uses.

[5] The Oaks at Eagle's Landing Senior Retirement Community, zoned PUD within the City of Stockbridge and located at 2700 Patrick Henry Parkway, is the only residential development currently on that roadway.

Overlay with varying base districts. Specifically, the property immediately to the south of the Subject Property (Parcel ID 052-01022000) and the property to the north (Parcel ID 051-01028045) are both within the PMU Overlay.[6] The PMU Overlay's stated purpose is to "encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses." *See the City of Stockbridge UDC §2.5.2.A.4.* Currently, there is little balance among the uses. The addition of residential and retail, however, will help move development in the area in closer to alignment with the PMU Overlay's goals. Moreover, the requested PUD zoning and PMU Overlay is harmonious with the adjacent and nearby properties within the PMU Overlay.

The City of Stockbridge long-term planning documents, Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan ("Comprehensive Plan"), notes that a diversity of housing stock is essential to attract a variety of residents, particularly younger professionals. The larger area surrounding the Subject Property contains single family detached residential and some senior housing, but few other options.[7] Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Eagles Landing Parkway, a large commercial corridor, in addition to the retail provided in Proposed Development. The Subject Property is in close proximity to a number of existing office uses and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

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[6] Note that Parcel ID 051-01028045 is separated from the Subject Property by one other property (Parcel ID 052-01025026) that is in unincorporated Henry County, thus outside of the PMU Overlay. Parcel ID 052-01025026 is owned by one of the owners of the Subject Property, however is not included in the instant proposal.

[7] The Jodeco Landing Rental Homes is located approximately 1.2 miles from the Subject Property at 3451 Jodeco Road. This community consists of rental townhomes and single family detached homes. It is not the traditional multifamily apartment.

The Applicant submits this document as a Statement of Intent with regard to this Application a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge UDC § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as MDMU (Medium Density Vertical Mixed Use). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles and small families;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the MDMU designation is compatible with character area designations adjacent and nearby (i.e. there is Henry County "Mixed-Use" to the North and East, and City of Stockbridge "Medium Density Vertical Mixed-Use" to the South).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted above, the proposed rezoning and mixed-use development is entirely compatible with the intent and purpose of the City's zoning regulations. The Proposed Development will add multi-family residential and retail uses to the existing office uses along Patrick Henry Parkway, thus creating a true mix of uses sought by the PMU Overlay. In addition, it adds to the diversity of housing stock in the city and should help attract a wide range of residents, including younger professionals as noted in the Comprehensive Plan. *Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37*

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of office buildings and certain other uses (e.g. Bright Generations Henry County Child Care Agency at 2480 Patrick Henry Parkway, Oaks at Eagle's Landing Senior Retirement Community at 2700 Patrick Henry Parkway, and the Piedmont Encompass Health Facility at 2200 Patrick Henry Parkway). The proposed multifamily residential and retail will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is located immediately north of another property (Parcel ID 052-01022000) and just south of another property (Parcel ID 051-01028045) that are located within the PMU Overlay. Additionally, there is another PUD zoning district, also within the PMU Overlay, located approximately 0.28 miles north of the Subject Property on Patrick Henry Parkway that contains the Oaks at Eagle's Landing Retirement Community. The Subject Property is also adjacent to parcels with compatible and complimentary designations on the County's and City's FLUMs (Henry County "Mixed-Use" to the North and East, and City of Stockbridge "Medium Density Vertical Mixed-Use" to the South).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Proposed Development will blend harmoniously with the surrounding developments and could serve as a catalyst for new growth in the area. The Applicant has provided a thoughtful design that takes into considerations potential impacts on the adjacent properties. For example, the Applicant is preserving a significant amount of green space in the form of an amenitized stormwater detention pond with nature trails that will buffer the adjacent property to the north. Similarly, to the south, there exists a Georgia Power Company easement that acts as an open space buffer along the southern property line. Finally, the Applicant will be providing onsite amenities for the residents to enhance the development's look and appeal.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

The 324 residential units equates to a density of ±16.4 units per acre. Although, the Comprehensive Plan does not designate a maximum density for the MDMU land use, the PMU Overlay allows for a density of up to 45 units per acre. The Applicant has not tried to maximize

the allowed density, but to provide a development that is fitting for the area. Also see Paragraphs C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comprehensive Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant has submitted with its application a Trip Generation Memorandum, prepared by Kimley-Horn and Associates and dated September 28, 2023 ("Trip Gen Memo"). The Trip Gen Memo uses the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development is expected to generate ±149 trips during the AM weekday peak hour, ±175 trips during the PM weekday peak hour, and ±1,940 total trips on a weekday. It is important to note that the Proposed Development will result in a dramatic decrease in the amount of traffic over what would be generated by a development under the current Henry County C-2 district. The Trip Gen Memo compares a ±160,000 square foot retail shopping center, a building that could be

developed as of right under the current Henry County zoning, with the Proposed Development. When the existing C-2 shopping center development is compared the Applicant's proposal, the Proposed Development is projected to generate approximately 3,982 less daily trips (67% less gross daily trips), 15 more AM peak hour trips (11% increase), and 369 less PM peak hour trips (68% reduction). Consequently, the Proposed Development will be less impactful to the roadways than what is currently allowed on the Subject Property.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-use development that will deliver quality design and construction, all of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The Subject Property is currently zoned C-2 within unincorporated Henry County. This zoning district allows a variety of retail and service uses. The intent of the C-2 district is to encourage businesses to be part of planned commercial centers or community shopping centers

and does not allow a mix of uses. Commercial shopping centers, however, have been struggling to compete with the rise of online shopping. As a result, around the City and around the nation, many large, centralized shopping centers are failing. If the Subject Property remains C-2, it is likely to remain vacant until a more suitable use or zoning is allowed.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The Subject Property does not adjoin any existing residential development and will not impact the integrity of residential neighborhoods.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking three concurrent variances with its request.

A. Stockbridge Unified Development Code § 2.5.2.F.2 to allow residential on the first floor of buildings.

The proposed design provides 5,000 square feet of retail space in the first floor of Building 6 along with 9,000 square feet of amenity space. The other buildings fronting Patrick Henry Parkway will be strictly multifamily residential with no commercial space. The Applicant does not believe that the area in which the Subject Property is located can support more commercial space. To meet the spirit of the zoning code, however, the Applicant is proposing that the first floor building façade for all multifamily buildings fronting Patrick Henry Parkway will mimic commercial frontage to provide the aesthetic that Stockbridge UDC is trying to advance along the parkway.

B. <u>Stockbridge Unified Development Code § 2.5.2.H.4 to eliminate the requirement for a vehicular connection between adjoining properties.</u>

The proposed site design locates the stormwater detention ponds at the northern and southern ends of the property. The location of the stormwater ponds are dictated by the site's topography and must be located at the lower portions of the property to facilitate drainage. Additionally, a Georgia Power Company easement runs the length of the southern property line and limits development in that area. These factors frustrate the ability to provide inter-parcel connection to the adjacent properties. Moreover, the multifamily residential portion of the site is limited to gate access for the security of residents. The limited gate access would prevent any access from the adjacent parcels for non-residents and defeats the stated purpose of the inter-parcel access. *Refer to Stockbridge Unified Development Code §2.5.2.H.4.b ("This* [inter-parcel access] *keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once, if desired.")*

C. <u>Stockbridge Unified Development Code §2.5.2.H.1 to allow parking in front of the buildings.</u>

It is the Applicant's belief that the proposed site design meets the requirement to locate the parking to the side and rear of the buildings, but is requesting the variance out of an abundance of caution. There are several areas of the parking that are not located behind a building and front either Patrick Henry Parkway or I-75. These areas, however, have fully enclosed garage spaces between most of the surface parking spaces and the right-of-way, which partially blocks the view from Patrick Henry Parkway. Additionally, the Subject Property is bounded both to the front and rear by right-of-way, which limits the ability to locate the parking completely behind or to the side of a building.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters

of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment and Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 2nd day of October, 2023.

Respectfully submitted,

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan

FEMA MAP
N.T.S.

SITE MAP
SCALE: 1"=1000'

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0310G AND 13151C0130G DATED 09/18/2008.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH "THE FORSYTH COUNTY SEWER CAPACITY BY LAND LIST".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY

CURRENT ZONING (HENRY COUNTY)	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE)	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA	19.74	ACRES
FLOOR AREA	8.09	ACRES
OPEN SPACE REQUIRED	5.95 AC (25.0%)	
OPEN SPACE PROVIDED	5.96 AC (25.1%)	
IMPERVIOUS AREA MAXIMUM	16.78 AC (85.0%)	
IMPERVIOUS AREA PROVIDED	10.83 AC (55.4%)	
PUBLIC SPACE REQUIRED	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED	0.26 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK
- FRONT: 25 FT
  - FRONT SETBACK INCLUDES: 15 FT FIXTURE/PLANTING ZONE, 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT
- SIDE: 15 FT
- REAR: 20 FT

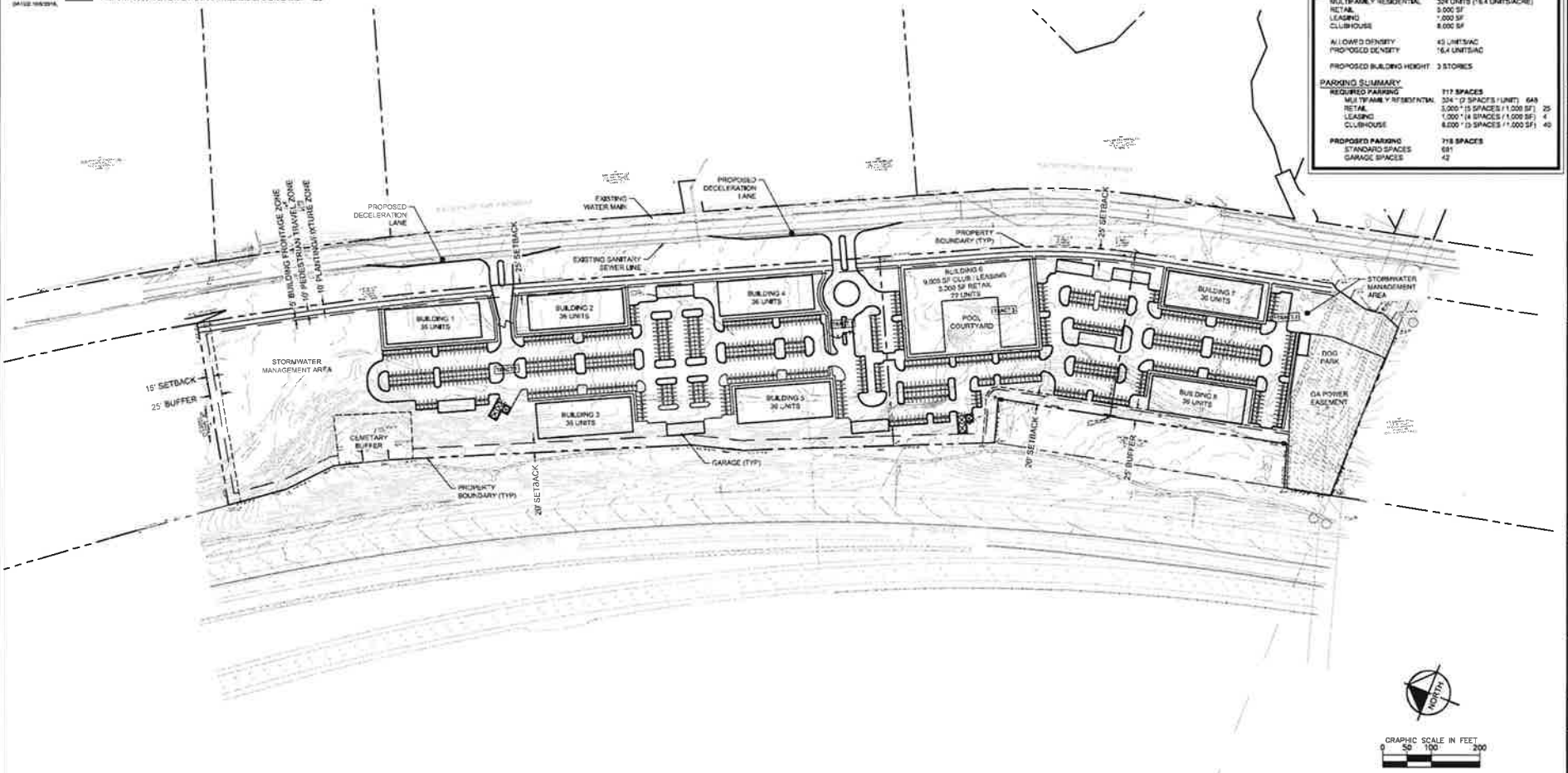
BUFFERS
- ADJACENT OI ZONING (NORTH): 25 FT
- ADJACENT RR ZONING (SOUTH): 25 FT
- ADJACENT C2 ZONING (SOUTHWEST): 25 FT

PROPOSED LAND USES & DENSITIES

MULTIFAMILY RESIDENTIAL	324 UNITS (16.4 UNITS/ACRE)	
RETAIL	3,000 SF	
LEASING	1,000 SF	
CLUBHOUSE	8,000 SF	
ALLOWED DENSITY	43 UNITS/AC	
PROPOSED DENSITY	16.4 UNITS/AC	
PROPOSED BUILDING HEIGHT	3 STORIES	

PARKING SUMMARY

REQUIRED PARKING	717 SPACES	
MULTIFAMILY RESIDENTIAL	324 * (2 SPACES / UNIT)	648
RETAIL	3,000 * (5 SPACES / 1,000 SF)	25
LEASING	1,000 * (4 SPACES / 1,000 SF)	4
CLUBHOUSE	8,000 * (5 SPACES / 1,000 SF)	40
PROPOSED PARKING	**718 SPACES**	
STANDARD SPACES	681	
GARAGE SPACES	42	



Kimley»Horn
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ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4380

PROJECT
WAYPOINT RESIDENTIAL
3870 PEACHTREE RD NE
ATLANTA, GA 30305
PHONE: 770-417-0969

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 46, 6TH DISTRICT
PARCEL ID 085-01050-00-0, 085-01050-00-7, 085-01050-00-8

DRAWN BY	PTT
DESIGNED BY	PTT
REVIEWED BY	DBW
DATE	09/28/202
PROJECT NO.	11844900

SHEET TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Survey

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

LIDAR NOTE

SPECIAL NOTES

SURVEY NOTES

REFERENCE MATERIAL

SITE INFORMATION

TITLE NOTES - TRACTS 1 & 2

PROPERTY DESCRIPTION (OVERALL: TRACTS 1-3)

TITLE NOTES - TRACT 3

PROPERTY DESCRIPTION (TRACT 1)

PROPERTY DESCRIPTION (TRACT 2)

PROPERTY DESCRIPTION (TRACT 3)

LOCATION MAP

ZONING INFORMATION

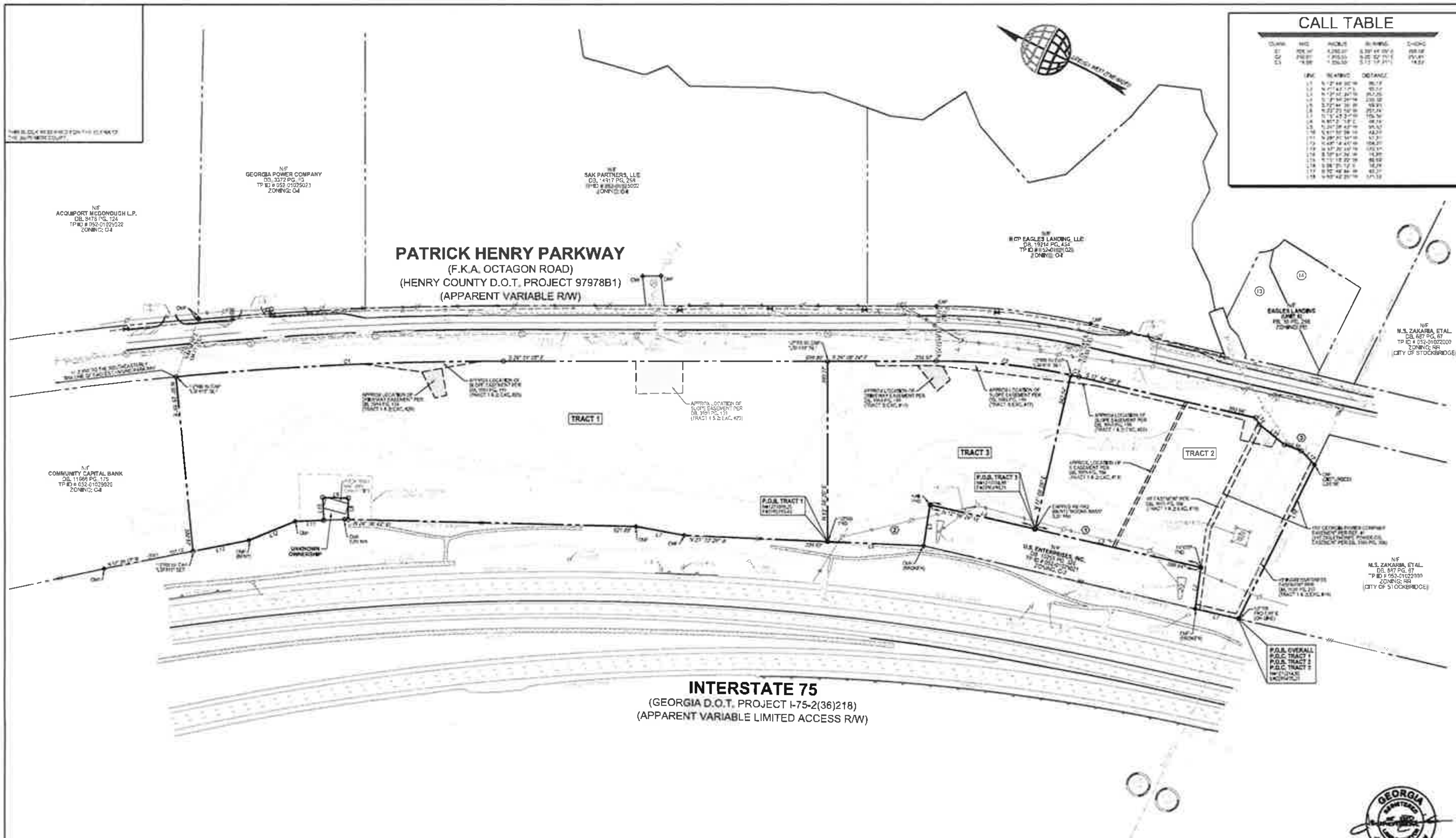
UTILITY NOTES

UTILITY PROVIDERS

RECORDING CERTIFICATE

ALTA/NSPS CERTIFICATE

SHEET NO.
1/2



CALL TABLE

LEGEND

AREAS OF INTEREST TABLE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

ABBREVIATIONS

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

TerraMark Geospatial

SHEET NO.
2/2

Legal Description

PROPERTY DESCRIPTION

TRACT 1
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 599.64 feet to a nail found; thence, South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75, North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found, being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing along the said line of Interstate 75

1. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
2. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
3. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
4. North 65° 21' 18" East, 46.14 feet; thence,
5. North 24° 38' 42" West, 55.52 feet; thence,
6. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
7. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
8. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
9. North 37° 20' 45" West, 123.37 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
10. North 58° 25' 59" East, 380.57 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
11. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
12. South 26° 01' 05" East, 699.80 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
13. South 63° 58' 20" West, 390.77 feet to the Point of Beginning, containing 497,813 square feet or 11.4282 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 2
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence,
3. North 12° 56' 24" West, 367.26 feet; thence,
4. North 77° 00' 06" East, 342.54 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
6. South 12° 54' 38" East, 390.96 feet; thence,
7. South 32° 57' 24" West, 16.66 feet; thence,
8. South 13° 18' 22" West, 69.69 feet; thence,
9. South 06° 05' 12" East, 38.78 feet; thence,
10. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
11. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 186,411 square feet or 4.2794 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 3
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 367.26 feet to a point being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running

1. North 12° 56' 24" West, 232.38 feet to a nail found; thence,
2. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
3. North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found; thence, leaving the aforesaid line of Interstate 75 and running
4. North 63° 58' 20" East, 390.77 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. South 26° 08' 24" East, 234.97 feet; thence,
6. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
7. South 77° 00' 06" West, 342.54 feet to the Point of Beginning, containing 175,784 square feet or 4.0355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

Water and Sewer Availability Letter/Email

Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR 2. Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (*Preliminary profiles of the proposed sewer routing may be required.)* • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment $200.00		Cash or check made payable to *Henry County Water Authority* for **$200.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district)**	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: 09/28/2023

Name of Applicant Chris Moore Phone: 561-961-7226 Mobile: 262-751-5014

Address of Applicant: 150 E Palmetto Park Rd Fax: _____

City: Boca Raton State: FL Zip: 33432 E-mail: cmoore@waypointresidential.com

Name of Agent Brian West Phone: 470-273-3299 Mobile: 941-724-2022

Address of Agent: 645 Molly Ln #110 Fax: _____

City: Woodstock State: GA Zip: 30189 E-mail: brian.west@kimley-horn.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ **Conditional Use/Exception** ☐ **Variance** ☐ **In-law Suite/Addition** ☐ **Bank Loan**

AVAILABILITY: ■ **General Availability** ■ **Rezoning**

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from C-2 (Present Zoning)) to PUD (Requested Zoning)

For the Purpose of Multifamily/Mixed-Use (Type of Development)

Address of Property: 2400 Patrick Henry Pkwy (Street Address, if Applicable, Nearest Intersection, Etc) Nearest Intersection to Property Patrick Henry Pkwy & Country Club Dr

Size of Tract: 20.3 acre(s), Land Lot Number(s): 46, District(s): 6

Development Estimated Average Daily Sewer Flow (GPD): 106,071

Property Tax Parcel Number: 052 - 010 - 250 - 28 ~~27~~ 24 Proposed number of lots: 1

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Clayton Robinson
Printed Name of Witness

Christopher J. Moore
Printed Name of Owner/s

Notary

Notary Public State of Florida
Cristina Schwartz
My Commission HH 319753
Expires 10/6/2026

Signature of Agent

Kimley»Horn

MEMORANDUM

To: Henry County Water Authority
1695 GA-20
McDonough, GA 30253

From: Brian B. West, P.E.
645 Molly Ln #110
Woodstock, GA 30189
Kimley-Horn and Associates, Inc.

Date: 09/28/2023

Subject: Letter of Intent – Waypoint Henry County Multifamily

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The subject property for this proposed development encompasses parcels 052-010-250-28, 052-010-250-27, and 052-010-250-24 along Patrick Henry Parkway. The subject property is currently zoned General Commercial (C2) in unincorporated Henry County, while the intent is to annex this property into the City of Stockbridge and rezone it to Planned Unit Development (PUD) within the Parkway Mixed Use (PMU) overlay district. The intended use for this property is a mixed-use of multifamily and commercial. Conceptual site planning efforts have yielded a residential unit count of 324 units with 5,000 SF of retail space. Construction is anticipated to take place from August 2024 to July 2026, with the first units being delivered in October 2025.

Sincerely,

Brian B. West, P.E.

Henry County Water Authority
Engineering Division

October 17, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family Development**
Property Information:	**Patrick Henry Pkwy Parcel ID. 052-01025028, 052-01025027, 052-01025024 LL 46; District 6; 20.3 +/- 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 can be made available to the property described above by way of a line extension, as illustrated on the Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	128	psi
Residual:	109	psi
Flow	1660	gpm
Calculated Flow @ 20 psi:	4242	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed conditional use as established by the Henry County Board of Commissioners.

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

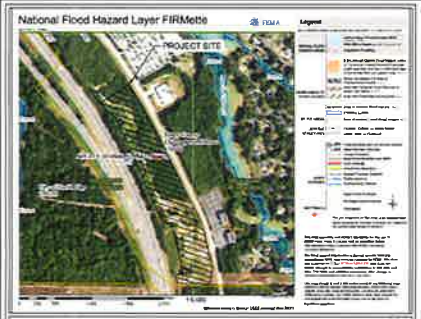
The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

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 Site Plan dated 09/28/2023 prepared by Kimley-Horn.

Scott Sage Date: 2023.10.17 08:58:29 -04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority



FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE"
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED	3.95 AC (20.0%)	
OPEN SPACE PROVIDED	3.96 AC (20.1%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.26 AC (3.0% OF FLOOR AREA)	
BUILDING SETBACK		
FRONT	25 FT	
SIDE	15 FT	
REAR	20 FT	
BUFFERS:		
ADJACENT OI ZONING (NORTH):	25 FT	
ADJACENT RR ZONING (SOUTH):	25 FT	
ADJACENT C2 ZONING (SOUTHWEST):	25 FT	

PROPOSED LAND USES & DENSITIES:

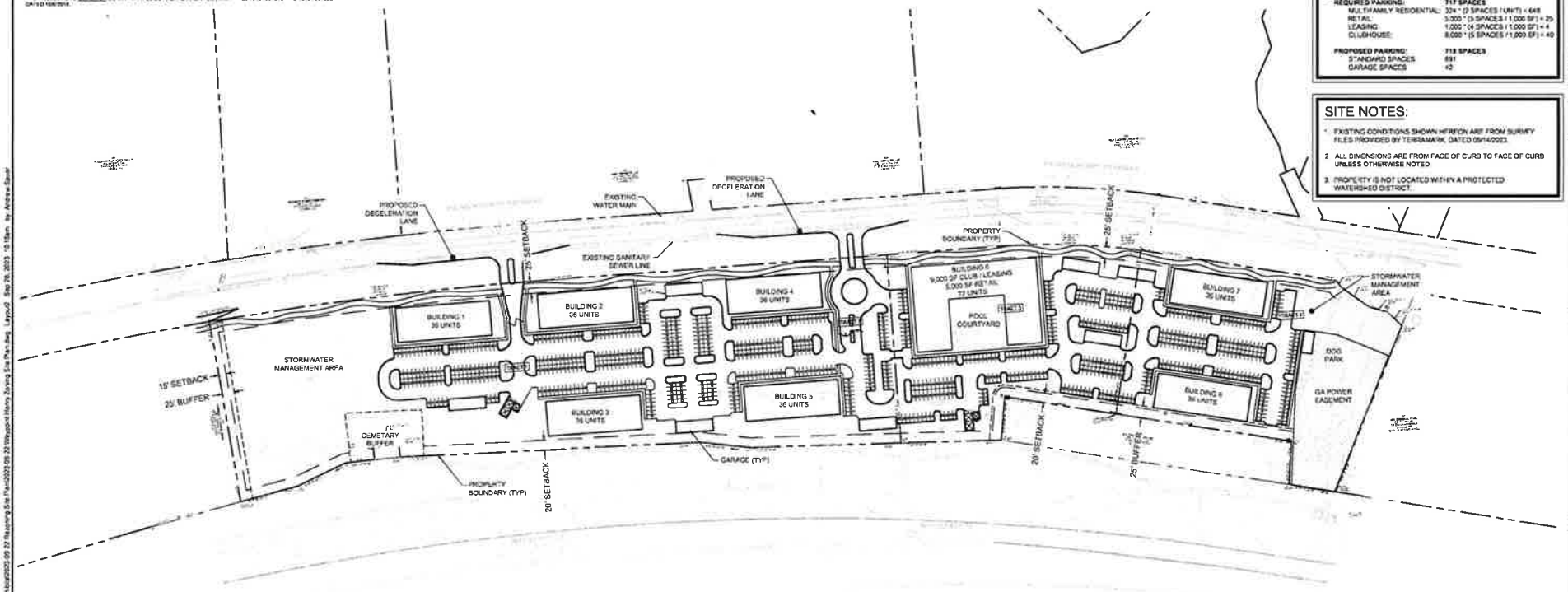
MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF

PARKING SUMMARY:

REQUIRED PARKING:	717 SPACES
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	718 SPACES
STANDARD SPACES	691
GARAGE SPACES	42

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

Kimley»Horn
1 PARK PLACE ANNEX, SUITE 600
1170 PEACHTREE STREET NE
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4288

WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: (770) 817-2650

WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 61 | DISTRICT 3
PARCEL ID: 052-0-250-24, 052-010-250-27, 052-010-250-26

DRAWN BY	PTT
DESIGNED BY	PTT
REVIEWED BY	BBV
DATE	09/28/202
PROJECT NO	11644000

TITLE: ZONING SITE PLAN

SHEET NUMBER: ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Trip Generation Memo

Kimley»Horn

MEMORANDUM

To: Chris Moore, *WPR Development Holdings, LLC.*

From: Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*
Alden Gordon, E.I.T., *Kimley-Horn and Associates, Inc.*

Date: September 28, 2023

RE: ***Waypoint Henry County Residential, Henry County, Georgia***
Trip Generation Memorandum

Kimley-Horn is pleased to provide this memorandum (memo) summarizing the trip generation for the proposed *Waypoint Henry County Residential* development. The proposed site is located on approximately 19.74 acres. The site is located north of Jodeco Road, south of Eagles Landing Parkway, and east of I-75 in unincorporated Henry County, Georgia. The site is proposed to be annexed into the City of Stockbridge and rezoned from C-2 (General Commercial) to PUD (Planned Unit Development).

This trip generation memo is being prepared for the October 2, 2023 rezoning submittal. *Kimley-Horn and Associates* has been retained by *WPR Development Holdings, LLC.* to prepare a full traffic impact study, as required by the City of Stockbridge. Due to schedule constraints, this trip generation memo is being submitted for the rezoning submittal while the full traffic impact study is in progress and is planned to be submitted to the City of Stockbridge at a later date.

PROJECT OVERVIEW

As currently envisioned, the proposed development will consist of a total of 324 multifamily residential units and 5,000 SF of retail space. This memorandum provides density and trip generation for the proposed *Waypoint Henry County Residential* development.

Figure 1 provides a location map. **Figure 2** provides an aerial imagery of the project site. Additionally, the preliminary site plan for the proposed development is provided.

SITE ACCESS

The proposed development is proposing to rezone the property to PUD and provide vehicular access to the site via two (2) full-movement driveways along Patrick Henry Parkway. Patrick Henry Parkway is a two-lane, undivided local roadway with a posted speed limit of 45 MPH.

TRIP GENERATION COMPARISON

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network. Anticipated trip generation for this analysis was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, 2021.

A trip generation comparison is shown in **Table 1**, which compares the trip generation potential of the existing C-2 zoning to the proposed PUD zoning. The trip generation was based on the following scenarios:

- Existing Zoning: 160,000 SF of retail space
- Proposed *Waypoint Henry County Residential* Development: 324 multi-family residential units and 5,000 SF of retail space

Table 1: Trip Generation Comparison (Gross Trips)

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Existing Zoning Retail Development:											
Shopping Center	*820*	*160,000 SF*	5,922	2,961	2,961	134	83	51	544	261	283
Total Gross Trips			5,922	2,961	2,961	134	83	51	544	261	283
***Waypoint Henry County Residential* Development:**											
Multi-Family Housing (Mid-Rise)	*221*	*324 d.u.*	1,500	750	750	131	30	101	127	77	50
Strip Retail Plaza (<40K)	*822*	*5,000 SF*	440	220	220	18	11	7	48	24	24
Total Gross Trips			1,940	970	970	149	41	108	175	101	74
Difference in Gross Project Trips			*-3,982*	*-1,991*	*-1,991*	*+15*	*-42*	*+57*	*-369*	*-160*	*-209*
% Difference in Gross Project Trips			*-67%*	*-67%*	*-67%*	*+11%*	*-51%*	*+112%*	*-68%*	*-61%*	*-74%*

**Note: No reductions for mixed-use, alternative mode, or pass-bys were taken in order to present a conservative analysis.*

Based on the results shown in **Table 1**, the proposed *Waypoint Henry County Residential* development is projected to generate approximately 3,982 less total daily trips (1,991 in, 1,991 out), 15 more AM peak hour trips, and 369 less PM peak hour trips than the existing zoning. The proposed *Waypoint Henry County Residential* development will generate approximately 67% less gross daily trips, 11% more AM peak hour trips, and 68% less PM peak hour trips compared to the existing zoning.

SUMMARY

The proposed *Waypoint Henry County Residential* development is located on approximately 19.74 acres. The proposed site is located north of Jodeco Road, south of Eagle Landing Parkway, and east of I-75.

As currently envisioned, the development will consist of approximately 324 multifamily residential units and 5,000 SF of retail space. Vehicular access to the site is proposed via two (2) full-movement driveways along Patrick Henry Parkway.

Based on the trip generation comparison, the proposed *Waypoint Henry County Residential* development is projected to generate approximately 3,982 less daily trips (1,991 in, 1,991 out), 15 more AM peak hour trips, and 369 less PM peak hour trips than the existing zoning. The proposed *Waypoint Henry County Residential* development will generate approximately 67% less gross daily trips, 11% more AM peak hour trips, and 68% less PM peak hour trips compared to the existing zoning.

Note: Kimley-Horn and Associates has been retained to prepare a full traffic impact study (as required by the City of Stockbridge) which is in progress and will be submitted at a later date. This trip generation memo was prepared to accompany the rezoning submittal (October 2, 2023) while the traffic impact study is underway.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

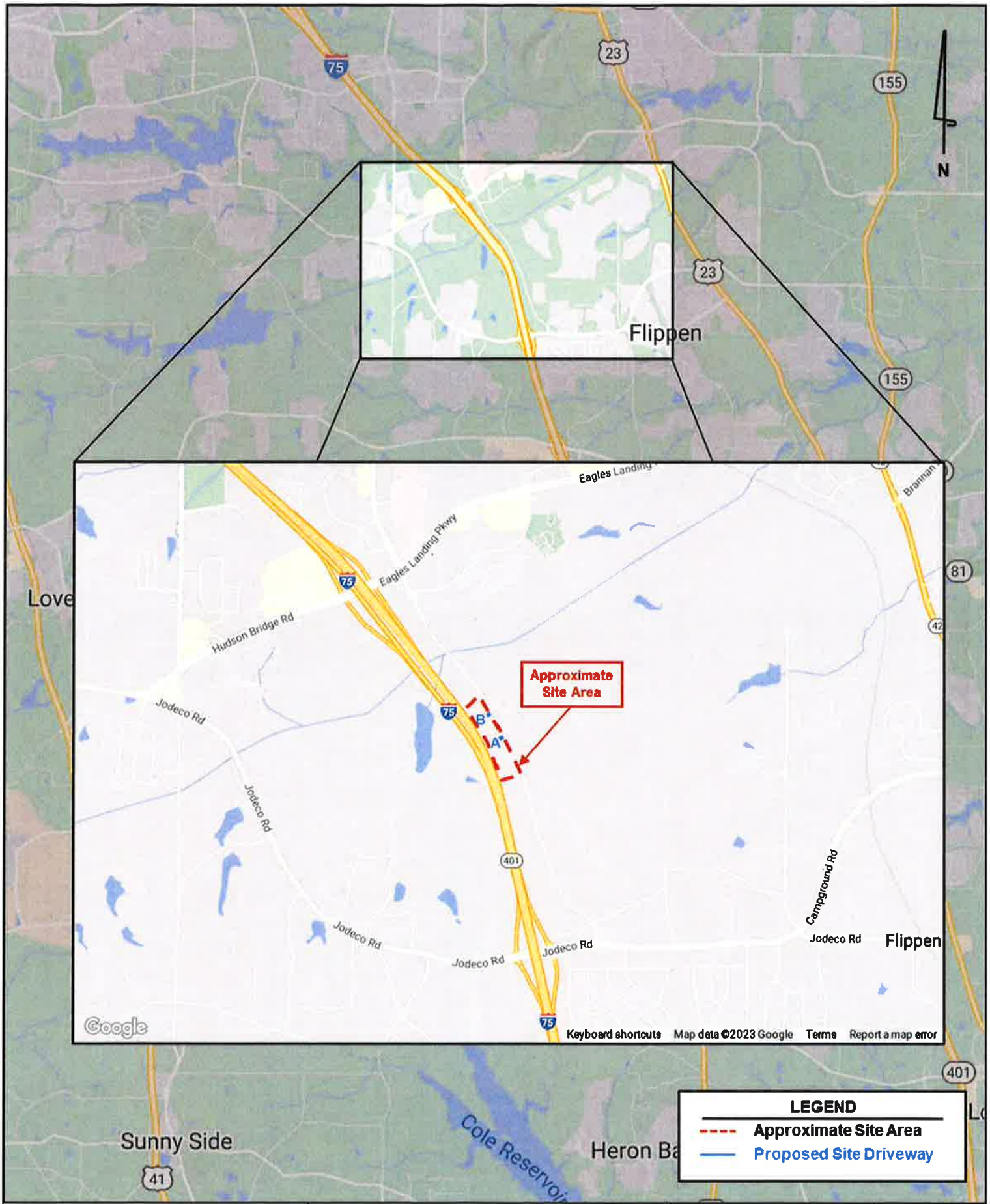
KIMLEY-HORN AND ASSOCIATES, INC.

Harrison Forder, P.E.
Project Engineer

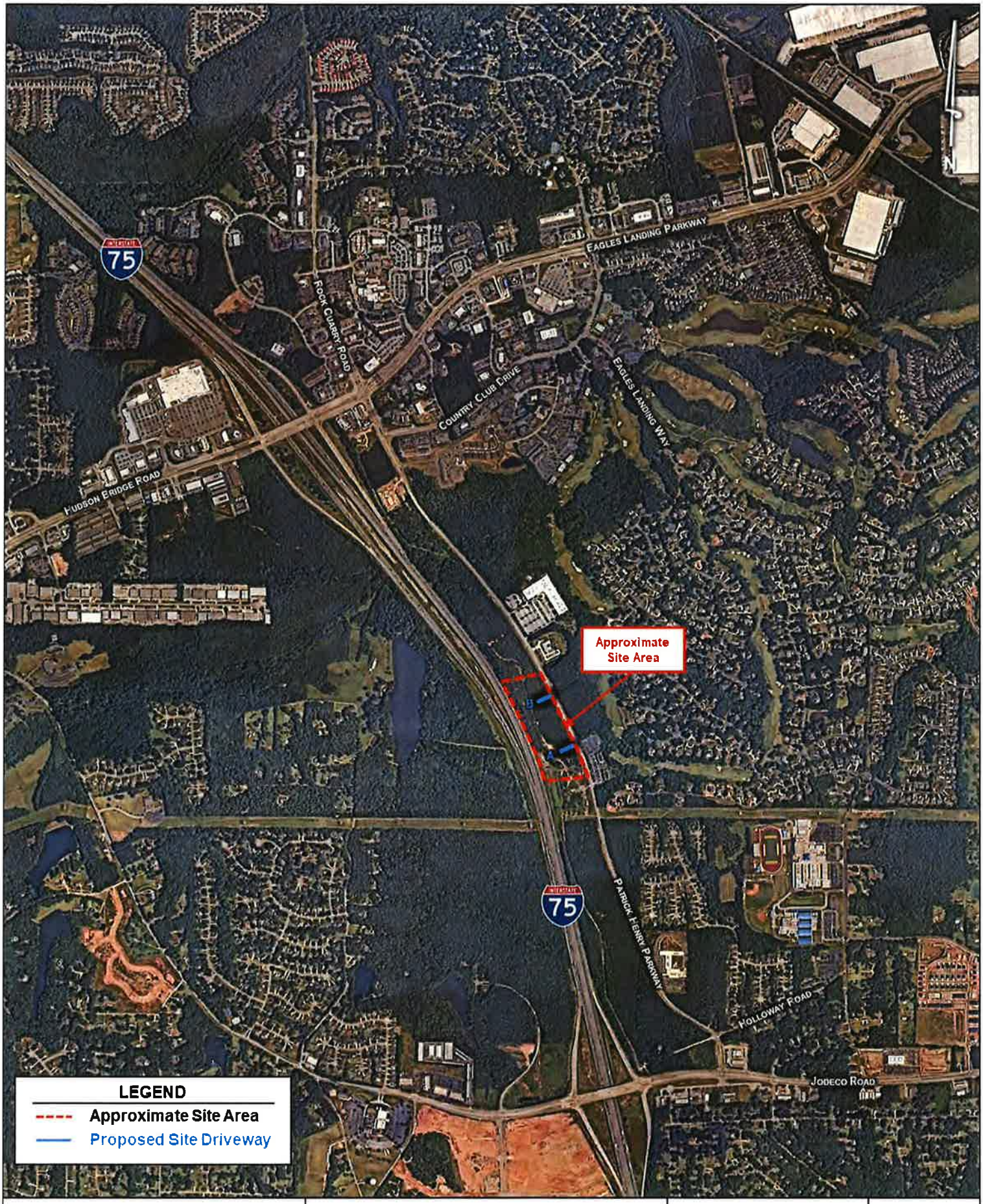
Alden Gordon, E.I.T.
Project Analyst

Attachments:

- Figures 1-2
- Trip Generation Analysis
- Rezoning Site Plan



Kimley»Horn	***Waypoint Henry County Residential*** **Trip Generation Memo**	**Site Location Map**	**Figure 1**



Kimley»Horn	*Waypoint Henry County Residential* Trip Generation Memo	Site Aerial	Figure 2

Trip Generation Analysis (11th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Waypoint Henry County Residential
Stockbridge, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
221 Multi-Family Housing (Mid-Rise)	324 d.u.	1,500	131	30	101	127	77	50
822 Strip Retail Plaza (<40k)	5,000 s.f. gross leasable area	440	18	11	7	48	24	24
Gross Trips		**1,940**	**149**	**41**	**108**	**175**	**101**	**74**
Residential Trips		1,500	131	30	101	127	77	50
Mixed-Use Reductions		*-44*	*-2*	*-1*	*-1*	*-8*	*-6*	*-2*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Residential Trips		1,456	129	29	100	119	71	48
Retail Trips		440	18	11	7	48	24	24
Mixed-Use Reductions		*-44*	*-2*	*-1*	*-1*	*-8*	*-2*	*-6*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass By Reductions (Based on ITE Rates)		*-134*	*0*	*0*	*0*	*-14*	*-7*	*-7*
Adjusted Retail Trips		262	16	10	6	26	15	11
Mixed-Use Reductions - TOTAL		*-88*	*-4*	*-2*	*-2*	*-16*	*-8*	*-8*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*-134*	*0*	*0*	*0*	*-14*	*-7*	*-7*
New Trips		**1,718**	**145**	**39**	**106**	**145**	**86**	**59**
Driveway Volumes		**1,852**	**145**	**39**	**106**	**159**	**93**	**66**

\\kimley-horn.com\so_amt\alp_tpto\118449002_waypoint patrick henry parkway tia - stockbridge - august 2023\analysis\[updated cqi_analysis-11thedition_ic-2ndeddaily_3rdedam-pm.xls]trip generation

Kimley»Horn

Trip Generation Analysis (11th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Waypoint Henry County Residential
Stockbridge, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
820 Shopping Center (>150k)	160,000 s.f. gross leasable area	5,922	134	83	51	544	261	283
Gross Trips		**5,922**	**134**	**83**	**51**	**544**	**261**	**283**
Residential Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Residential Trips		0	0	0	0	0	0	0
Retail Trips		5,922	134	83	51	544	261	283
Mixed-Use Reductions		*-44*	*-2*	*-1*	*-1*	*-8*	*-2*	*-6*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass By Reductions (Based on ITE Rates)		*-1,998*	*0*	*0*	*0*	*-182*	*-91*	*-91*
Adjusted Retail Trips		3,880	132	82	50	354	168	186
Mixed-Use Reductions - TOTAL		*-44*	*-2*	*-1*	*-1*	*-8*	*-2*	*-6*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*-1,998*	*0*	*0*	*0*	*-182*	*-91*	*-91*
New Trips		**3,880**	**132**	**82**	**50**	**354**	**168**	**186**
Driveway Volumes		**5,878**	**132**	**82**	**50**	**536**	**259**	**277**

\\kimley-horn.com\so_amt\alp_tpto\118449002_waypoint patrick henry parkway tia - stockbridge - august 2023\analysis\[updated cqi_analysis-11thedition_ic-2ndeddaily_3rdedam-pm.xls]trip generation comp

FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0153D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE HENRY COUNTY SEWER CAPACITY BY LAND LOT.
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):		GE (COMMERCIAL)
PROPOSED ZONING (STOCKBRIDGE):		PUD (PLANNED UNIT DEVELOPMENT)
SITE AREA:	19.74	ACRES
FLOOR AREA	8.09	ACRES
OPEN SPACE REQUIRED	3.55 AC (20.0%)	
OPEN SPACE PROVIDED	3.56 AC (20.1%)	
PUBLIC SPACE REQUIRED	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED	0.25 AC (3.0% OF FLOOR AREA)	
BUILDING SETBACK		
FRONT	25 FT	
SIDE	15 FT	
REAR	20 FT	
BUFFERS		
ADJACENT GE ZONING (NORTH):	25 FT	
ADJACENT RS ZONING (SOUTH):	25 FT	
ADJACENT GE ZONING (SOUTHWEST):	25 FT	

PROPOSED LAND USES & DENSITIES

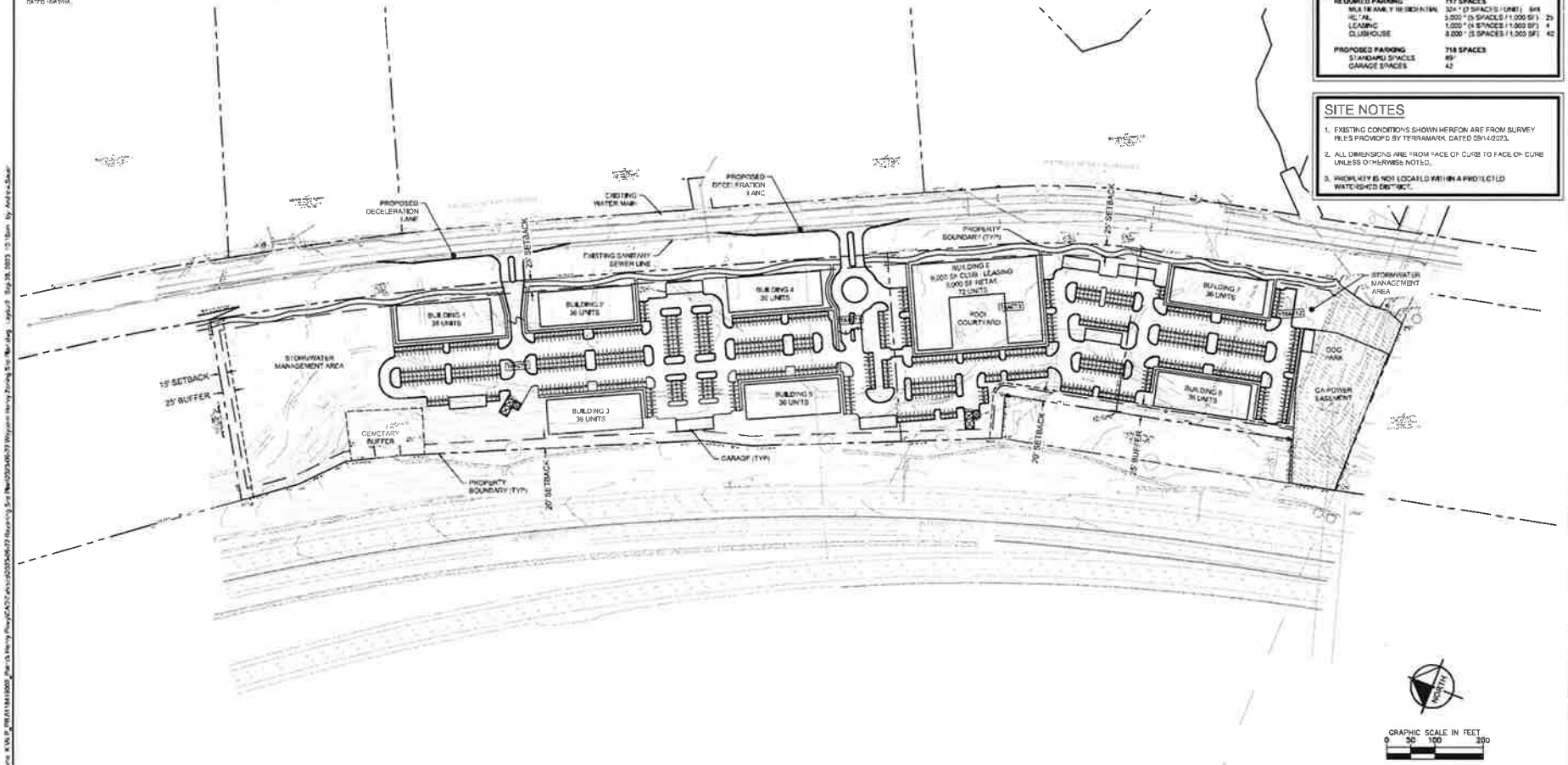
MULTI-FAMILY RESIDENTIAL	324 UNITS (16.4 UNITS/ACRE)
RETAIL	3,000 SF
LEASING	1,800 SF
CLUBHOUSE	8,000 SF

PARKING SUMMARY

REQUIRED PARKING	717 SPACES
MULTI-FAMILY RESIDENTIAL	324 * (2 SPACES / UNIT) = 648
RETAIL	3,000 * (3 SPACES / 1,000 SF) = 25
LEASING	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING	718 SPACES
STANDARD SPACES	69*
GARAGE SPACES	42

SITE NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.



Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1170 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770-551-1000
WWW.KIMLEY-HORN.COM

WAYPOINT RESIDENTIAL
3414 PEACHTREE ROAD NE
SUITE 1550
ATLANTA, GEORGIA 30326
PHONE: 770-451-0058

NO.	RESUBMITTAL AND REVISION DESCRIPTIONS	DATE	BY

WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY - HENRY COUNTY GA
LAND LOT 21, 5TH DISTRICT
PARCEL ID: 0524010250A, 0524010253A27, 0524010253A28

DRAWN BY:	PTN
DESIGNED BY:	PTN
REVIEWED BY:	BBW
DATE:	09/28/2023
PROJECT NO.	118449007

TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

Presentation for RZ-2023-08

Presented To:

– Planning Commission – December 21, 2023

– Mayor and Council – January 8, 2024

Case Facts

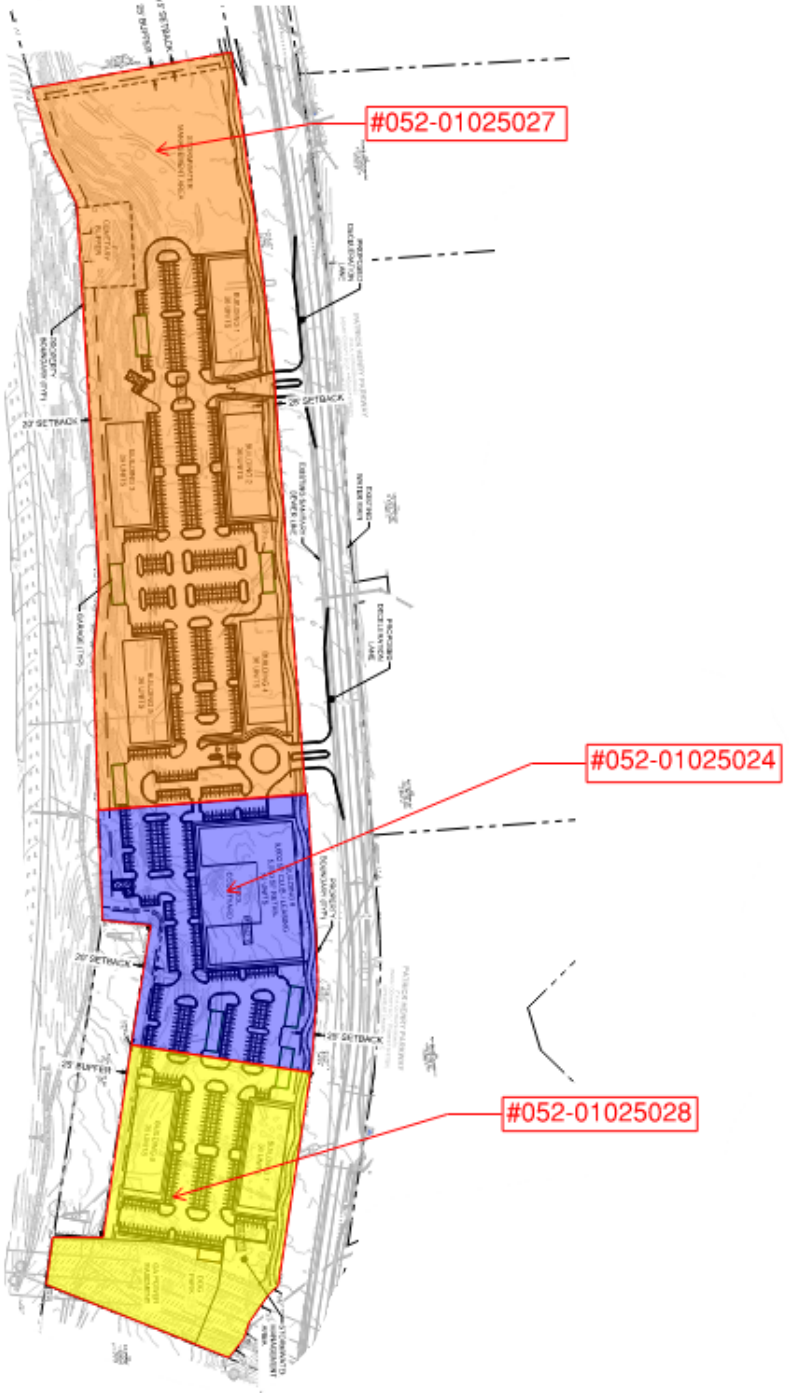
- Applicant: Waypoint Residential
- Agent: Dennis J. Webb, Jr. of Smith, Gambrell, and Russel, LLP
- Owner: #052-01025024 - Habarri, Inc; #052-01025027 and #052-01025028 - Shama Hospitality Inc. & Henry Pkwy Partners, LLC
- Applicant's Request: assign the zoning district of 'PUD' (Planned Unit Development) to allow for the purpose of developing a mixed-use development consisting of multifamily residential and retail commercial uses
- Address of Property: Three parcels on Patrick Henry Parkway
- Number of Acres: 19.7431 +/- acres
- Project Characteristics: Vacant with cemetery in Northwest portion
- City Land Use Zoning: C-2 (General Commercial – Henry County)
- Sign Posting: December 6, 2023

Zoning History

- A review of zoning files indicates that the subject property was rezoned from PD (Planned Development) with an underlying zoning classification of R-2 to C-2 (General Commercial) by the Henry County Board of Commissioners with conditions.

Aerial Photo with Site Plan

Site Plan with Parcels Labeled



Site Visit on December 6, 2023

Parcel #052-01025027

Bright Generations Henry County

CITY OF STOCKBRIDGE
NOTICE OF PUBLIC HEARING

PROPOSAL FOR THIS PROPERTY:

X REZONING X VARIANCE X ANNEXATION ____ CONDITIONAL USE PERMIT

X COMPREHENSIVE PLAN AMENDMENT ____ ZONING MODIFICATION ____ OTHER

APPLICANT: WAYPOINT RESIDENTIAL CASE NUMBER(S): RX-2023-06 CP-2023-07 RZ-2023-08 VR-2023-09

PROPERTY LOCATION: PATRICK HENRY PARKWAY - WEST SIDE - 4 PARCELS

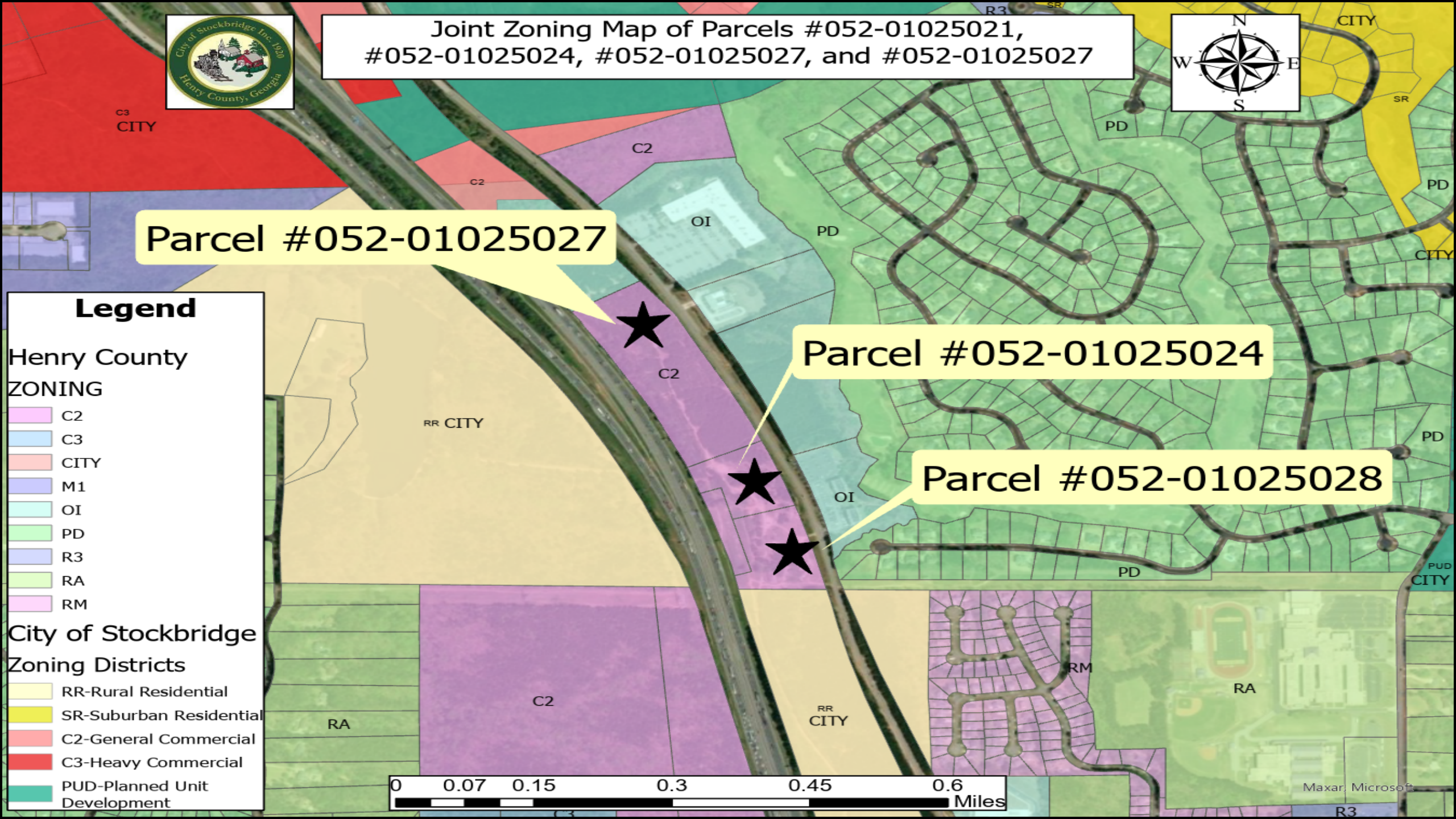
PLANNING COMMISSION PUBLIC HEARING: DECEMBER 21, 2023 AT 6:30 p.m.

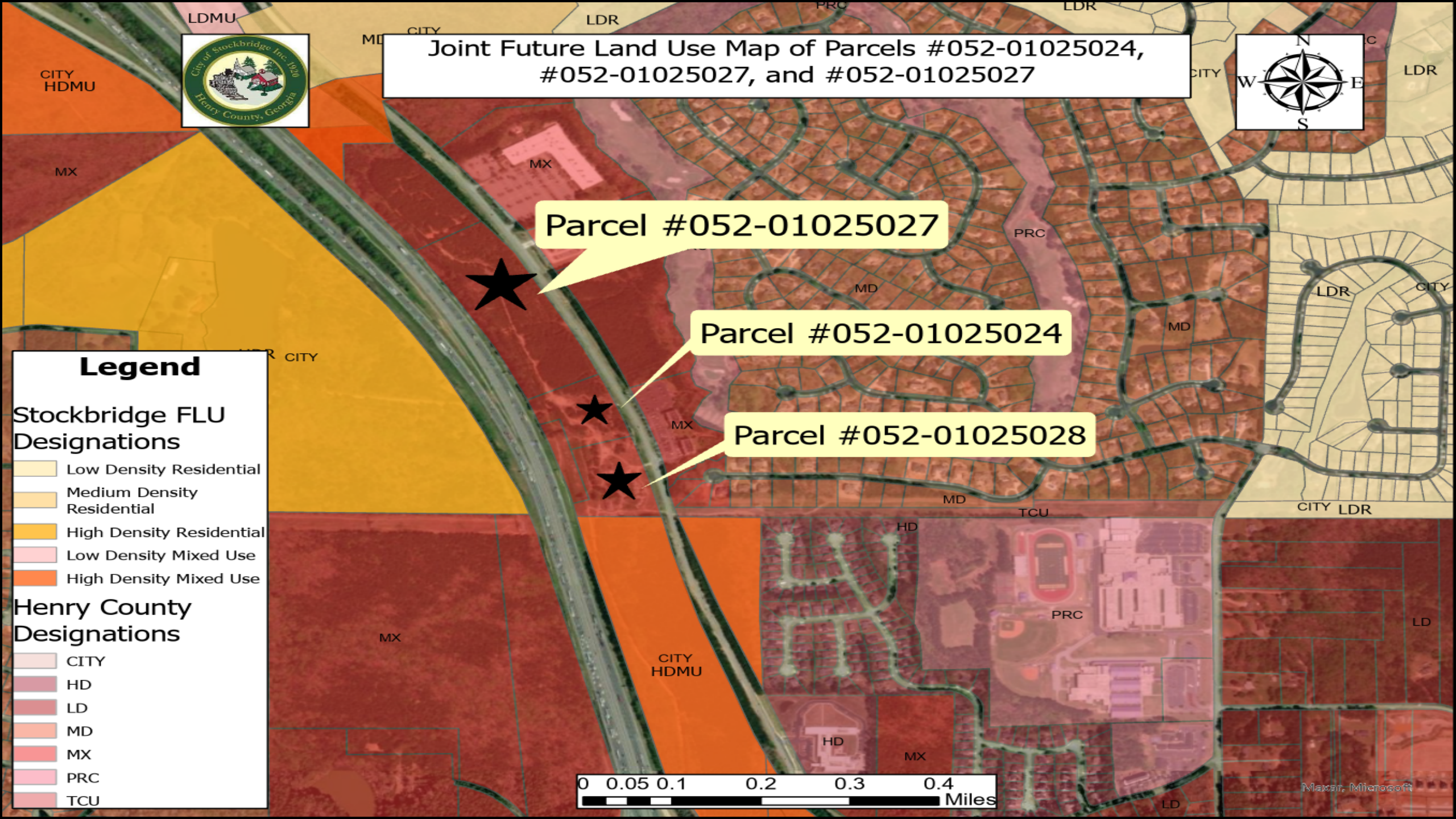
CITY COUNCIL PUBLIC HEARING: JANUARY 8, 2024 AT 6:00 p.m.

PUBLIC HEARINGS WILL BE HELD AT STOCKBRIDGE CITY HALL, IN THE COUNCIL CHAMBER.
FOR FURTHER INFO, PLEASE CALL THE CITY OF STOCKBRIDGE AT 770-389-7900.
DEFACEMENT OF THIS SIGN IS PROHIBITED.

Site Visit on December 6, 2023
Eagles Landing Office Park
Parcel #052-01025024

Site Visit on December 6, 2023
Parcel #052-01025028
Georgia Power


Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025028
Legend
Henry County
ZONING
C2
C3
CITY
M1
OI
PD
R3
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
SR-Suburban Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.07 0.15 0.3 0.45 0.6
Miles
N
S
E
W
Maxar, Microsoft


Joint Future Land Use Map of Parcels #052-01025024, #052-01025027, and #052-01025027
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025028
Legend
Stockbridge FLU Designations
Low Density Residential
Medium Density Residential
High Density Residential
Low Density Mixed Use
High Density Mixed Use
Henry County Designations
CITY
HD
LD
MD
MX
PRC
TCU
0 0.05 0.1 0.2 0.3 0.4 Miles
N
S
E
W
LDMU
LDR
PRC
CITY
HDMU
MX
MD
TCU
HD
LD
Maxar, Microsoft

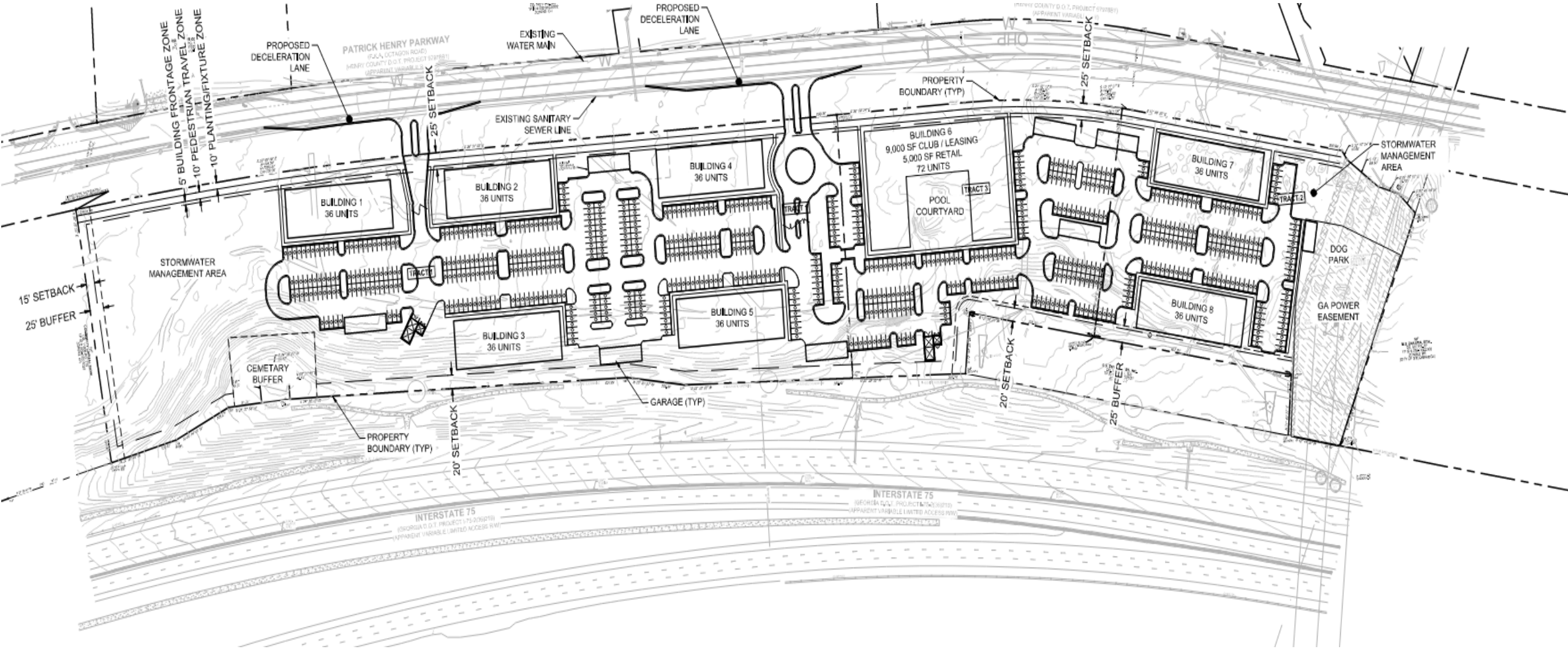
Project Information

- The applicant proposes to build a mixed-use development with 324 multi-family residential units with 9,000 square feet of space for both a club area and a leasing office and 5,000 square feet of retail space that will be located on the ground floor. Of the 324 multi-family residential units, 162 units will be one-bedroom units, 135 units will be two-bedroom units, and 27 will be three-bedroom units. Construction is anticipated to take place from August 2024 to July 2026, with the first units being delivered in October 2025. The development will provide vehicular access to the site via two deceleration lanes that will be located along Patrick Henry Parkway.

Project Information (cont.)

- The proposed mixed-use development will have seven buildings with floor having three stories in height while the remaining three floors will have a basement level. Building 6, as shown on the site plan, will include both the retail and other non-residential uses on the ground floor with residential units located above.
- The proposed mixed-use development includes several amenities that includes a pool, courtyards, grill areas, and a dog walk area. In addition, the stormwater detention pond will be used as an amenity area since it will add nature trails around the pond for the residents to use. Lastly, the development will provide 691 parking spaces and 42 garage spaces. Of the 691 parking spaces that will be provided, 227 will be provided to the residents that are living in the one-bedroom units, 270 parking spaces will be provided to the residents that are living in the two-bedroom units, and 54 units will be provided to the residents that are living in the three-bedroom units. The applicant would exceed the total 558 parking by providing the 691 total parking spaces.

Site Plan


PROPOSED DECELERATION LANE
PATRICK HENRY PARKWAY
EXISTING WATER MAIN
PROPOSED DECELERATION LANE
25' SETBACK
PROPERTY BOUNDARY (TYP)
25' SETBACK
5' BUILDING FRONTAGE ZONE
10' PEDESTRIAN TRAVEL ZONE
10' PLANTING/FIXTURE ZONE
EXISTING SANITARY SEWER LINE
BUILDING 1 36 UNITS
BUILDING 2 36 UNITS
BUILDING 4 36 UNITS
BUILDING 6 9,000 SF CLUB / LEASING 5,000 SF RETAIL 72 UNITS
POOL COURTYARD
TRACT 3
BUILDING 7 36 UNITS
TRACT 2
STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT AREA
TRACT 1
DOG PARK
15' SETBACK
25' BUFFER
BUILDING 3 36 UNITS
BUILDING 5 36 UNITS
BUILDING 8 36 UNITS
GA POWER EASEMENT
CEMETARY BUFFER
GARAGE (TYP)
20' SETBACK
25' BUFFER
PROPERTY BOUNDARY (TYP)
20' SETBACK
INTERSTATE 75
INTERSTATE 75

Staff Analysis

1. **<u>Consistency with the Comprehensive Plan:</u>** The subject property is currently located in Henry County and is not currently consistent with the current Future Land Use Map of the city of Stockbridge. However, if the proposed development is annexed into the City limits, it will be assigned the future land use designation of Medium-Density Mixed Use. The proposed mixed-use designation meets the overall characterization of the Medium-Density Mixed Use, which states that it is characterized by "mixed-use developments incorporated mostly commercial uses with some smaller office tenants and medium density residential uses." Furthermore, the applicant proposes to build three story buildings which meets the intent and purpose of the Medium-Density Mixed Use designation, which states, "The area would allow for two to three story buildings, combining street level commercial/retail/office uses with second and third stories accommodating office on lofts/apartments/condominiums." The proposed development is consistent with the policy and goals of the City of Stockbridge 2024 Comprehensive Plan that are listed on pages 42 and 44: (1) Provide a mixture of housing options to attract young professionals, singles, and small families, (2) Encourage mixed-use development to promote a live, work, play concept, (3) Supporting increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density, and (4) Create a sense of place for the community.

Page 45 of the 2024 Comprehensive Plan states the requested PUD (Planned Unit Development) is compatible with all of the future land use designations, which includes the proposed Medium-Density Mixed Use designation. In addition, the requested addition of the Parkway Mixed Overlay District is compatible with the proposed Medium-Density Mixed Use future land use designation. The requested 16.4 units per acre by the applicant is therefore consistent with the surrounding land use densities in the vicinity of the area.

Staff Analysis (cont.)

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 Zoning Code:** The development of the site as a mixed-use development with retail and residential meets the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed as follows: (1) Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge, (2) Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The development is consistent with the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the intent and purpose of the PUD zoning district is to (1) Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones, (2) Provide an appropriate district for mixed-use developments, and (3) Allow flexibility in design for environmentally challenged properties.

The proposed mixed-use development is consistent with the requested Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following: (1) To encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses; (2) To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play; (3) To improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling.

Staff Analysis (cont.)

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 approval of the requested zoning classification of PUD to the proposed mixed-use development will have a positive effect on the subject property and the vicinity of the area. First, the proposed mixed-use development will provide an alternative type of housing for young professionals who are choosing apartments in areas that provide access to both employment and retail. The subject property is in close proximity to the existing offices and to is close to I-75, which provides access to regional employment areas.

Second, the proposed mixed-use development will provide necessary growth to an area that lacks both economical and residential growth. Patrick Henry Parkway is a road that connects two major throughfares, Eagles Landing Parkway and Jodeco Road. While properties alongside Jodeco Road and Eagles Landing Parkway have seen an increase in economic growth throughout the years, properties along Patrick Henry Parkway have not seen neither commercial nor residential growth. Thus, the addition of the proposed mixed-use development will serve as an economic hub for future development of the other vacant parcels in the vicinity of the area. Moreover, the retail uses that will be added as part of the proposed development will provide additional job opportunities to the residents in the vicinity of the area.

Staff Analysis (cont.)

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

5. **The impact upon adjacent property owners should the request be granted**: The area within the vicinity of the area subject property consists of office buildings, single-family residential uses, and other types of uses. Therefore, the proposed mixed-use development will provide additional housing options for residents who may have an interest in moving. A recent traffic memorandum that was prepared and submitted by Kimley-Horn and Associates on September 28, 2023, as part of the rezoning application concluded that the addition of the proposed mixed-use development will generate less traffic.

6. **The potential impact of the rezoning on City infrastructure including water and sewage system:** A letter from the Henry County Water Authority dated October 17, 2023, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. The letter also states that sewer treatment is also available to the subject property.

Staff Analysis (cont.)

7. **The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes:** A Trip Generation Memorandum was prepared by Kimley-Horn and Associates on September 28, 2023, to calculate the anticipated number of vehicular trips that the proposed mixed-use development would generate on Patrick Henry Parkway. The trip generation memo compared the estimated number of vehicular trips of the proposed mixed-use development to the existing C-2 zoning under the Henry County Zoning Ordinance. The Trip Generation Memorandum concluded that the proposed mixed-use development is expected to generate 149 trips during the AM weekday peak hour, 175 trips during the PM weekday peak hour, and 1,940 trips during the weekdays. However, a proposed development under the C-2 zoning district would generate 5,922 total trips, 134 trips during the AM weekday peak hour, and 544 trips during the PM weekday hour. Based on the data that was provided, the Trip Generation Memorandum shows that the proposed mixed-use development will generate less traffic compared to a proposed development under the C-2 zoning district.

Staff Analysis (cont.)

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:** The request to assign the zoning classification of PUD (Planned Unit Development) once the subject property is annexed into the City limits is consistent with the policies and goals of the Stockbridge Unified Development Code. Furthermore, the proposed development meets the regulations of the PUD zoning district. In addition, the development is consistent with the assigned Future Land Use Designation of Medium-Density Mixed-Use. The proposed mixed-use development is consistent with the intent and goals of the proposed assignment of the requested Parkway Mixed-Use Overlay District. Although the Stockbridge Comprehensive Plan does not designate a maximum density for the proposed future land use of Medium-Density Mixed-Use, Section F of the Stockbridge Unified Development Code, states that the Parkway Mixed-Use Overlay District allows for a maximum density of 45 units per acre. The requested 16.4 units per acre by the applicant is therefore consistent with the Parkway Mixed-Use Overlay District.

9. **The ability of the subject land to be developed as it is presently zoned:** Currently the subject property is zoned C-2 (General Commercial) by the Henry County Zoning Map which allows a mixture of retail and services uses. However, there remains a lack of residential options since the area is surrounded by office buildings and other types of certain uses. In addition, the addition of the proposed mixed-use development will generate far less traffic as opposed to a proposed retail shopping that would be allowable under the C-2 zoning district. Therefore, it would be more feasible and realistic for a mixed-use development to be built. As mentioned, the development will bring economic growth and provide job opportunities for the residents with the addition of retail uses.

Staff Recommendation

Staff recommends **approval with conditions** for the proposed rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to the subject property with the following conditions:

- The density rate shall be capped at 16.4 dwelling units per acre or a maximum of 324 residential units for the entire proposed mixed-use development.
- The project will be in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding the site development standards and other requirements that are found.
- The proposed mixed-use development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, titled "Waypoint Residential", which was prepared by Kimley-Horn and Associates on September 28, 2023.
- A 25-foot buffer shall be installed on the north, south, and eastern sides of the subject property.
- The deceleration lanes, as shown on the site plan, shall be provided.

Staff Recommendation (cont.)

- The developer shall take appropriate steps to preserve and protect the cemetery.
- The developer shall establish a maintenance of all the common areas in the development.
- A fence must be installed adjacent to the dog park and on Georgia Power Company's easement on the south side of the property.
- All non-commercial parking facilities shall be screened from the view of Patrick Henry Parkway by the use and maintenance of tall, dense, landscaping.

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Interim Community Development Director; Chief Planner

DATE: December 21, 2023

Subject: #RZ-2023-08 For #052-01025024; #052-01025027; #052-01025028

I. PURPOSE

Consider a request to assign the zoning district of 'PUD' (Planned Unit Development) to allow for the purpose of developing a mixed-use development consisting of multifamily residential and retail commercial uses. The subject property contains three parcels, which are as follows:

- Parcel #052-01025024—Contains 4.035 +/- acres.
- Parcel #052-01025027—Contains 11.428 +/- acres.
- Parcel #052-01025028—Contains 4.279 +/- acres.

The applicant also simultaneously submitted two other applications to the City of Stockbridge as are listed below:

- Annexation Application (AX-2023-06) – The applicant requests four parcels be annexed into the City of Stockbridge from unincorporated Henry County. The adjacent parcel, #052-01025021, will not be included in the rezoning and the Comprehensive Plan amendment.

- Comprehensive Plan Amendment (CP-2023-07) – The applicant requests to assign the Future Land Use designation of Medium Density Mixed-Use to the subject property.

- Variance (VR-2023-04) – The applicant submitted three variances on the property which are as follows:

    1. a variance to allow residential uses on the first floor of buildings.
    2. a variance to eliminate the requirement for a vehicular connection between adjoining properties
    3. a variance to allow parking in front of the buildings.

II. Background

Proposed Development	Mixed-use development consisting of multifamily residential and retail uses
Site Address	#052-01025024 (no address) #052-01025027 (no address) #052-01025028 (no address)
Parcel Identification	#052-01025024 (no address) #052-01025027 (no address) #052-01025028 (no address)
Parcel Acreage	19.7431 +/- acres
Applicant	Waypoint Residential
Agent:	Dennis J. Webb, Jr. of Smith, Gambrell, and Russel, LLP
Owner:	#052-01025024: Habarri, Inc. #052-01025027: Shama Hospitality Inc. & Henry Pkwy Partners, LLC #052-01025028: Shama Hospitality Inc. & Henry Pkwy Partners, LLC
Current Zoning	#052-01025024: C2 (General Commercial – Henry County) #052-01025027: C2 (General Commercial – Henry County) #052-01025028: C2 (General Commercial – Henry County)
Current Use	Vacant with cemetery in Northwest portion

SURROUNDING LAND USE AND ZONING

Location	Existing Land Use	Existing Zoning
Property to the North	Vacant Land	OI – Office Institutional (Henry County), C2 – General Commercial (City of Stockbridge)
Property to the South	Vacant Land	RR – Rural Residential (City of

		Stockbridge)
Property to the East	Bright Generations Childcare Center Georgia Power Eagles Landing Subdivision	OI – Office Institutional (Henry County), PD – Planned Development (Henry County)
Property to the West	Single-Family Residence	RR – Rural Residential (City of Stockbridge)

III. Finding of Facts

1. The applicant has filed an annexation application for four parcels to be annexed into the City limits from unincorporated Henry County. The case will be heard concurrently. The adjacent parcel, #052-01025021, will not be included in the rezoning and the Comprehensive Plan amendment.

2. The applicant has requested a Comprehensive Plan Amendment (CP-2023-07) to assign the Future Land Use designation of Medium-Density Mixed Use.

3. The applicant has requested the following variances on the subject property:

    a. a variance to allow residential uses on the first floor of buildings.
    b. a variance to eliminate the requirement for a vehicular connection between adjoining properties
    c. a variance to eliminate the requirement for a vehicular connection between adjoining properties

4. The subject properties are currently zoned as C-2 (General Commercial) by the Henry County Zoning Ordinance and are currently designated as MX (Mixed-Use) by the Henry County Future Land Use Map.

5. The vicinity of the area is mostly residential and commercial with the following zoning classifications: OI (Office Institutional) (Henry County), C-2 (General Commercial) (City of Stockbridge), PD (Planned Development) (Henry County), and RR (Rural Residential) (City of Stockbridge).

6. The surrounding land use designations are as follows: MX (Mixed Use) (Henry County), MD (Medium Density) (Henry County), HDR (High Density Residential) (City of Stockbridge), HDMU (High Density Mixed Use) (City of Stockbridge).

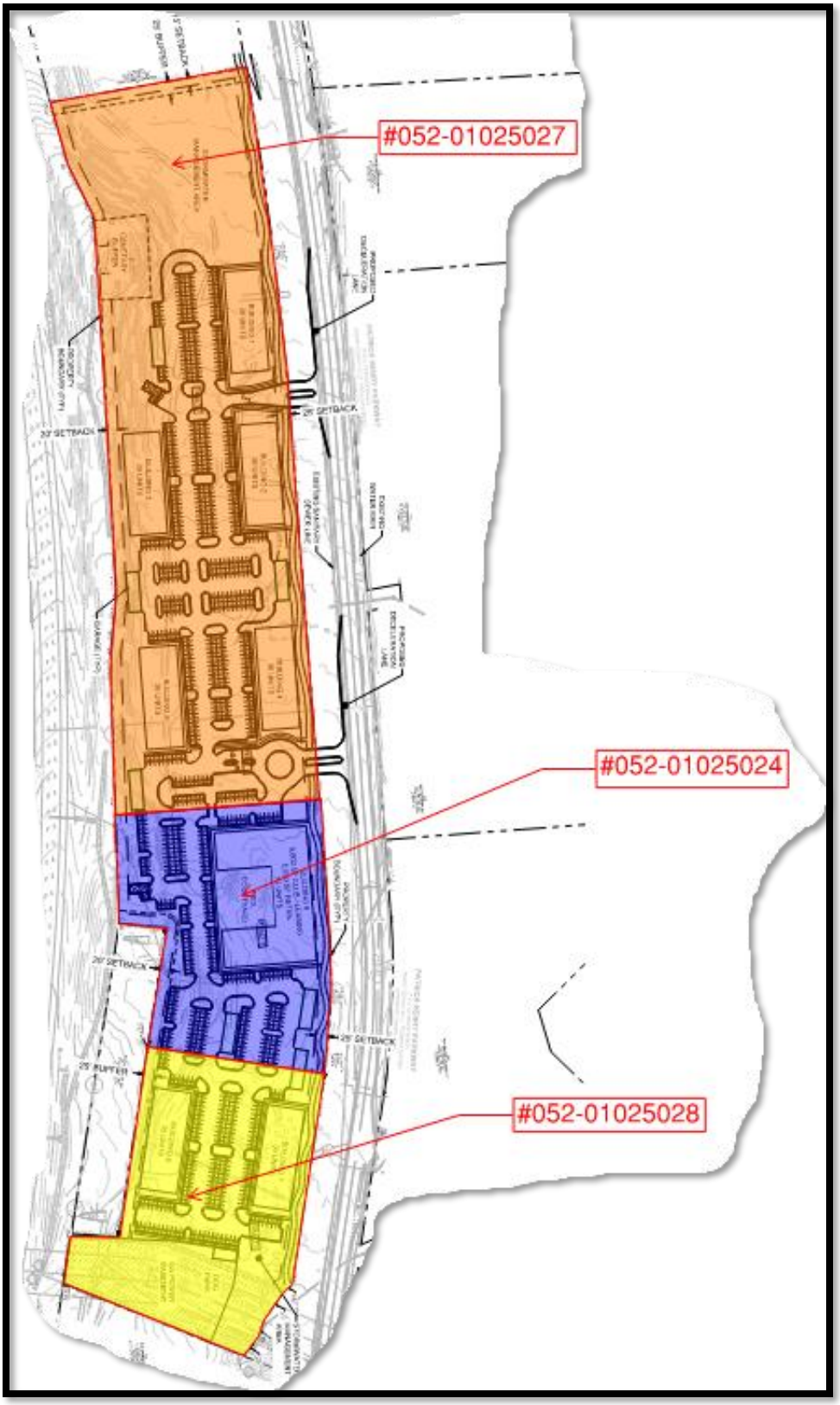
7. The subject property has frontage on Patrick Henry Parkway, which is considered an arterial road.

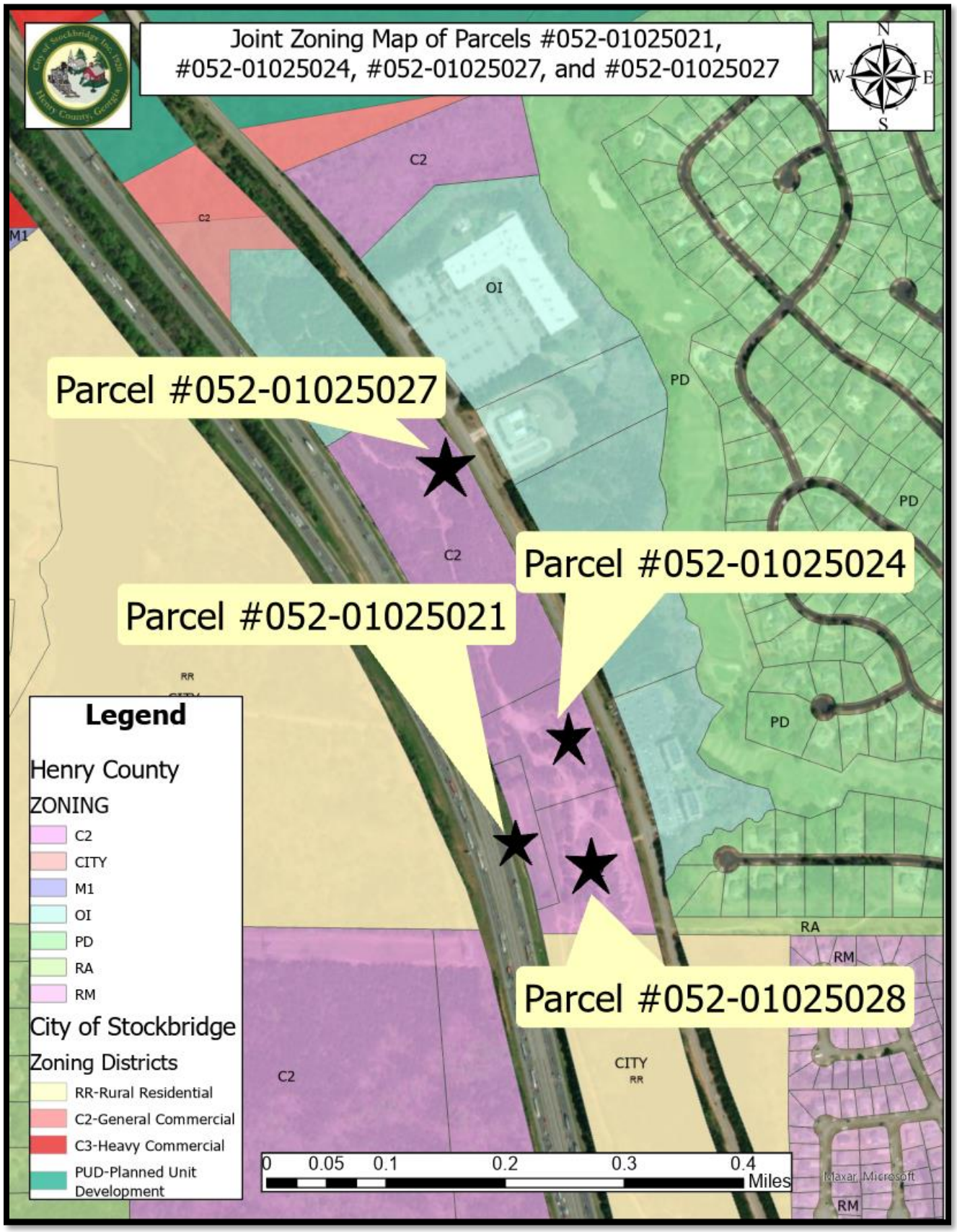
8. A review of zoning files indicates that the subject property was rezoned from PD (Planned Development) with an underlying zoning classification of R-2 pod to C-2 (General Commercial) by the Henry County Board of Commissioners with conditions.

IV. Maps and Illustrations

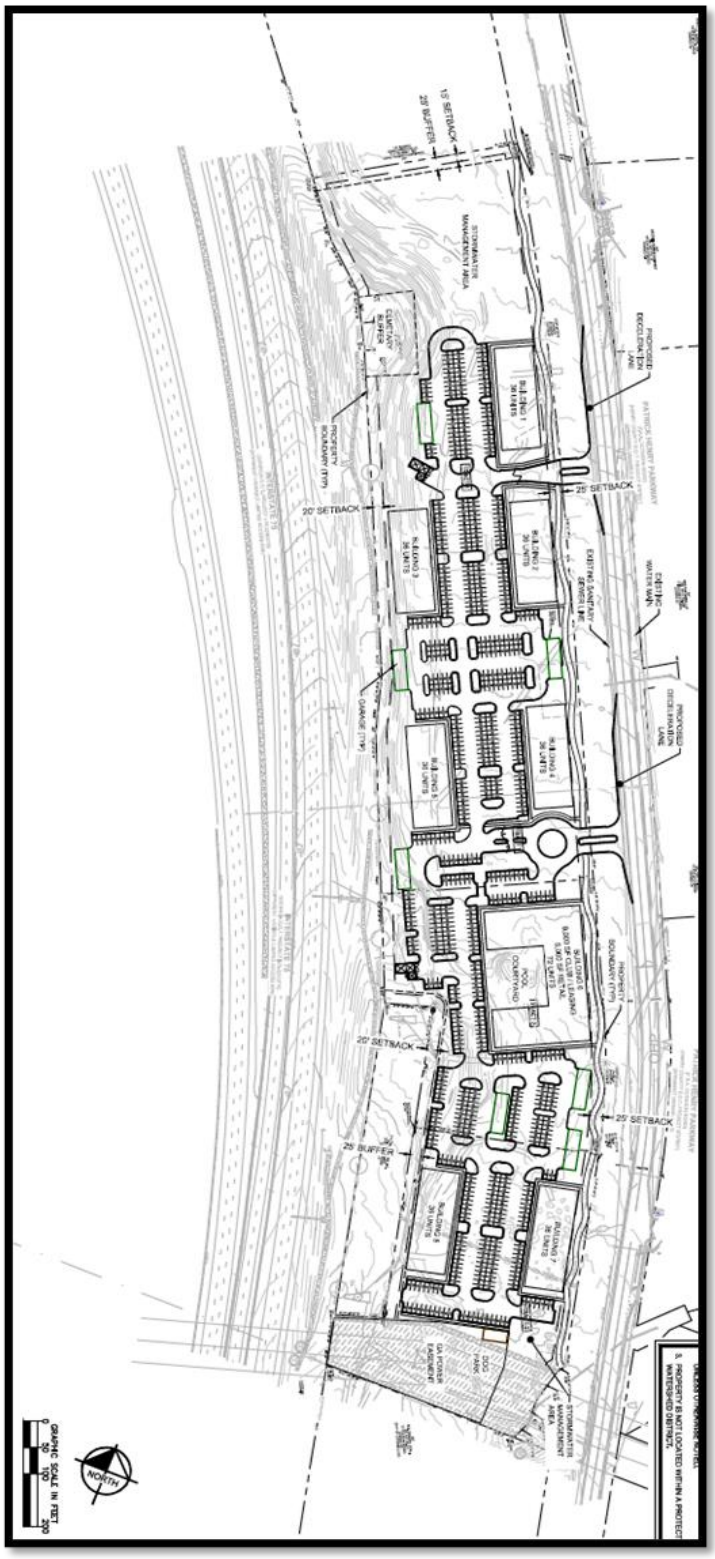
Aerial Photo with Site Plan

Site Plan with Parcels Labeled




Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
N
W
E
S
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025021
Parcel #052-01025028
C2
M1
OI
PD
RA
RM
CITY
RR
Legend
Henry County
ZONING
C2
CITY
M1
OI
PD
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.05 0.1 0.2 0.3 0.4
Miles
Maxar, Microsoft

Site Plan of #052-01025024, #052-01025027, and #052-01025028



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:

FRONT	25 FT
SIDE	15 FT
REAR	20 FT

BUFFERS:

ADJACENT OI ZONING (NORTH):	25 FT
ADJACENT RR ZONING (SOUTH):	25 FT
ADJACENT C2 ZONING (SOUTHWEST):	25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42

Unit Type	# of Units	Average Size (sf)
Studio	-	-
1 br, 1 ba	162	722
2 br, 2 ba	135	1,034
3 br, 2 ba	27	1,321
Other	-	-
TOTAL	**324**	**902**

VI. Analysis

Project Description

The applicant, Waypoint Residential, proposes to build a mixed-use development with 324 multi-family residential units with 9,000 square feet of space for both a club area and a leasing office and 5,000 square feet of retail space that will be located on the ground floor. Of the 324 multi-family residential units, 162 units will be one-bedroom units, 135 units will be two-bedroom units, and 27 will be three-bedroom units. Construction is anticipated to take place from August 2024 to July 2026, with the first units being delivered in October 2025. The development will provide vehicular access to the site via two deceleration lanes that will be located along Patrick Henry Parkway.

The proposed mixed-use development will have seven buildings with floor having three stories in height while the remaining three floors will have a basement level. Building 6, as shown on the site plan, will include both the retail and other non-residential uses on the ground floor with residential units located above.

The proposed mixed-use development includes several amenities that includes a pool, courtyards, grill areas, and a dog walk area. In addition, the stormwater detention pond will be used as an amenity area since it will add nature trails around the pond for the residents to use. Lastly, the development will provide 691 parking spaces and 42 garage spaces. Of the 691 parking spaces that will be provided, 227 will be provided to the residents that are living in the one-bedroom units, 270 parking spaces will be provided to the residents that are living in the two-bedroom units, and 54 units will be provided to the residents that are living in the three-bedroom units. The applicant would exceed the total 558 parking by providing the 691 total parking spaces.

Unit Type	Number of Units	Number of Parking Spaces
1 bedroom	162	227
2 bedroom	135	270
3 bedroom	27	61

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section **(Sec. 9.2.1 C):**

The Planning Commission and 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.

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

The subject property is currently located in Henry County and is not currently consistent with the current Future Land Use Map of the city of Stockbridge. However, if the proposed development is annexed into the City limits, it will be assigned the future land use designation of Medium-Density

Mixed Use. The proposed mixed-use designation meets the overall characterization of the Medium-Density Mixed Use, which states that it is characterized by “mixed-use developments incorporated mostly commercial uses with some smaller office tenants and medium density residential uses.” Furthermore, the applicant proposes to build three story buildings which meets the intent and purpose of the Medium-Density Mixed Use designation, which states, “The area would allow for two to three story buildings, combining street level commercial/retail/office uses with second and third stories accommodating office on lofts/apartments/condominiums.”

The proposed development is consistent with the policy and goals of the City of Stockbridge 2024 Comprehensive Plan that are listed on pages 42 and 44:

- Provide a mixture of housing options to attract young professionals, singles, and small families. (Housing Policy)

- Encourage mixed-use development to promote a live, work, play concept.

- Supporting increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

- Create a sense of place for the community.

Page 45 of the 2024 Comprehensive Plan states the requested PUD (Planned Unit Development) is compatible with all of the future land use designations, which includes the proposed Medium-Density Mixed Use designation. In addition, the requested addition of the Parkway Mixed Overlay District is compatible with the proposed Medium-Density Mixed Use future land use designation.

The requested 16.4 units per acre by the applicant is therefore consistent with the surrounding land use densities in the vicinity of the area.

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 Zoning Code.

The development of the site as a mixed-use development with retail and residential meets the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 1.4 of the Stockbridge Unified Development Code provides a list of objectives to accomplish which are listed below.

A. Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge.

I. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

The development is consistent with the purpose and intent of the PUD (Planned Unit Development) zoning district. Section 2.4.13 of the Stockbridge Unified Development Code states that the intent and purpose of the PUD zoning district is to

- Allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones.

- Provide an appropriate district for mixed-use developments; and

- Allow flexibility in design for environmentally challenged properties.

In addition, the proposed mixed-use development is consistent with the requested Parkway Mixed-Use Overlay District. Section 2.5.2 of the Stockbridge Unified Development Code provides a list of objectives, which includes the following:

- To encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.

- To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.

- To improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling.

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 approval of the requested zoning classification of PUD to the proposed mixed-use development will have a positive effect on the subject property and the vicinity of the area. First, the proposed mixed-use development will provide an alternative type of housing for young professionals who are choosing apartments in areas that provide access to both employment and retail. The subject property is in close proximity to the existing offices and to is close to I-75, which provides access to regional employment areas.

Second, the proposed mixed-use development will provide necessary growth to an area that lacks both economical and residential growth. Patrick Henry Parkway is a road that connects two major throughfares, Eagles Landing Parkway and Jodeco Road. While properties alongside Jodeco Road and Eagles Landing Parkway have seen an increase in economic growth throughout the years, properties along Patrick Henry Parkway have not seen neither commercial nor residential growth. Thus, the addition of the proposed mixed-use development will serve as an economic hub for future development of the other vacant parcels in the vicinity of the area. Moreover, the retail uses that will be added as part of the proposed development will provide additional job opportunities to the residents in the vicinity of the area.

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

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

The area within the vicinity of the area subject property consists of office buildings, single-family residential uses, and other types of uses. Therefore, the proposed mixed-use development will provide additional housing options for residents who may have an interest in moving. A recent traffic memorandum that was prepared and submitted by Kimley-Horn and Associates on September 28, 2023, as part of the rezoning application concluded that the addition of the proposed mixed-use development will generate less traffic.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority dated October 17, 2023, states that water service can be made available to the subject property. However, a water line extension is required at the developer's expense. The letter also states that sewer treatment is also available to the subject property.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

A Trip Generation Memorandum was prepared by Kimley-Horn and Associates on September 28, 2023, to calculate the anticipated number of vehicular trips that the proposed mixed-use development would generate on Patrick Henry Parkway. The trip generation memo compared the estimated number of vehicular trips of the proposed mixed-use development to the existing C-2 zoning under the Henry County Zoning Ordinance. The Trip Generation Memorandum concluded that the proposed mixed-use development is expected to generate 149 trips during the AM weekday peak hour, 175 trips during the PM weekday peak hour, and 1,940 trips during the weekdays. However, a proposed development under the C-2 zoning district would generate 5,922 total trips, 134 trips during the AM weekday peak hour, and 544 trips during the PM weekday hour. Based on the data that was provided, the Trip Generation Memorandum shows that the proposed mixed-use development will generate less traffic compared to a proposed development under the C-2 zoning district.

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.

The request to assign the zoning classification of PUD (Planned Unit Development) once the subject property is annexed into the City limits is consistent with the policies and goals of the Stockbridge Unified Development Code.

Furthermore, the proposed development meets the regulations of the PUD zoning district. In addition, the development is consistent with the assigned Future Land Use Designation of Medium-Density Mixed-Use.

The proposed mixed-use development is consistent with the intent and goals of the proposed assignment of the requested Parkway Mixed-Use Overlay District. Although the Stockbridge Comprehensive Plan does not designate a maximum density for the proposed future land use

of Medium-Density Mixed-Use, Section F of the Stockbridge Unified Development Code, states that the Parkway Mixed-Use Overlay District allows for a maximum density of 45 units per acre. The requested 16.4 units per acre by the applicant is therefore consistent with the Parkway Mixed-Use Overlay District.

9. The ability of the subject land to be developed as it is presently zoned.

Currently the subject property is zoned C-2 (General Commercial) by the Henry County Zoning Map which allows a mixture of retail and services uses. However, there remains a lack of residential options since the area is surrounded by office buildings and other types of certain uses. In addition, the addition of the proposed mixed-use development will generate far less traffic as opposed to a proposed retail shopping that would be allowable under the C-2 zoning district. Therefore, it would be more feasible and realistic for a mixed-use development to be built. As mentioned, the development will bring economic growth and provide job opportunities for the residents with the addition of retail uses.

VII. STAFF RECOMMENDATION

Staff recommends **approval with conditions** for the proposed rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to the subject property with the following conditions:

1. The density rate shall be capped at 16.4 dwelling units per acre or a maximum of 324 residential units for the entire proposed mixed-use development.

2. The project will be in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding the site development standards and other requirements that are found.

3. The proposed mixed-use development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, titled "Waypoint Residential", which was prepared by Kimley-Horn and Associates on September 28, 2023.

4. A 25-foot buffer shall be installed on the north, south, and eastern sides of the subject property.

5. The deceleration lanes, as shown on the site plan, shall be provided.

6. The developer shall take appropriate steps to preserve and protect the cemetery.

7. The developer shall establish a maintenance of all the common areas in the development.

8. A fence must be installed adjacent to the dog park and on Georgia Power Company's easement on the south side of the property.

9. All non-commercial parking facilities shall be screened from the view of Patrick Henry Parkway by the use and maintenance of tall, dense, landscaping.

FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED: 10/8/2018.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:

FRONT	25 FT
SIDE	15 FT
REAR	20 FT

BUFFERS:

ADJACENT OI ZONING (NORTH):	25 FT
ADJACENT RR ZONING (SOUTH):	25 FT
ADJACENT C2 ZONING (SOUTHWEST):	25 FT

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LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF

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MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-2959

NO.	REVISIONS AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 21, 8TH DISTRICT
PARCEL ID: 085A-01042-000, 085A-01042-035-27, 085A-01042-036

DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-22 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg, Layout2, Sep 28, 2023, 10:18am, by Andrew.Sauer

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Traffic Impact Study

Waypoint Henry County Residential

City of Stockbridge, Henry County, Georgia

Report Prepared:

October 2023

Prepared for:

WPR Development Holdings, LLC

Prepared by:

Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009
118449002

Traffic Impact Study

Waypoint Henry County Residential

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Kimley»Horn

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Appendix B: Intersection Volume Worksheets
Appendix C: *Synchro* Analysis Reports
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Appendix E: Project Fact Sheets

1.0 INTRODUCTION

This report presents the analysis of the anticipated traffic impacts associated with the proposed *Waypoint Henry County Residential* development, which is expected to be completed in 2026 (referred to herein as "build-out year"). The site is located north of Jodeco Road, south of Eagles Landing Parkway, and east of I-75 in unincorporated Henry County, Georgia.

The site is currently undeveloped and is proposed to consist of approximately 324 residential units and 5,000 square feet of retail space on approximately 19.74 acres. The site is proposed to be annexed into the City of Stockbridge and rezoned from C-2 (General Commercial) to PUD (Planned Unit Development).

This report will summarize the analyses of the following three (3) scenarios:

1. Existing 2023 Traffic Conditions
2. Projected 2026 No-Build Traffic Conditions (Existing 2023 Traffic Conditions, plus background traffic growth).
3. Projected 2026 Build Traffic Conditions (Projected 2026 No-Build Traffic Conditions, plus the traffic associated with the proposed *Waypoint Henry County Residential* development).

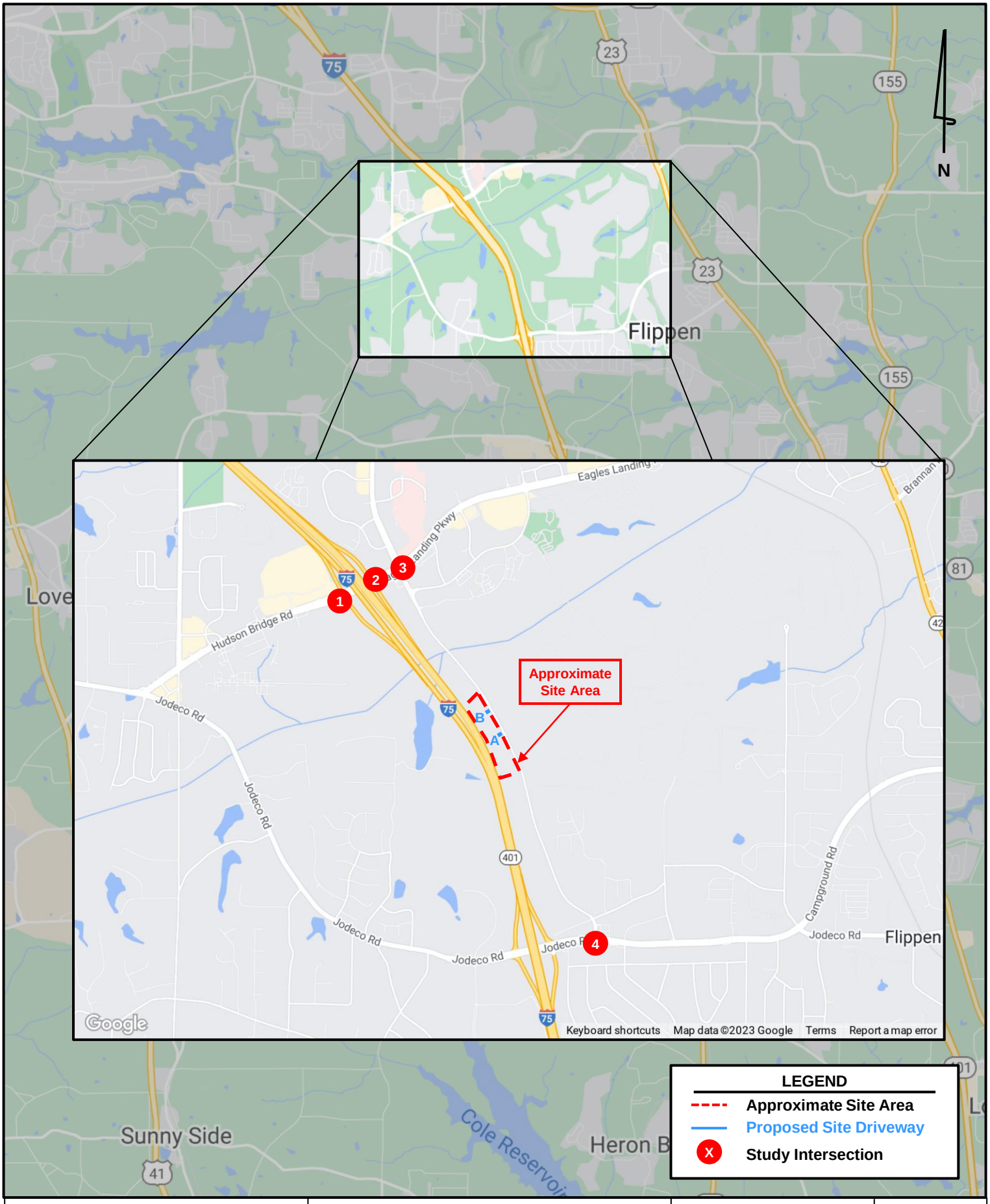
Figure 1 provides a location map of the project site. **Figure 2** provides a zoomed out aerial imagery of the project site. **Figure 3** provides a zoomed in aerial of the project site. Additionally, a copy of the proposed site plan is provided in **Appendix A**.

2.0 STUDY AREA DETERMINATION

The study area consists of the following four (4) existing intersections:

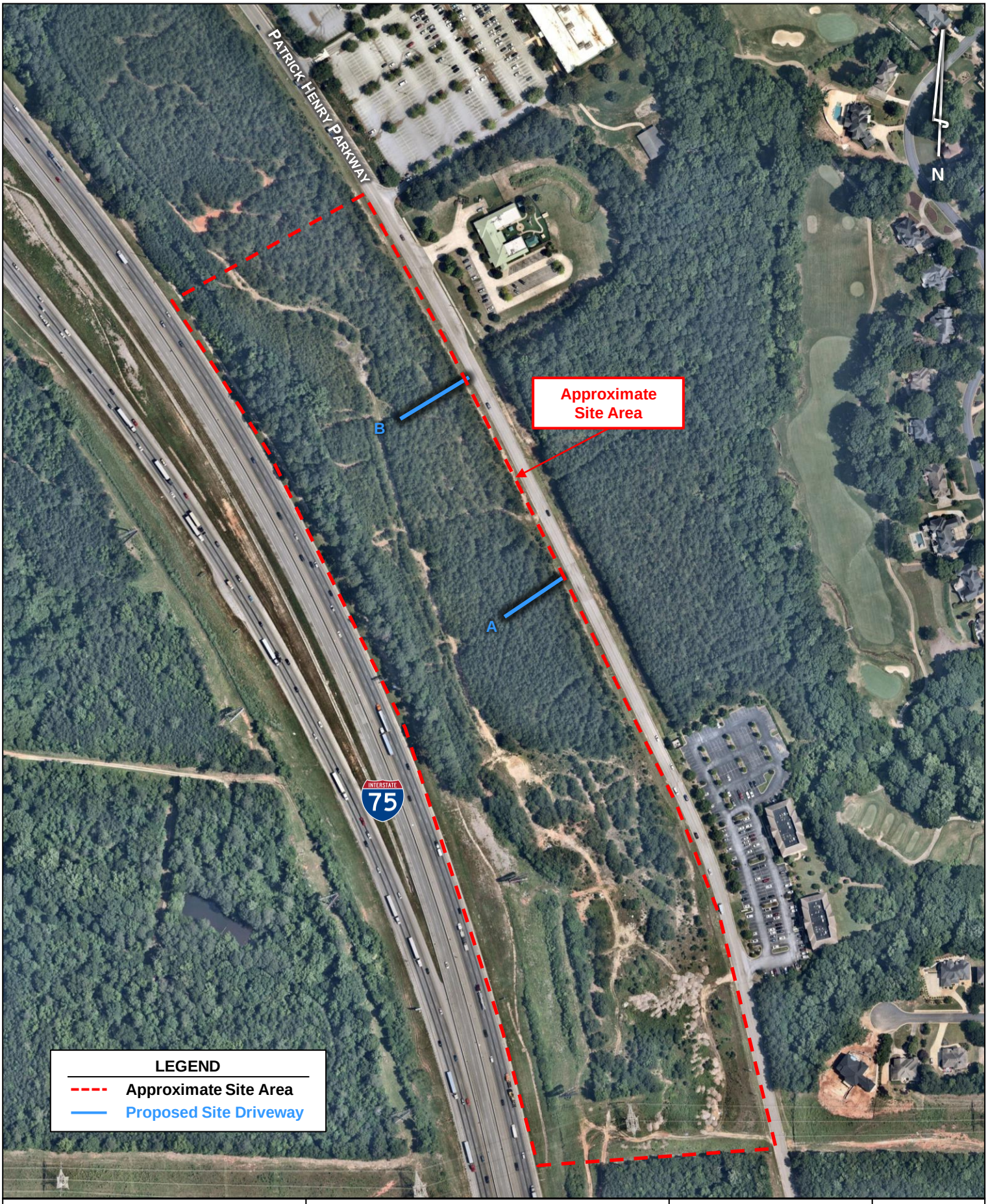
1. Hudson Bridge Road/Eagles Landing Parkway at I-75 Southbound Ramps (signalized)
2. Eagles Landing Parkway at I-75 Northbound Ramps (signalized)
3. Eagles Landing Parkway at Patrick Henry Parkway/Rock Quarry Road (signalized)
4. Jodeco Road at Patrick Henry Parkway/Private Driveway (signalized)

For the purpose of this traffic impact study, the I-75 Ramps, Patrick Henry Parkway, Rock Quarry Road, and the Private Driveway are considered to have a north-south orientation. Hudson Bridge Road, Eagles Landing Parkway, and Jodeco Road are considered to have an east-west orientation.



Kimley»Horn	*Waypoint Henry County Residential* **Traffic Impact Study**	**Site Location Map**	**Figure 1** **Page 2**

Kimley»Horn	*Waypoint Henry County Residential* Traffic Impact Study	Site Aerial (zoomed out)	Figure 2 Page 3



Kimley»Horn	*Waypoint Henry County Residential* Traffic Impact Study	Site Aerial (zoomed in)	Figure 3
			Page 4

3.0 EXISTING TRAFFIC CONDITIONS

3.1 ROADWAY CHARACTERISTICS

The roadways within the study network have the following characteristics:

Hudson Bridge Road/Eagles Landing Parkway is a six-lane, divided minor arterial roadway with a posted speed limit of 45 MPH in the vicinity of the study network. GDOT counts taken west of I-75 indicated an AADT of 23,500 vehicles per day in 2022. GDOT counts taken east of Patrick Henry Parkway indicated an AADT of 38,100 vehicles per day in 2022.

Rock Quarry Road/Patrick Henry Parkway is a two-lane, undivided minor arterial roadway north of Eagles Landing Parkway and a two-lane, undivided local roadway south of Eagles Landing Parkway with posted speed limit of 45 MPH. North of Eagles Landing Parkway, the roadway is Rock Quarry Road and south of Eagles Landing Parkway, the roadway is Patrick Henry Parkway. GDOT counts taken north of Eagles Landing Parkway indicated an AADT of 21,600 vehicles per day in 2022. For 2,400 feet around Eagles Landing Parkway, Rock Quarry Road/Patrick Henry Parkway is a four-lane divided roadway. Int the vicinity of the site, Patrick Henry Parkway is a two-lane roadway with curb and gutter.

Jodeco Road is a four-lane, divided minor arterial roadway with a posted speed limit of 45 MPH. GDOT counts taken east of Patrick Henry Parkway indicated an AADT of 17,000 vehicles per day in 2022.

3.2 EXISTING TRAFFIC VOLUMES

Vehicle peak hour turning movement counts were performed at the following study intersections:

1. Hudson Bridge Road/Eagles Landing Parkway at I-75 Southbound Ramps (signalized)
2. Eagles Landing Parkway at I-75 Northbound Ramps (signalized)
3. Eagles Landing Parkway at Patrick Henry Parkway/Rock Quarry Road (signalized)
4. Jodeco Road at Patrick Henry Parkway/Private Driveway (signalized)

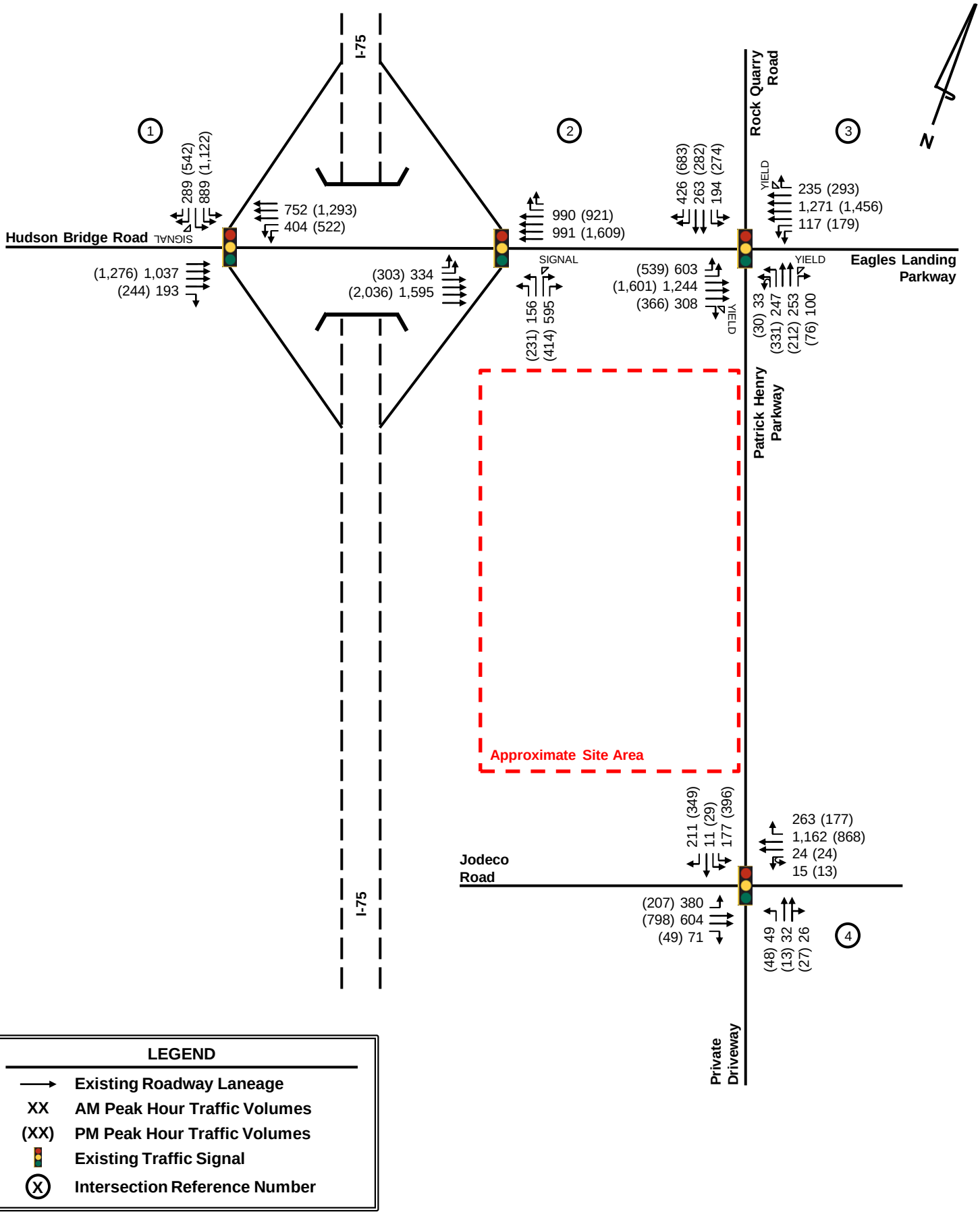
The vehicle peak hour turning movement counts for the study intersections were collected on Tuesday, August 8, 2023. The counts were performed during the AM period (7:00 AM to 9:00 AM) and the PM period (4:00 PM to 6:00 PM). The AM and PM peak hours for each intersection are shown in **Table 1**. Complete traffic count data is provided in **Appendix D**.

Table 1: Peak Hour Summary		
Intersection	**AM Peak Hour**	**PM Peak Hour**
1. Hudson Bridge Road/Eagles Landing Parkway at I-75 Southbound Ramps	7:30 AM – 8:30 AM	4:30 PM – 5:30 PM
2. Eagles Landing Parkway at I-75 Northbound Ramps	7:30 AM – 8:30 AM	4:15 PM – 5:15 PM
3. Eagles Landing Parkway at Patrick Henry Parkway/Rock Quarry Road	7:30 AM – 8:30 AM	4:30 PM – 5:30 PM
4. Jodeco Road at Patrick Henry Parkway/Private Driveway	7:30 AM – 8:30 AM	4:30 PM – 5:30 PM

Per GDOT Policy issued on July 15, 2022, traffic forecasts based on new traffic count data collected after the start of the fall 2022 school year will no longer be required to follow COVID-19 policy procedures.

The complete traffic count data is provided in **Appendix C**.

Figure 4 illustrates the Existing 2023 peak hour traffic volumes at the study intersections as well as the existing roadway geometry (intersection layout).



LEGEND

→	Existing Roadway Laneage
XX	AM Peak Hour Traffic Volumes
(XX)	PM Peak Hour Traffic Volumes
	Existing Traffic Signal
(X)	Intersection Reference Number

Kimley»Horn	*Waypoint Henry County Residential* Traffic Impact Study	Existing 2023 Traffic Conditions	Figure 4
			Page 7

4.0 PROJECTED BACKGROUND (NON-PROJECT) TRAFFIC

Projected background (non-project) traffic is defined as the expected traffic on the roadway network in the future year(s) absent the construction and opening of the proposed *Waypoint Henry County Residential* development. The Existing 2023 peak hour traffic volumes were increased by 2.0% per year for three (3) years to account for the expected background growth in traffic through year 2026, build-out of the project.

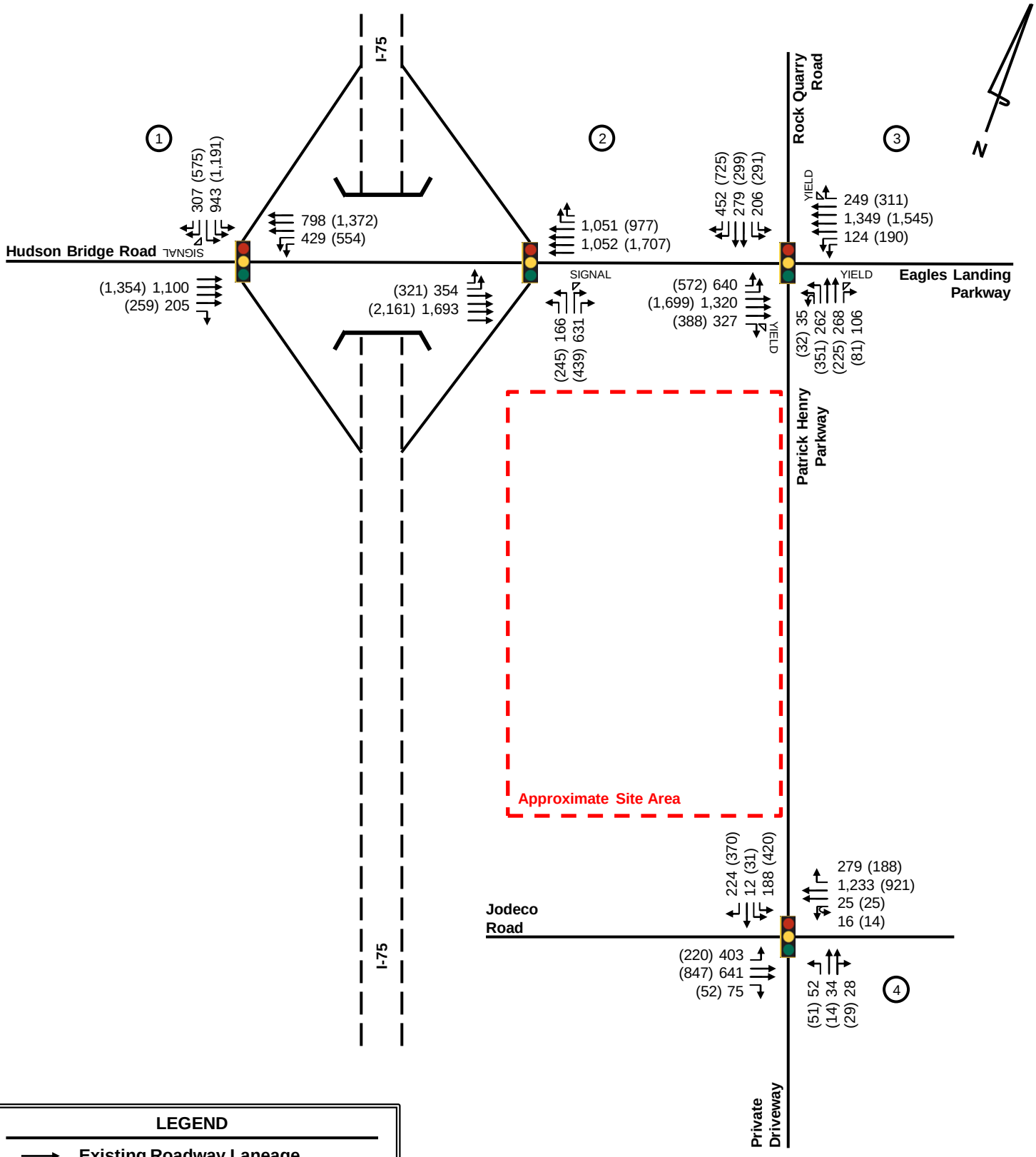
Figure 5 illustrates the Projected 2026 No-Build traffic conditions for the AM and PM peak hours.

4.1 FUTURE ROADWAY/INTERSECTION PROJECTS

The Atlanta Regional Commission's *Atlanta Region's Plan* was researched for programmed transportation projects within the vicinity of the proposed development.

1. **HE-161A / GDOT PI# 0015090**: The project will widen Rock Quarry Road from 2 lanes to 4 lanes between Eagle Springs Drive and SR 42/SR 138. The project is programmed for construction in 2024.
2. **HE-179 / GDOT PI# 0014482**: The project will construct a four-lane divided roadway between (Western Parallel Connector) Jonesboro Road and Hudson Bridge Road. The project is programmed for construction in 2024.
3. **HE-165B**: The project will widen Patrick Henry Parkway from two-lanes to four-lanes between Jodeco Road and Eagles Landing Parkway. The network year of the project is 2040.
4. **HE-132C**: The project will widen Eagles Landing Parkway from four-lanes to six-lanes between Eagles Point Parkway and US 23. The network year of the project is 2040.
5. **HE-450 / GDOT PI# 0019633**: This project will implement a fixed-route bus service between the McDonough Park and Ride and the Stockbridge Park and Ride, along Patrick Henry Parkway. The project does not have a network year.

These projects will not affect intersection laneage or phasing and are planned to be implemented after the build-out year of the *Waypoint Henry County Residential* development, therefore they are not included in this study. Fact Sheets for the programmed projects are included in **Appendix E**.



LEGEND

⟶	Existing Roadway Laneage
XX	AM Peak Hour Traffic Volumes
(XX)	PM Peak Hour Traffic Volumes
	Existing Traffic Signal
(X)	Intersection Reference Number

Note: Existing 2023 Conditions were grown at 2.0% per year for three (3) years to 2026.

Kimley»Horn

Waypoint Henry County Residential
Traffic Impact Study

Projected 2026 No-Build Traffic Conditions

Figure 5

5.0 PROJECT TRAFFIC

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the proposed *Waypoint Henry County Residential* development, and the distribution and assignment of that traffic through the study roadway network. This traffic impact study evaluated the impacts of developing 324 multifamily residential units and 5,000 SF of retail space.

5.1 PROJECT SITE ACCESS

Access to the proposed *Waypoint Henry County Residential* development will be provided at two (2) locations listed below:

1. Site Driveway A (located along Patrick Henry Parkway) – a full-movement driveway located approximately 5,460' south of Eagles Landing Parkway (Intersection 3). Site Driveway A is proposed to be located approximately 1,180' south of the Bright Generations Henry County Driveway and 755' north of the Eagles Landing Office Park Driveway. The intersection is proposed to operate under side-street stop control. The driveway is proposed to have one (1) egress lane exiting the site and one (1) ingress lane entering the site.
2. Site Driveway B (located along Patrick Henry Parkway) – a full-movement driveway located approximately 4,480' south of Eagles Landing Parkway (Intersection 3). Site Driveway B is proposed to be located approximately 465' south of the Bright Generations Henry County Driveway and 1,470' north of the Eagles Landing Office Park Driveway. The intersection is proposed to operate under side-street stop control. The driveway is proposed to have one (1) egress lane exiting the site and one (1) ingress lane entering the site. Driveway B serves as a secondary access for residents.

See the referenced site plans in **Appendix A** for a visual representation of vehicular access and circulation throughout the site.

5.2 TRIP GENERATION

Traffic for the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, 2021. The trip generation was calculated assuming multi-family housing (mid-rise) (Land Use 221) and strip retail plaza (Land Use 822). **Table 2** summarizes the trip generation for the proposed development under full build-out (year 2026).

Table 2: Trip Generation

Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multi-Family Housing (Mid-Rise)	*324 units*	221	1,500	750	750	131	30	101	127	77	50
Strip Retail Plaza (<40k)	*5,000 SF*	822	440	220	220	18	11	7	48	24	24
Total Gross Trips			**1,940**	**970**	**970**	**149**	**41**	**108**	**175**	**101**	**74**
Mixed-Use Reduction			*-88*	*-44*	*-44*	*-4*	*-2*	*-2*	*-16*	*-8*	*-8*
Alternative Mode Reduction			*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*	*-0*
Pass-by Reduction			*-134*	*-67*	*-67*	*-0*	*-0*	*-0*	*-14*	*-7*	*-7*
Total Net New Trips			**1,718**	**859**	**859**	**145**	**39**	**106**	**145**	**86**	**59**

Due to the size, nature, and location of the proposed development, alternative mode reductions were assumed to be zero.

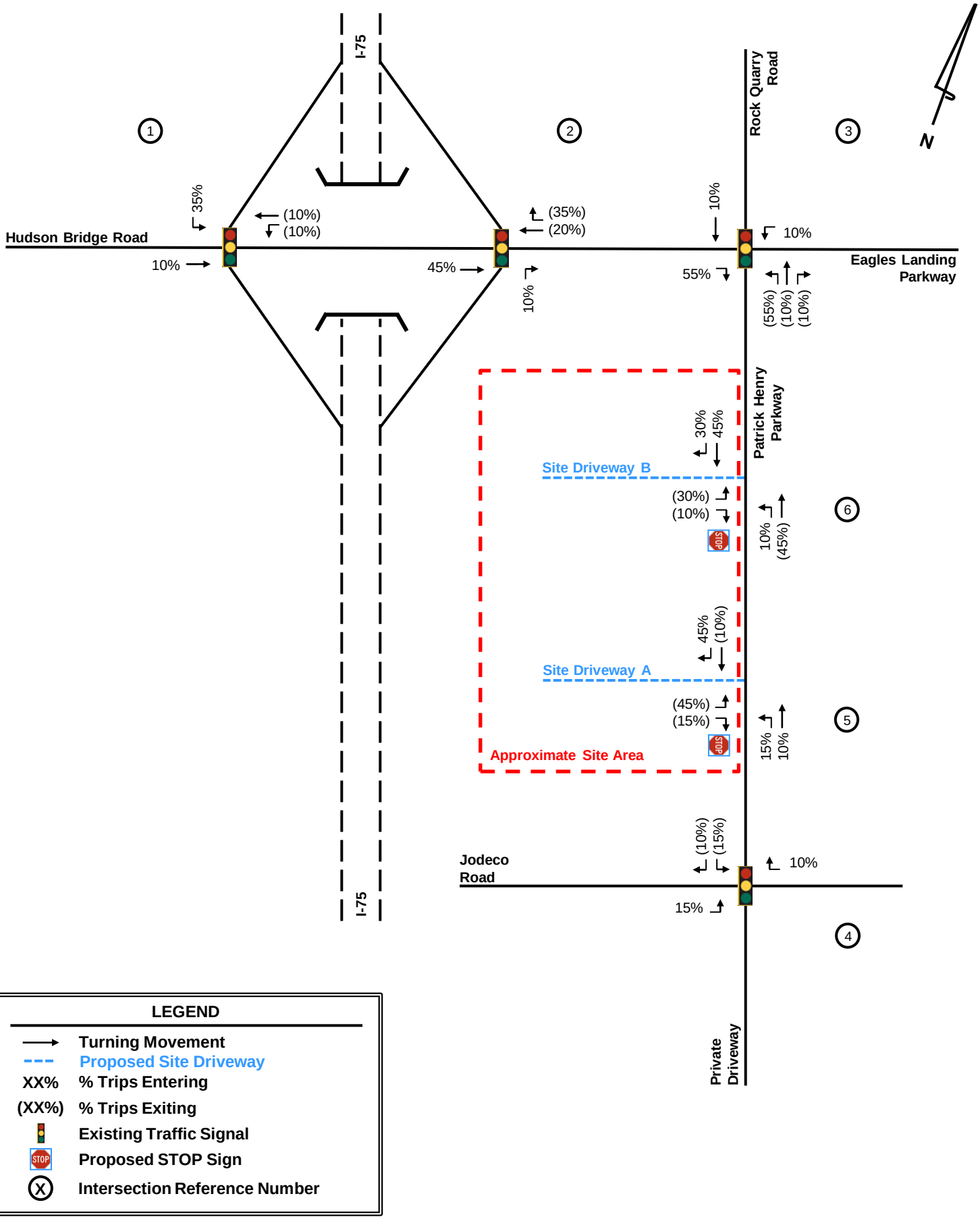
Mixed-use reductions occur when a site has a combination of different land uses that interact with one another. For example, people living in a residential development may walk to the retail instead of driving off-site or to the site. This reduces the number of vehicle trips that will be made on the roadway. Mixed-use vehicle trip reductions were taken according to the *ITE Trip Generation Handbook*, Third Edition, 2014, for the AM and PM peak hour volumes and the *ITE Trip Generation Handbook*, Second Edition, 2004, for daily volumes. Total internal capture and vehicle trip reduction between the land uses is expected to be 4.5% daily, 2.7% for the AM peak hour, and 9.1% for the PM peak hour as a result of the anticipated interaction between the residential and retail land uses within the proposed development.

Pass-by reductions are considered for traffic normally traveling along a roadway which may choose to visit a retail or restaurant establishment that is along the vehicle's path. These trips were already on the road, and would therefore only be new trips on the driveways. Pass-by reductions were determined according to the *ITE Trip Generation Handbook*, *Third Edition*, *2014*. Per ITE guidance, the pass-by trip reduction rate for the proposed retail land use is 34% for the PM peak hour. It should be noted that pass-by trips are not new trips to the roadway network, rather, they are vehicles already travelling along the existing roadway network that stop to visit the retail and restaurant land uses. No pass-by reductions were taken for the AM peak hour as pass-by trips are minimal in the morning for retail land uses.

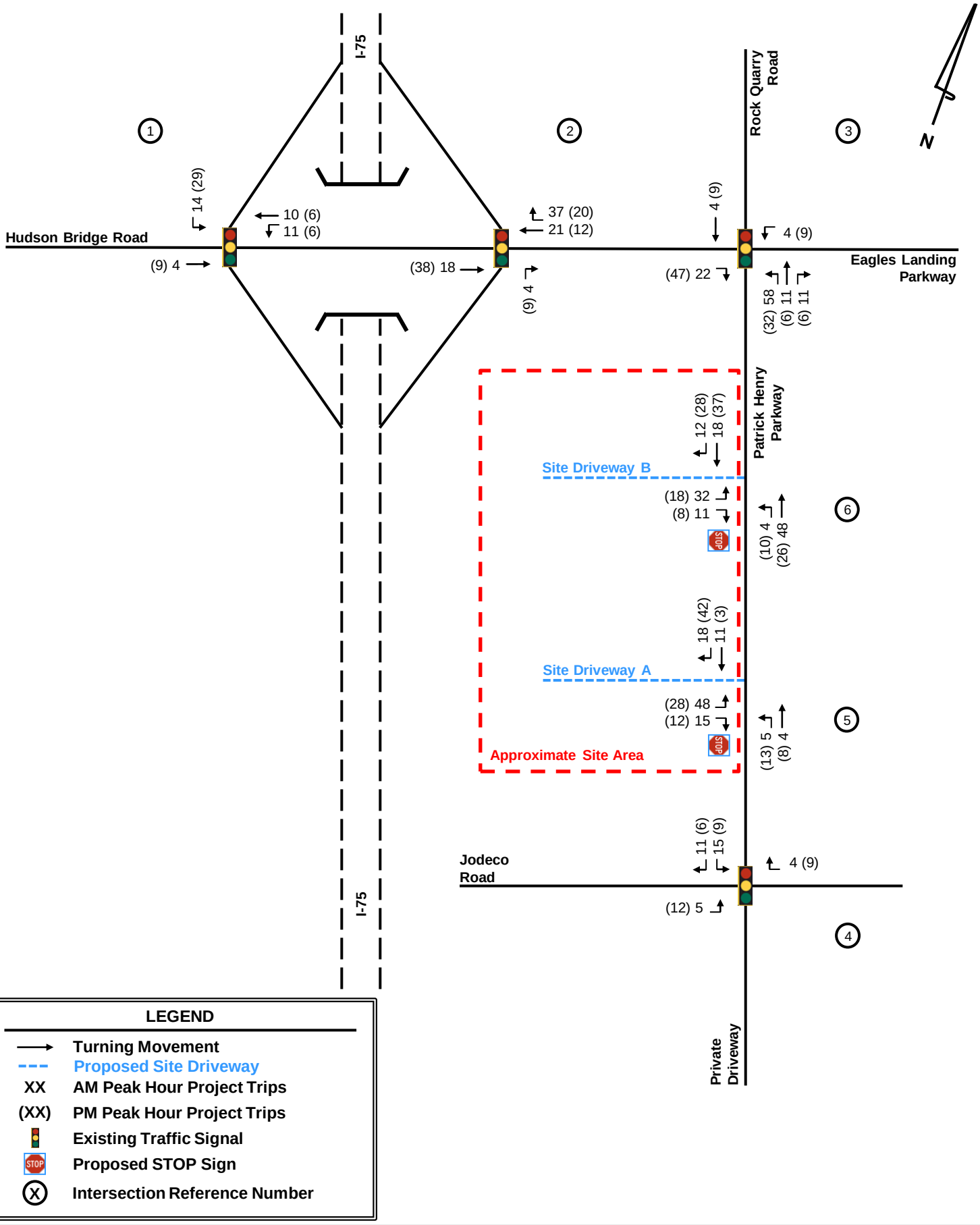
5.3 TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area; and the existing peak hour turning movement counts. A detailed trip distribution and assignment for the project trips is illustrated in **Figure 6**.

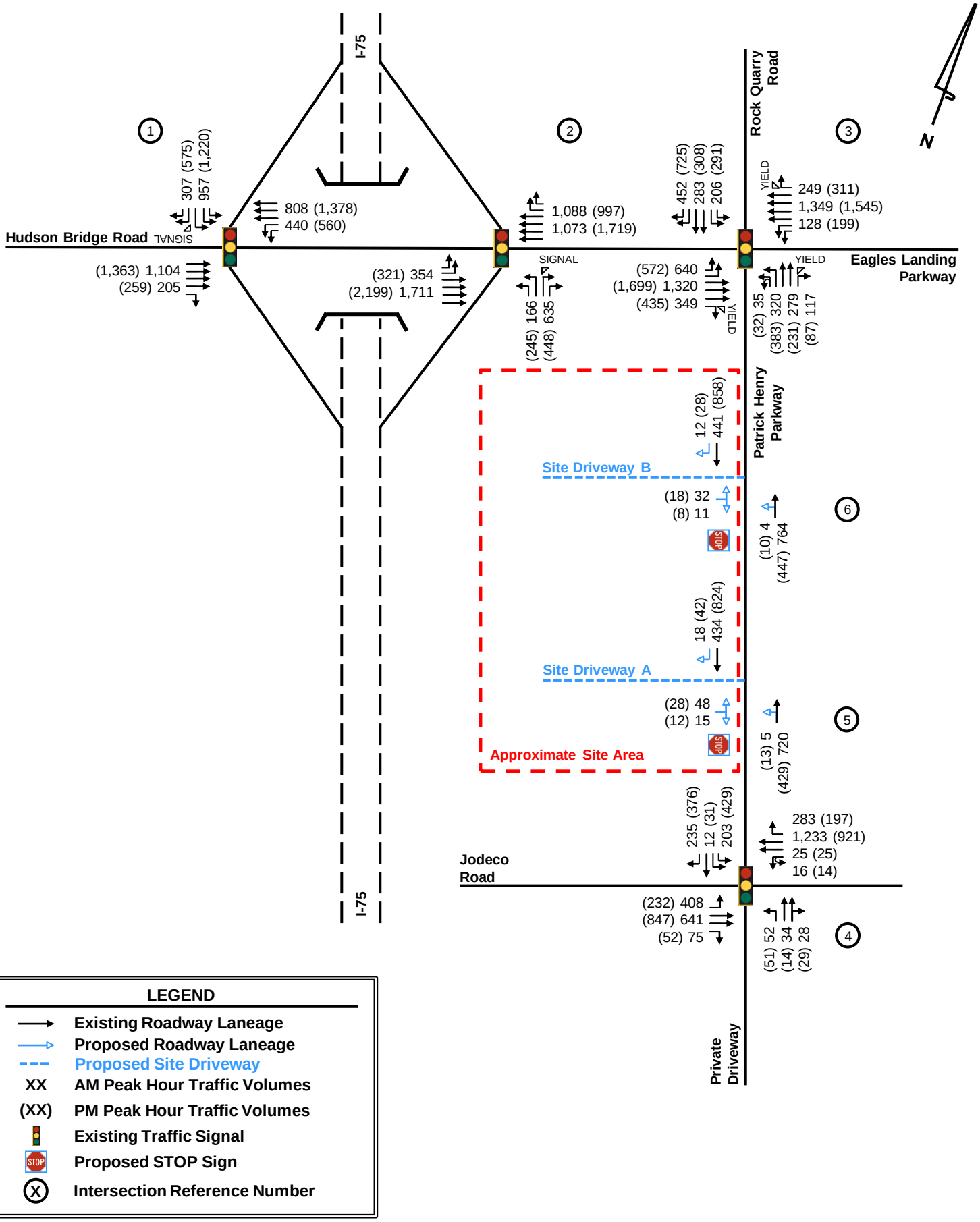
Based on the trip generation from **Table 2** and the anticipated trip distribution (shown on **Figure 6**), net new project trips were assigned to the study roadway network and are illustrated on **Figure 7**. **Figure 8** illustrates the Projected 2026 Build traffic conditions for the AM and PM peak hours. **Appendix B** provides intersection volume worksheets for the study network.



Kimley»Horn	*Waypoint Henry County Residential* Traffic Impact Study	Trip Distribution & Assignment	Figure 6
			Page 13



Kimley»Horn	*Waypoint Henry County Residential* Traffic Impact Study	Project Trips	Figure 7
			Page 14



LEGEND

- Existing Roadway Laneage
- Proposed Roadway Laneage
- Proposed Site Driveway
- XX — AM Peak Hour Traffic Volumes
- (XX) — PM Peak Hour Traffic Volumes
- Existing Traffic Signal
- Proposed STOP Sign
- (X) — Intersection Reference Number

Kimley»Horn	*Waypoint Henry County Residential* Traffic Impact Study	Projected 2026 Build Traffic Conditions	Figure 8
			Page 15

6.0 LEVEL-OF-SERVICE ANALYSIS

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the existing study network intersections and proposed access intersections using *Synchro Professional, Version 11.0*. The program uses methodologies contained in the *Highway Capacity Manual, 6th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for signalized intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

LOS for unsignalized intersections, with stop control on the minor street only, are reported for the sidestreet approaches and major street left-turns. Low levels-of-service for sidestreet approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway.

In addition to the Existing 2023 traffic conditions, an analysis was performed for the AM and PM peak hours for the Projected 2026 No-Build and Build traffic conditions. The results of the LOS analysis for the Existing 2023 and the Projected 2026 traffic conditions are summarized in **Table 3**. A detailed set of analyses from *Synchro* is available in **Appendix C**.

Table 3: Level-of-Service Summary *LOS (Delay, in seconds)*							
Intersection	**Approach / Movement**	**Existing 2023**		**Projected 2026 No-Build**		**Projected 2026 Build**	
		AM Peak	**PM Peak**	**AM Peak**	**PM Peak**	**AM Peak**	**PM Peak**
1. Hudson Bridge Road/Eagles Landing Parkway at I-75 Southbound Ramps (signalized)	Overall	C (32.5)	D (39.4)	C (33.4)	D (41.8)	C (33.7)	D (42.4)
2. Eagles Landing Parkway at I-75 Northbound Ramps (signalized)	Overall	C (25.7)	C (21.4)	C (27.4)	C (22.4)	C (27.6)	C (22.7)
3. Eagles Landing Parkway at Patrick Henry Parkway/Rock Quarry Road (signalized)	Overall	C (32.8)	D (37.0)	D (36.9)	D (47.2)	D (37.6)	D (47.5)
4. Jodeco Road at Patrick Henry Parkway/Private Driveway (signalized)	Overall	C (27.5)	C (24.4)	C (32.0)	C (25.9)	C (33.3)	C (26.3)
5. Patrick Henry Parkway at Site Driveway A (unsignalized)	EB					D (25.8)	D (28.4)
	NBL					A (8.3)	A (9.9)
6. Patrick Henry Parkway at Site Driveway B (unsignalized)	EB					D (27.2)	D (29.3)
	NBL					A (8.3)	A (9.8)

As shown in **Table 3**, all study intersections currently operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2026 No-Build and Build conditions, all study intersections, including the proposed site driveways, are projected to continue to operate at acceptable LOS during both the AM and PM peak hours. No off-site roadway improvements are recommended for capacity purposes.

7.0 ADDITIONAL CONSIDERATIONS

7.1 TURN LANE WARRANTS

Access to the proposed *Waypoint Henry County Residential* development will be provided at two locations. GDOT provides guidance on the minimum volumes requiring the construction of turn lanes. Although Patrick Henry Parkway is not a GDOT state route, it has been analyzed per GDOT standards to determine the need for right and left turn lanes. Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a right-turn lane must be constructed if the daily turn volumes meet or exceed values shown in **Table 4** for right-turns.

Table 4: Minimum Volumes Requiring Right-Turn Lanes

Posted Speed	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	200 RTV/day	100 RTV/day	200 RTV/day	100 RTV/day
40 – 50 MPH	150 RTV/day	75 RTV/day	150 RTV/day	75 RTV/day
55 – 60 MPH	100 RTV/day	50 RTV/day	100 RTV/day	50 RTV/day
≥ 65 MPH	Always	Always	Always	Always

Per GDOT's *Regulations for Driveway and Encroachment Control Manual*, a left-turn lane must be constructed if the daily turn volumes meet or exceed values shown in **Table 5** for left-turns.

Table 5: Minimum Volumes Requiring Left-Turn Lanes

Posted Speed	2 Lanes on Main Road		More Than 2 Lanes on Main Road	
	ADT < 6,000	ADT ≥ 6,000	ADT < 10,000	ADT ≥ 10,000
≤ 35 MPH	300 LTV/day	200 LTV/day	400 LTV/day	300 LTV/day
40 – 50 MPH	250 LTV/day	175 LTV/day	325 LTV/day	250 LTV/day
55 – 60 MPH	200 LTV/day	150 LTV/day	250 LTV/day	200 LTV/day
≥ 65 MPH	Always	Always	Always	Always

The number of turning movements at Site Driveway A and Site Driveway B were analyzed based on the projected trip generation provided in **Table 2** and the trip distribution provided in **Figure 6**. **Table 6** summarizes the number of left and right-turns at each of the site driveways and presents the assessment to determine if turn lanes are required.

Table 6: Assessment for Turn Lanes				
	Site Driveway A		Site Driveway B	
	Left-Turn	Right-Turn	Left-Turn	Right-Turn
Number of Daily Turning Movements	138	415	95	278
Minimum Required for Turn Lane	175	75	175	75
Turn Lane Warranted?	**No**	**Yes**	**No**	**Yes**

Based on the projected daily traffic volumes, right-turn lanes along Patrick Henry Parkway entering Site Driveway A and Site Driveway B are warranted based on the GDOT guidelines. Left-turn lanes along Patrick Henry Parkway entering Site Driveway A and Site Driveway B are not warranted based on GDOT guidelines. It is recommended to construct a southbound right-turn lane entering the site at each site driveway.

7.2 TRIP GENERATION COMPARISON

A trip generation comparison is shown in **Table 7**, which compares the trip generation potential of the existing C-2 zoning to the proposed PUD zoning. The trip generation was based on the following scenarios:

1. Existing Zoning: 160,000 SF of retail
2. Proposed *Waypoint Henry County Residential* Development: 324 multi-family residential units and 5,000 SF of retail

Table 7: Trip Generation Comparison (Gross Trips)

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Retail Development:											
Shopping Center	*820*	*160,000 SF*	5,922	2,961	2,961	134	83	51	544	261	283
Total Gross Trips			5,922	2,961	2,961	134	83	51	544	261	283
***Waypoint Henry County Residential* Development:**											
Multi-Family Housing (Mid-Rise)	*221*	*324 d.u.*	1,500	750	750	131	30	101	127	77	50
Strip Retail Plaza (<40K)	*822*	*5,000 SF*	440	220	220	18	11	7	48	24	24
Total Gross Trips			1,940	970	970	149	41	108	175	101	74
Difference in Gross Project Trips			*-3,982*	*-1,991*	*-1,991*	*+15*	*-42*	*+57*	*-369*	*-160*	*-209*
% Difference in Gross Project Trips			*-67%*	*-67%*	*-67%*	*+11%*	*-51%*	*+112%*	*-68%*	*-61%*	*-74%*

**Note: No reductions for mixed-use, alternative mode, or pass-bys were taken in order to present a conservative analysis.*

Based on the results shown in **Table 7**, the proposed *Waypoint Henry County Residential* development is projected to generate approximately 3,982 less total daily trips (1,991 in, 1,991 out), 15 more AM peak hour trips, and 369 less PM peak hour trips than the existing zoning. The proposed *Waypoint Henry County Residential* development will generate approximately 67% less gross daily trips, 11% more AM peak hour trips, and 68% less PM peak hour trips compared to the existing zoning.

8.0 CONCLUSION

This traffic study evaluated the traffic impacts associated with the *Waypoint Henry County Residential* development, located north of Jodeco Road, south of Eagles Landing Parkway, and east of I-75 in unincorporated Henry County, Georgia. The development, which is approximately 19.74 acres in size, will consist of 324 multi-family (mid-rise) residential units and 5,000 SF of retail space. The development is expected to be completed in 2026. The site is proposed to be annexed into the City of Stockbridge and rezoned from C-2 (General Commercial) to PUD (Planned Unit Development).

The study network, which consists of four (4) existing signalized intersections, was analyzed for the weekday AM and PM peak hours under Existing 2023 conditions, Projected 2026 No-Build conditions (three years of background traffic growth), and Projected 2026 Build conditions (Projected 2026 No-Build conditions plus traffic generated by the proposed *Waypoint Henry County Residential* development).

Based on the results of this traffic impact study, all study intersections currently operate at acceptable LOS during both the AM and PM peak hours. Under the Projected 2026 No-Build and Build conditions, all study intersections, including the proposed site driveways, are projected to continue to operate at acceptable LOS during both the AM and PM peak hours.

Kimley-Horn and Associates, Inc. does not recommend any system improvements, but does recommend site access improvements based on the results of this study.

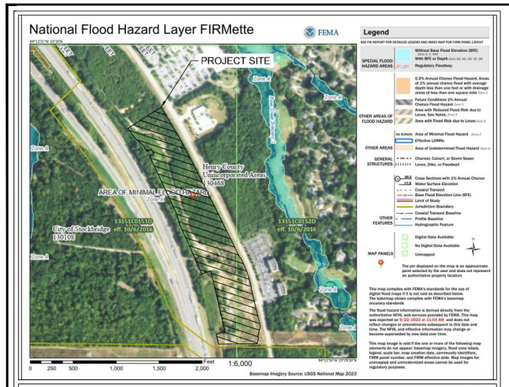
8.1 SITE-ACCESS IMPROVEMENT RECOMMENDATIONS

Based on the results of this study, Kimley-Horn and Associates, Inc. recommends the following site-access improvements to serve the Projected 2026 Build traffic conditions (note: this would be the improvements needed to serve the traffic associated with the *Waypoint Henry County Residential* development).

- Intersection 5 – Patrick Henry Parkway at Site Driveway A
    - Per the site plan, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.
    - Construct an exclusive southbound right-turn lane along Patrick Henry Parkway entering the site.
- Intersection 6 – Patrick Henry Parkway at Site Driveway B
    - Per the site plan, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.
    - Construct an exclusive southbound right-turn lane along Patrick Henry Parkway entering the site.

APPENDIX A

Site Plan



FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):		C2 (COMMERCIAL)
PROPOSED ZONING (STOCKBRIDGE):		PUD (PLANNED UNIT DEVELOPMENT)
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:
- FRONT: 25 FT
- SIDE: 15 FT
- REAR: 20 FT

BUFFERS:
- ADJACENT OI ZONING (NORTH): 25 FT
- ADJACENT RR ZONING (SOUTH): 25 FT
- ADJACENT C2 ZONING (SOUTHWEST): 25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

PREPARED BY
Kimley»Horn
2500 HARBERT PARK ACCESS SITE LINE
1170 HOWELL MILL ROAD, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-9859

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 21, 6TH DISTRICT
PARCEL ID: 052-010-250-24, 052-010-250-27, 052-010-250-28

DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-22 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg Layout2 Sep 28, 2023 10:18am by: Andrew.Sauer

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APPENDIX B

Intersection Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

Intersection #1: Hudson Bridge Road / Eagles Landing Parkway @ I-75 SB Ramp

AM PEAK HOUR

Description	I-75 SB Ramp Northbound				I-75 SB Ramp Southbound				Hudson Bridge Road Eastbound				Eagles Landing Parkway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	0	0	0	0	888	1	289	3	0	1,037	193	2	402	752	0
Pedestrians		1				0				0				0		
Conflicting Pedestrians	1	0		0	0	0		0	0	0		1	0	1		0
Heavy Vehicles		0	0	0	0	35	0	12	0	0	26	9	0	29	23	0
Heavy Vehicle %	0%	0%	0%	0%	0%	4%	2%	4%	2%	0%	3%	5%	2%	7%	3%	0%
Peak Hour Factor		0.96				0.96				0.96				0.96		
Adjustment																
Adjusted 2023 Volumes	0	0	0	0	0	888	1	289	3	0	1037	193	2	402	752	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	0	0	0	0	942	1	307	3	0	1,100	205	2	427	798	0
Project Trips																
Trip Distribution IN						35%					10%					
Trip Distribution OUT														10%	10%	
Residential Trips	0	0	0	0	0	10	0	0	0	0	3	0	0	10	10	0
Trip Distribution IN						35%					10%					
Trip Distribution OUT														10%	10%	
Retail Trips	0	0	0	0	0	4	0	0	0	0	1	0	0	1	1	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips															-1	
Total Project Trips	0	0	0	0	0	14	0	0	0	0	4	0	0	11	10	0
2026 Buildout Total	0	0	0	0	0	956	1	307	3	0	1,104	205	2	438	808	0

PM PEAK HOUR

Description	I-75 SB Ramp Northbound				I-75 SB Ramp Southbound				Hudson Bridge Road Eastbound				Eagles Landing Parkway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	0	0	0	0	1,120	2	542	4	0	1,276	244	3	519	1,293	0
Pedestrians		0				0				0				0		
Conflicting Pedestrians	0	0		0	0	0		0	0	0		0	0	0		0
Heavy Vehicles	0	0	0	0	0	17	0	9	0		10	4	0	13	24	0
Heavy Vehicle %	0%	0%	0%	0%	0%	2%	2%	2%	2%	0%	2%	2%	2%	3%	2%	0%
Peak Hour Factor		0.98				0.98				0.98				0.98		
Adjustment																
Adjusted 2023 Volumes	0	0	0	0	0	1120	2	542	4	0	1276	244	3	519	1293	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	0	0	0	0	1,189	2	575	4	0	1,354	259	3	551	1,372	0
Project Trips																
Trip Distribution IN						35%					10%					
Trip Distribution OUT														10%	10%	
Residential Trips	0	0	0	0	0	25	0	0	0	0	7	0	0	5	5	0
Trip Distribution IN						35%					10%					
Trip Distribution OUT														10%	10%	
Retail Trips	0	0	0	0	0	5	0	0	0	0	2	0	0	1	1	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips						-1										
Total Project Trips	0	0	0	0	0	29	0	0	0	0	9	0	0	6	6	0
2026 Buildout Total	0	0	0	0	0	1,218	2	575	4	0	1,363	259	3	557	1,378	0

INTERSECTION VOLUME DEVELOPMENT

Intersection #2: Eagles Landing Parkway @ I-75 NB Ramp

AM PEAK HOUR

Description	I-75 NB Ramp Northbound				I-75 NB Ramp Southbound				Eagles Landing Parkway Eastbound				Eagles Landing Parkway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	156	0	595	0	0	0	0	2	332	1,595	0	0	0	991	990
Pedestrians		0				1				0				0		
Conflicting Pedestrians	0	0		0	1	0		0	0	1		0	0	0		1
Heavy Vehicles	0	4	0	24	0	0	0	0	0	12	44	0	0	0	50	25
Heavy Vehicle %	0%	3%	0%	4%	0%	0%	0%	0%	2%	4%	3%	0%	0%	0%	5%	3%
Peak Hour Factor		0.96				0.96				0.96				0.96		
Adjustment																
Adjusted 2023 Volumes	0	156	0	595	0	0	0	0	2	332	1595	0	0	0	991	990
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	166	0	631	0	0	0	0	2	352	1,693	0	0	0	1,052	1,051
Project Trips																
Trip Distribution IN				10%							45%					
Trip Distribution OUT															20%	35%
Residential Trips	0	0	0	3	0	0	0	0	0	0	13	0	0	0	20	35
Trip Distribution IN				10%							45%					
Trip Distribution OUT															20%	35%
Retail Trips	0	0	0	1	0	0	0	0	0	0	5	0	0	0	1	2
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips																
Total Project Trips	0	0	0	4	0	0	0	0	0	0	18	0	0	0	21	37
2026 Buildout Total	0	166	0	635	0	0	0	0	2	352	1,711	0	0	0	1,073	1,088

PM PEAK HOUR

Description	I-75 NB Ramp Northbound				I-75 NB Ramp Southbound				Eagles Landing Parkway Eastbound				Eagles Landing Parkway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	230	1	414	0	0	0	0	3	300	2,036	0	0	0	1,609	921
Pedestrians		0				5				0				0		
Conflicting Pedestrians	0	0		0	5	0		0	0	5		0	0	0		5
Heavy Vehicles	0	3	1	21	0	0	0	0	0	6	20	0	0	0	33	37
Heavy Vehicle %	0%	2%	100%	5%	0%	0%	0%	0%	2%	2%	2%	0%	0%	0%	2%	4%
Peak Hour Factor		0.97				0.97				0.97				0.97		
Adjustment																
Adjusted 2023 Volumes	0	230	1	414	0	0	0	0	3	300	2036	0	0	0	1609	921
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	244	1	439	0	0	0	0	3	318	2,161	0	0	0	1,707	977
Project Trips																
Trip Distribution IN				10%							45%					
Trip Distribution OUT															20%	35%
Residential Trips	0	0	0	7	0	0	0	0	0	0	32	0	0	0	10	17
Trip Distribution IN				10%							45%					
Trip Distribution OUT															20%	35%
Retail Trips	0	0	0	2	0	0	0	0	0	0	7	0	0	0	2	4
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips											-1					-1
Total Project Trips	0	0	0	9	0	0	0	0	0	0	38	0	0	0	12	20
2026 Buildout Total	0	244	1	448	0	0	0	0	3	318	2,199	0	0	0	1,719	997

INTERSECTION VOLUME DEVELOPMENT

Intersection #3: Eagles Landing Parkway @ Patrick Henry Parkway / Rock Quarry Road

AM PEAK HOUR

Description	Patrick Henry Parkway Northbound				Rock Quarry Road Southbound				Eagles Landing Parkway Eastbound				Eagles Landing Parkway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	33	247	253	100	0	194	263	426	5	598	1,244	308	0	117	1,271	235
Pedestrians		0				0				0				1		
Conflicting Pedestrians	0	0		1	0	1		0	0	0		0	1	0		0
Heavy Vehicles	0	7	13	1	0	3	14	26	0	29	40	4	0	0	43	3
Heavy Vehicle %	2%	3%	5%	2%	0%	2%	5%	6%	2%	5%	3%	2%	0%	2%	3%	2%
Peak Hour Factor		0.92				0.92				0.92				0.92		
Adjustment																
Adjusted 2023 Volumes	33	247	253	100	0	194	263	426	5	598	1244	308	0	117	1271	235
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	35	262	268	106	0	206	279	452	5	635	1,320	327	0	124	1,349	249
Project Trips																
Trip Distribution IN							10%					55%		10%		
Trip Distribution OUT		55%	10%	10%												
Residential Trips	0	55	10	10	0	0	3	0	0	0	0	16	0	3	0	0
Trip Distribution IN							10%					55%		10%		
Trip Distribution OUT		55%	10%	10%												
Retail Trips	0	3	1	1	0	0	1	0	0	0	0	6	0	1	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips																
Total Project Trips	0	58	11	11	0	0	4	0	0	0	0	22	0	4	0	0
2026 Buildout Total	35	320	279	117	0	206	283	452	5	635	1,320	349	0	128	1,349	249

PM PEAK HOUR

Description	Patrick Henry Parkway Northbound				Rock Quarry Road Southbound				Eagles Landing Parkway Eastbound				Eagles Landing Parkway Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	30	331	212	76	0	274	282	683	5	534	1,601	366	0	179	1,456	293
Pedestrians		0				0				0				0		
Conflicting Pedestrians	0	0		0	0	0		0	0	0		0	0	0		0
Heavy Vehicles	1	6	4	0	0	1	9	16	1	15	28	4	0	0	39	7
Heavy Vehicle %	3%	2%	2%	2%	0%	2%	3%	2%	20%	3%	2%	2%	0%	2%	3%	2%
Peak Hour Factor		0.98				0.98				0.98				0.98		
Adjustment																
Adjusted 2023 Volumes	30	331	212	76	0	274	282	683	5	534	1601	366	0	179	1456	293
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	32	351	225	81	0	291	299	725	5	567	1,699	388	0	190	1,545	311
Project Trips																
Trip Distribution IN							10%					55%		10%		
Trip Distribution OUT		55%	10%	10%												
Residential Trips	0	26	5	5	0	0	7	0	0	0	0	39	0	7	0	0
Trip Distribution IN							10%					55%		10%		
Trip Distribution OUT		55%	10%	10%												
Retail Trips	0	6	1	1	0	0	2	0	0	0	0	8	0	2	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips																
Total Project Trips	0	32	6	6	0	0	9	0	0	0	0	47	0	9	0	0
2026 Buildout Total	32	383	231	87	0	291	308	725	5	567	1,699	435	0	199	1,545	311

INTERSECTION VOLUME DEVELOPMENT

Intersection #4: Jodeco Road @ Private Driveway / Patrick Henry Parkway

AM PEAK HOUR

Description	Private Driveway Northbound				Patrick Henry Parkway Southbound				Jodeco Road Eastbound				Jodeco Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	49	32	26	0	177	11	211	1	379	604	71	15	24	1,162	263
Pedestrians		0				1				0				0		
Conflicting Pedestrians	0	0		0	1	0		0	0	1		0	0	0		1
Heavy Vehicles	0	4	0	1	0	5	2	6	0	17	14	1	1	0	22	7
Heavy Vehicle %	0%	8%	2%	4%	0%	3%	18%	3%	2%	4%	2%	2%	7%	2%	2%	3%
Peak Hour Factor		0.94				0.94				0.94				0.94		
Adjustment																
Adjusted 2023 Volumes	0	49	32	26	0	177	11	211	1	379	604	71	15	24	1162	263
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	52	34	28	0	188	12	224	1	402	641	75	16	25	1,233	279
Project Trips																
Trip Distribution IN										15%						10%
Trip Distribution OUT						15%		10%								
Residential Trips	0	0	0	0	0	15	0	10	0	4	0	0	0	0	0	3
Trip Distribution IN										15%						10%
Trip Distribution OUT						15%		10%								
Retail Trips	0	0	0	0	0	1	0	1	0	2	0	0	0	0	0	1
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips						-1				-1						
Total Project Trips	0	0	0	0	0	15	0	11	0	5	0	0	0	0	0	4
2026 Buildout Total	0	52	34	28	0	203	12	235	1	407	641	75	16	25	1,233	283

PM PEAK HOUR

Description	Private Driveway Northbound				Patrick Henry Parkway Southbound				Jodeco Road Eastbound				Jodeco Road Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	48	13	27	2	394	29	349	1	206	798	49	13	24	868	177
Pedestrians		0				1				0				3		
Conflicting Pedestrians	0	0		3	1	3		0	0	1		0	3	0		1
Heavy Vehicles	0	4	0	1	0	7	2	4	0	7	26	2	0	3	29	3
Heavy Vehicle %	0%	8%	2%	4%	2%	2%	7%	2%	2%	3%	3%	4%	2%	13%	3%	2%
Peak Hour Factor		0.95				0.95				0.95				0.95		
Adjustment																
Adjusted 2023 Volumes	0	48	13	27	2	394	29	349	1	206	798	49	13	24	868	177
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	51	14	29	2	418	31	370	1	219	847	52	14	25	921	188
Project Trips																
Trip Distribution IN										15%						10%
Trip Distribution OUT						15%		10%								
Residential Trips	0	0	0	0	0	7	0	5	0	11	0	0	0	0	0	7
Trip Distribution IN										15%						10%
Trip Distribution OUT						15%		10%								
Retail Trips	0	0	0	0	0	2	0	1	0	2	0	0	0	0	0	2
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips										-1						
Total Project Trips	0	0	0	0	0	9	0	6	0	12	0	0	0	0	0	9
2026 Buildout Total	0	51	14	29	2	427	31	376	1	231	847	52	14	25	921	197

INTERSECTION VOLUME DEVELOPMENT

Intersection #6: Patrick Henry Parkway @ Site Driveway A
AM PEAK HOUR

Description	Patrick Henry Parkway Northbound				Patrick Henry Parkway Southbound				Site Driveway A Eastbound				Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	0	675	0	0	0	399	0	0	0	0	0	0	0	0	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians	0	0		0	0	0		0	0	0		0	0	0		0
Heavy Vehicles		0	24	0	0	0	13	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	4%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor			0.94				0.94				0.94				0.94	
Adjustment																
Adjusted 2023 Volumes	0	0	675	0	0	0	399	0	0	0	0	0	0	0	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	0	716	0	0	0	423	0	0	0	0	0	0	0	0	0
Project Trips																
Trip Distribution IN		15%	10%					45%								
Trip Distribution OUT							10%			45%		15%				
Residential Trips	0	4	3	0	0	0	10	13	0	45	0	15	0	0	0	0
Trip Distribution IN		15%	10%					45%								
Trip Distribution OUT							10%			45%		15%				
Retail Trips	0	2	1	0	0	0	1	5	0	3	0	1	0	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips		-1										-1				
Total Project Trips	0	5	4	0	0	0	11	18	0	48	0	15	0	0	0	0
2026 Buildout Total	0	5	720	0	0	0	434	18	0	48	0	15	0	0	0	0

PM PEAK HOUR

Description	Patrick Henry Parkway Northbound				Patrick Henry Parkway Southbound				Site Driveway A Eastbound				Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	0	397	0	0	0	774	0	0	0	0	0	0	0	0	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians	0	0		0	0	0		0	0	0		0	0	0		0
Heavy Vehicles	0	0	10	0	0	0	13	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	3%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor			0.95				0.95				0.95				0.95	
Adjustment																
Adjusted 2023 Volumes	0	0	397	0	0	0	774	0	0	0	0	0	0	0	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	0	421	0	0	0	821	0	0	0	0	0	0	0	0	0
Project Trips																
Trip Distribution IN		15%	10%					45%								
Trip Distribution OUT							10%			45%		15%				
Residential Trips	0	11	7	0	0	0	5	32	0	22	0	7	0	0	0	0
Trip Distribution IN		15%	10%					45%								
Trip Distribution OUT							10%			45%		15%				
Retail Trips	0	2	2	0	0	0	1	7	0	5	0	2	0	0	0	0
Pass-By Trips	0	1	-1	0	0	0	-3	3	0	1	0	3	0	0	0	0
Project Balance Trips		-1														
Total Project Trips	0	13	8	0	0	0	3	42	0	28	0	12	0	0	0	0
2026 Buildout Total	0	13	429	0	0	0	824	42	0	28	0	12	0	0	0	0

INTERSECTION VOLUME DEVELOPMENT

Intersection #5: Patrick Henry Parkway @ Site Driveway B

AM PEAK HOUR

Description	Patrick Henry Parkway Northbound				Patrick Henry Parkway Southbound				Site Driveway B Eastbound				Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	0	675	0	0	0	399	0	0	0	0	0	0	0	0	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians	0	0		0	0	0		0	0	0		0	0	0		0
Heavy Vehicles		0	24	0	0	0	13	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	4%	0%	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor			0.94				0.94				0.94				0.94	
Adjustment																
Adjusted 2023 Volumes	0	0	675	0	0	0	399	0	0	0	0	0	0	0	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	0	716	0	0	0	423	0	0	0	0	0	0	0	0	0
Project Trips																
Trip Distribution IN		10%					45%	30%								
Trip Distribution OUT			45%							30%		10%				
Residential Trips	0	3	45	0	0	0	13	9	0	30	0	10	0	0	0	0
Trip Distribution IN		10%					45%	30%								
Trip Distribution OUT			45%							30%		10%				
Retail Trips	0	1	3	0	0	0	5	3	0	2	0	1	0	0	0	0
Pass-By Trips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Project Balance Trips																
Total Project Trips	0	4	48	0	0	0	18	12	0	32	0	11	0	0	0	0
2026 Buildout Total	0	4	764	0	0	0	441	12	0	32	0	11	0	0	0	0

PM PEAK HOUR

Description	Patrick Henry Parkway Northbound				Patrick Henry Parkway Southbound				Site Driveway B Eastbound				Westbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Observed 2023 Traffic Volumes	0	0	397	0	0	0	774	0	0	0	0	0	0	0	0	0
Pedestrians			0				0				0				0	
Conflicting Pedestrians	0	0		0	0	0		0	0	0		0	0	0		0
Heavy Vehicles	0	0	10	0	0	0	13	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	0%	0%	3%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Peak Hour Factor			0.95				0.95				0.95				0.95	
Adjustment																
Adjusted 2023 Volumes	0	0	397	0	0	0	774	0	0	0	0	0	0	0	0	0
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
New Road Adjustment																
Other Proposed Developments																
2026 Background Traffic	0	0	421	0	0	0	821	0	0	0	0	0	0	0	0	0
Project Trips																
Trip Distribution IN		10%					45%	30%								
Trip Distribution OUT			45%							30%		10%				
Residential Trips	0	7	22	0	0	0	32	21	0	14	0	5	0	0	0	0
Trip Distribution IN		10%					45%	30%								
Trip Distribution OUT			45%							30%		10%				
Retail Trips	0	2	5	0	0	0	7	5	0	3	0	1	0	0	0	0
Pass-By Trips	0	1	-1	0	0	0	-2	2	0	1	0	2	0	0	0	0
Project Balance Trips																
Total Project Trips	0	10	26	0	0	0	37	28	0	18	0	8	0	0	0	0
2026 Buildout Total	0	10	447	0	0	0	858	28	0	18	0	8	0	0	0	0

APPENDIX C

Synchro Analysis Reports

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1037	193	404	752	0	0	0	0	889	0	289
Future Volume (veh/h)	0	1037	193	404	752	0	0	0	0	889	0	289
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1856	1826	1796	1856	0				1841	0	1841
Adj Flow Rate, veh/h	0	1080	89	421	783	0				926	0	62
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96				0.96	0.96	0.96
Percent Heavy Veh, %	0	3	5	7	3	0				4	0	4
Cap, veh/h	0	3181	770	483	3495	0				1076	0	598
Arrive On Green	0.00	0.50	0.50	0.15	0.69	0.00				0.22	0.00	0.22
Sat Flow, veh/h	0	6643	1546	3319	5233	0				4944	0	2745
Grp Volume(v), veh/h	0	1080	89	421	783	0				926	0	62
Grp Sat Flow(s),veh/h/ln	0	1596	1546	1659	1689	0				1648	0	1373
Q Serve(g_s), s	0.0	13.3	4.0	16.1	7.4	0.0				23.4	0.0	2.3
Cycle Q Clear(g_c), s	0.0	13.3	4.0	16.1	7.4	0.0				23.4	0.0	2.3
Prop In Lane	0.00		1.00	1.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3181	770	483	3495	0				1076	0	598
V/C Ratio(X)	0.00	0.34	0.12	0.87	0.22	0.00				0.86	0.00	0.10
Avail Cap(c_a), veh/h	0	3181	770	613	3495	0				1293	0	718
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.96	0.96	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	19.7	17.4	54.3	7.4	0.0				49.0	0.0	40.7
Incr Delay (d2), s/veh	0.0	0.3	0.3	10.5	0.1	0.0				5.3	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	4.8	1.4	7.3	2.4	0.0				10.2	0.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	20.0	17.7	64.8	7.5	0.0				54.2	0.0	40.8
LnGrp LOS	A	B	B	E	A	A				D	A	D
Approach Vol, veh/h		1169			1204						988	
Approach Delay, s/veh		19.8			27.6						53.4	
Approach LOS		B			C						D	

Timer - Assigned Phs		2		4	5	6						
Phs Duration (G+Y+Rc), s		95.7		34.3	24.9	70.8						
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0						
Max Green Setting (Gmax), s		84.0		34.0	24.0	54.0						
Max Q Clear Time (g_c+I1), s		9.4		25.4	18.1	15.3						
Green Ext Time (p_c), s		5.8		2.9	0.8	8.9						

Intersection Summary												
HCM 6th Ctrl Delay			32.5									
HCM 6th LOS			C									

Notes
User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	334	1595	0	0	991	990	156	0	595	0	0	0
Future Volume (veh/h)	334	1595	0	0	991	990	156	0	595	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1841	1856	0	0	1826	1856	1856	0	1841			
Adj Flow Rate, veh/h	348	1661	0	0	1032	494	162	0	559			
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96			
Percent Heavy Veh, %	4	3	0	0	5	3	3	0	4			
Cap, veh/h	418	4401	0	0	3268	1439	748	0	599			
Arrive On Green	0.12	0.69	0.00	0.00	0.52	0.52	0.22	0.00	0.22			
Sat Flow, veh/h	3401	6643	0	0	6537	2765	3428	0	2745			
Grp Volume(v), veh/h	348	1661	0	0	1032	494	162	0	559			
Grp Sat Flow(s),veh/h/ln	1700	1596	0	0	1570	1382	1714	0	1373			
Q Serve(g_s), s	13.0	14.2	0.0	0.0	12.3	13.6	5.0	0.0	26.0			
Cycle Q Clear(g_c), s	13.0	14.2	0.0	0.0	12.3	13.6	5.0	0.0	26.0			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	418	4401	0	0	3268	1439	748	0	599			
V/C Ratio(X)	0.83	0.38	0.00	0.00	0.32	0.34	0.22	0.00	0.93			
Avail Cap(c_a), veh/h	759	4401	0	0	3268	1439	765	0	612			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	0.80	0.80	0.00	0.00	0.84	0.84	1.00	0.00	1.00			
Uniform Delay (d), s/veh	55.7	8.5	0.0	0.0	17.9	18.2	41.7	0.0	49.9			
Incr Delay (d2), s/veh	3.5	0.2	0.0	0.0	0.2	0.5	0.1	0.0	21.2			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	5.7	4.4	0.0	0.0	4.3	4.2	2.2	0.0	10.7			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.2	8.7	0.0	0.0	18.1	18.8	41.8	0.0	71.1			
LnGrp LOS	E	A	A	A	B	B	D	A	E			
Approach Vol, veh/h		2009			1526			721				
Approach Delay, s/veh		17.4			18.3			64.5				
Approach LOS		B			B			E				

Timer - Assigned Phs	1	2				6		8				
Phs Duration (G+Y+Rc), s	22.0	73.6				95.6		34.4				
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0				
Max Green Setting (Gmax), s	29.0	54.0				89.0		29.0				
Max Q Clear Time (g_c+I1), s	15.0	15.6				16.2		28.0				
Green Ext Time (p_c), s	1.0	11.3				18.6		0.4				

Intersection Summary	
HCM 6th Ctrl Delay	25.7
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	603	1244	308	117	1271	235	33	247	253	100	194	263	426
Future Volume (veh/h)	603	1244	308	117	1271	235	33	247	253	100	194	263	426
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1826	1856	1870	1870	1856	1870		1856	1826	1870	1870	1826	1811
Adj Flow Rate, veh/h	655	1352	172	127	1382	102		268	275	6	211	286	22
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	5	3	2	2	3	2		3	5	2	2	5	6
Cap, veh/h	757	2941	920	497	3252	807		451	412	188	445	361	596
Arrive On Green	0.04	0.19	0.19	0.05	0.51	0.51		0.08	0.12	0.12	0.07	0.10	0.10
Sat Flow, veh/h	3374	5066	1585	3456	6383	1585		3428	3469	1581	3456	3469	2693
Grp Volume(v), veh/h	655	1352	172	127	1382	102		268	275	6	211	286	22
Grp Sat Flow(s),veh/h/ln	1687	1689	1585	1728	1596	1585		1714	1735	1581	1728	1735	1347
Q Serve(g_s), s	11.0	30.8	11.8	2.2	17.6	4.4		8.9	9.9	0.4	7.0	10.5	0.8
Cycle Q Clear(g_c), s	11.0	30.8	11.8	2.2	17.6	4.4		8.9	9.9	0.4	7.0	10.5	0.8
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	757	2941	920	497	3252	807		451	412	188	445	361	596
V/C Ratio(X)	0.87	0.46	0.19	0.26	0.43	0.13		0.59	0.67	0.03	0.47	0.79	0.04
Avail Cap(c_a), veh/h	1115	2941	920	631	3252	807		476	507	231	521	507	709
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.83	0.83	0.83	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.3	34.5	26.8	15.6	20.0	16.7		46.8	54.8	50.7	47.4	56.8	39.8
Incr Delay (d2), s/veh	4.2	0.4	0.4	0.3	0.4	0.3		1.8	2.4	0.1	0.8	5.6	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	14.0	4.9	0.8	6.3	1.6		3.8	4.4	0.2	3.0	4.8	0.3
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	26.5	34.9	27.2	15.8	20.4	17.0		48.7	57.3	50.7	48.2	62.5	39.8
LnGrp LOS	C	C	C	B	C	B		D	E	D	D	E	D
Approach Vol, veh/h		2179			1611				549			519	
Approach Delay, s/veh		31.8			19.8				53.0			55.7	
Approach LOS		C			B				D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	21.2	72.2	17.0	19.5	11.9	81.5	15.2	21.4
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	29.0	46.0	12.0	19.0	11.0	64.0	12.0	19.0
Max Q Clear Time (g_c+I1), s	13.0	19.6	10.9	12.5	4.2	32.8	9.0	11.9
Green Ext Time (p_c), s	2.2	11.1	0.1	0.9	0.2	11.9	0.2	0.8

Intersection Summary	
HCM 6th Ctrl Delay	32.8
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

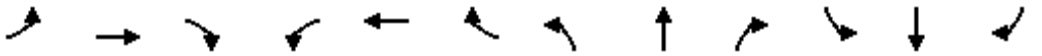
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	380	604	71	15	24	1162	263	49	32	26	177	11	211
Future Volume (veh/h)	380	604	71	15	24	1162	263	49	32	26	177	11	211
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1870		1870	1870	1856	1781	1870	1841	1856	1633	1856
Adj Flow Rate, veh/h	404	643	43		26	1236	108	52	34	0	188	12	36
Peak Hour Factor	0.94	0.94	0.94		0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	4	2	2		2	2	3	8	2	4	3	18	3
Cap, veh/h	437	2248	1002		489	1776	785	145	234	0	249	308	296
Arrive On Green	0.16	0.63	0.63		0.03	0.50	0.50	0.07	0.07	0.00	0.07	0.19	0.19
Sat Flow, veh/h	1753	3554	1584		1781	3554	1571	1293	3647	0	3428	1633	1572
Grp Volume(v), veh/h	404	643	43		26	1236	108	52	34	0	188	12	36
Grp Sat Flow(s),veh/h/ln	1753	1777	1584		1781	1777	1571	1293	1777	0	1714	1633	1572
Q Serve(g_s), s	16.5	9.7	1.2		0.8	32.0	4.4	4.7	1.1	0.0	6.5	0.7	2.3
Cycle Q Clear(g_c), s	16.5	9.7	1.2		0.8	32.0	4.4	4.7	1.1	0.0	6.5	0.7	2.3
Prop In Lane	1.00		1.00		1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	437	2248	1002		489	1776	785	145	234	0	249	308	296
V/C Ratio(X)	0.92	0.29	0.04		0.05	0.70	0.14	0.36	0.15	0.00	0.76	0.04	0.12
Avail Cap(c_a), veh/h	577	2248	1002		571	1776	785	157	267	0	400	308	296
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.1	9.9	8.3		13.5	23.0	16.1	54.5	52.9	0.0	54.6	39.8	40.4
Incr Delay (d2), s/veh	17.6	0.3	0.1		0.0	2.3	0.4	1.5	0.3	0.0	4.6	0.1	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	13.4	3.5	0.4		0.3	13.0	1.6	1.6	0.5	0.0	2.9	0.3	0.9
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	45.7	10.2	8.4		13.6	25.3	16.5	56.0	53.1	0.0	59.2	39.9	40.6
LnGrp LOS	D	B	A		B	C	B	E	D	A	E	D	D
Approach Vol, veh/h		1090				1370			86			236	
Approach Delay, s/veh		23.3				24.4			54.9			55.4	
Approach LOS		C				C			D			E	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.4	66.0		28.6	9.5	81.9	14.7	13.9
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	29.0	44.0		9.0	9.0	64.0	14.0	9.0
Max Q Clear Time (g_c+I1), s	13.5	34.0		4.3	2.8	11.7	8.5	6.7
Green Ext Time (p_c), s	0.9	5.7		0.0	0.0	4.6	0.3	0.1

Intersection Summary	
HCM 6th Ctrl Delay	27.5
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1276	244	522	1293	0	0	0	0	1122	0	542
Future Volume (veh/h)	0	1276	244	522	1293	0	0	0	0	1122	0	542
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1870	1870	1856	1870	0				1870	0	1870
Adj Flow Rate, veh/h	0	1302	95	533	1319	0				1145	0	496
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98				0.98	0.98	0.98
Percent Heavy Veh, %	0	2	2	3	2	0				2	0	2
Cap, veh/h	0	2854	703	549	3286	0				1388	0	771
Arrive On Green	0.00	0.44	0.44	0.16	0.64	0.00				0.28	0.00	0.28
Sat Flow, veh/h	0	6696	1585	3428	5274	0				5023	0	2790
Grp Volume(v), veh/h	0	1302	95	533	1319	0				1145	0	496
Grp Sat Flow(s),veh/h/ln	0	1609	1585	1714	1702	0				1674	0	1395
Q Serve(g_s), s	0.0	21.2	5.3	23.2	18.6	0.0				32.0	0.0	23.5
Cycle Q Clear(g_c), s	0.0	21.2	5.3	23.2	18.6	0.0				32.0	0.0	23.5
Prop In Lane	0.00		1.00	1.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	2854	703	549	3286	0				1388	0	771
V/C Ratio(X)	0.00	0.46	0.14	0.97	0.40	0.00				0.82	0.00	0.64
Avail Cap(c_a), veh/h	0	2854	703	549	3286	0				1808	0	1004
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.90	0.90	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	29.1	24.7	62.7	12.8	0.0				50.9	0.0	47.8
Incr Delay (d2), s/veh	0.0	0.5	0.4	29.3	0.3	0.0				2.5	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	8.1	2.1	12.1	6.8	0.0				13.9	0.0	17.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	29.6	25.1	92.0	13.2	0.0				53.4	0.0	48.7
LnGrp LOS	A	C	C	F	B	A				D	A	D
Approach Vol, veh/h		1397			1852						1641	
Approach Delay, s/veh		29.3			35.9						52.0	
Approach LOS		C			D						D	

Timer - Assigned Phs		2		4	5	6						
Phs Duration (G+Y+Rc), s		102.5		47.5	30.0	72.5						
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0						
Max Green Setting (Gmax), s		84.0		54.0	24.0	54.0						
Max Q Clear Time (g_c+I1), s		20.6		34.0	25.2	23.2						
Green Ext Time (p_c), s		12.1		7.4	0.0	10.8						

Intersection Summary												
HCM 6th Ctrl Delay			39.4									
HCM 6th LOS			D									

Notes

User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	303	2036	0	0	1609	921	231	0	414	0	0	0
Future Volume (veh/h)	303	2036	0	0	1609	921	231	0	414	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1841	1870	0	1826			
Adj Flow Rate, veh/h	312	2099	0	0	1659	547	238	0	370			
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97			
Percent Heavy Veh, %	2	2	0	0	2	4	2	0	5			
Cap, veh/h	368	4950	0	0	4007	1703	521	0	410			
Arrive On Green	0.11	0.77	0.00	0.00	0.62	0.62	0.15	0.00	0.15			
Sat Flow, veh/h	3456	6696	0	0	6696	2734	3456	0	2723			
Grp Volume(v), veh/h	312	2099	0	0	1659	547	238	0	370			
Grp Sat Flow(s),veh/h/ln	1728	1609	0	0	1609	1367	1728	0	1362			
Q Serve(g_s), s	13.3	16.8	0.0	0.0	19.7	14.1	9.4	0.0	20.0			
Cycle Q Clear(g_c), s	13.3	16.8	0.0	0.0	19.7	14.1	9.4	0.0	20.0			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	368	4950	0	0	4007	1703	521	0	410			
V/C Ratio(X)	0.85	0.42	0.00	0.00	0.41	0.32	0.46	0.00	0.90			
Avail Cap(c_a), veh/h	553	4950	0	0	4007	1703	553	0	436			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	0.73	0.73	0.00	0.00	0.76	0.76	1.00	0.00	1.00			
Uniform Delay (d), s/veh	65.8	5.9	0.0	0.0	14.4	13.3	58.1	0.0	62.6			
Incr Delay (d2), s/veh	5.8	0.2	0.0	0.0	0.2	0.4	0.6	0.0	20.9			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	6.1	4.8	0.0	0.0	6.9	4.2	4.2	0.0	8.2			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	71.6	6.1	0.0	0.0	14.6	13.7	58.7	0.0	83.5			
LnGrp LOS	E	A	A	A	B	B	E	A	F			
Approach Vol, veh/h		2411			2206			608				
Approach Delay, s/veh		14.6			14.4			73.8				
Approach LOS		B			B			E				

Timer - Assigned Phs	1	2				6		8				
Phs Duration (G+Y+Rc), s	22.0	99.4				121.4		28.6				
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0				
Max Green Setting (Gmax), s	24.0	84.0				114.0		24.0				
Max Q Clear Time (g_c+I1), s	15.3	21.7				18.8		22.0				
Green Ext Time (p_c), s	0.7	24.7				32.1		0.6				

Intersection Summary	
HCM 6th Ctrl Delay	21.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	539	1601	366	179	1456	293	30	331	212	76	274	282	683
Future Volume (veh/h)	539	1601	366	179	1456	293	30	331	212	76	274	282	683
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1856	1870	1870	1870	1856	1870		1870	1870	1870	1870	1856	1870
Adj Flow Rate, veh/h	550	1634	201	183	1486	172		338	216	10	280	288	196
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98		0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	3	2	2	2	3	2		2	2	2	2	3	2
Cap, veh/h	683	3047	946	419	3492	867		495	418	186	529	355	531
Arrive On Green	0.03	0.20	0.20	0.04	0.55	0.55		0.10	0.12	0.12	0.09	0.10	0.10
Sat Flow, veh/h	3428	5106	1585	3456	6383	1585		3456	3554	1585	3456	3526	2790
Grp Volume(v), veh/h	550	1634	201	183	1486	172		338	216	10	280	288	196
Grp Sat Flow(s),veh/h/ln	1714	1702	1585	1728	1596	1585		1728	1777	1585	1728	1763	1395
Q Serve(g_s), s	9.5	43.1	15.9	3.5	20.6	8.3		13.0	8.6	0.8	10.8	12.0	9.2
Cycle Q Clear(g_c), s	9.5	43.1	15.9	3.5	20.6	8.3		13.0	8.6	0.8	10.8	12.0	9.2
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	683	3047	946	419	3492	867		495	418	186	529	355	531
V/C Ratio(X)	0.81	0.54	0.21	0.44	0.43	0.20		0.68	0.52	0.05	0.53	0.81	0.37
Avail Cap(c_a), veh/h	1221	3047	946	603	3492	867		577	569	254	555	447	603
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.85	0.85	0.85	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.1	41.6	30.7	19.6	20.1	17.3		53.3	62.2	58.8	54.1	66.1	52.9
Incr Delay (d2), s/veh	2.0	0.6	0.4	0.7	0.4	0.5		2.7	1.0	0.1	0.8	8.8	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	19.9	6.9	1.4	7.5	3.1		5.7	3.9	0.3	4.7	5.7	3.2
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	23.0	42.2	31.1	20.3	20.4	17.8		56.0	63.2	58.9	55.0	74.8	53.3
LnGrp LOS	C	D	C	C	C	B		E	E	E	D	E	D
Approach Vol, veh/h		2385			1841				564			764	
Approach Delay, s/veh		36.8			20.2				58.8			62.0	
Approach LOS		D			C				E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	19.4	88.1	21.4	21.1	12.0	95.5	18.9	23.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	37.0	51.0	19.0	19.0	14.0	74.0	14.0	24.0
Max Q Clear Time (g_c+I1), s	11.5	22.6	15.0	14.0	5.5	45.1	12.8	10.6
Green Ext Time (p_c), s	1.9	12.9	0.5	1.1	0.3	14.7	0.1	0.9

Intersection Summary	
HCM 6th Ctrl Delay	37.0
HCM 6th LOS	D

Notes

User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	207	798	49	13	24	868	177	48	13	27	396	29	349
Future Volume (veh/h)	207	798	49	13	24	868	177	48	13	27	396	29	349
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	0.99		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1841		1707	1856	1870	1781	1870	1841	1870	1796	1870
Adj Flow Rate, veh/h	218	840	26		25	914	73	51	14	0	417	31	81
Peak Hour Factor	0.95	0.95	0.95		0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	4		13	3	2	8	2	4	2	7	2
Cap, veh/h	389	1878	830		344	1698	763	160	260	0	507	493	434
Arrive On Green	0.08	0.53	0.53		0.03	0.48	0.48	0.07	0.07	0.00	0.15	0.27	0.27
Sat Flow, veh/h	1767	3526	1559		1626	3526	1583	1297	3647	0	3456	1796	1580
Grp Volume(v), veh/h	218	840	26		25	914	73	51	14	0	417	31	81
Grp Sat Flow(s),veh/h/ln	1767	1763	1559		1626	1763	1583	1297	1777	0	1728	1796	1580
Q Serve(g_s), s	6.6	16.1	0.9		0.8	20.0	2.8	4.2	0.4	0.0	12.9	1.4	4.3
Cycle Q Clear(g_c), s	6.6	16.1	0.9		0.8	20.0	2.8	4.2	0.4	0.0	12.9	1.4	4.3
Prop In Lane	1.00		1.00		1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	389	1878	830		344	1698	763	160	260	0	507	493	434
V/C Ratio(X)	0.56	0.45	0.03		0.07	0.54	0.10	0.32	0.05	0.00	0.82	0.06	0.19
Avail Cap(c_a), veh/h	472	1878	830		429	1698	763	172	291	0	911	493	434
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.6	15.8	12.2		13.9	20.0	15.5	49.2	47.4	0.0	45.5	29.4	30.5
Incr Delay (d2), s/veh	1.3	0.8	0.1		0.1	1.2	0.2	1.1	0.1	0.0	3.4	0.1	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.5	6.1	0.3		0.3	7.9	1.0	1.4	0.2	0.0	5.7	0.6	1.7
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	15.8	16.5	12.3		14.0	21.2	15.7	50.3	47.5	0.0	48.9	29.5	30.7
LnGrp LOS	B	B	B		B	C	B	D	D	A	D	C	C
Approach Vol, veh/h		1084				1012			65			529	
Approach Delay, s/veh		16.3				20.6			49.7			45.0	
Approach LOS		B				C			D			D	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.8	59.0		36.2	9.2	64.6	22.2	14.1
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	34.0		9.0	9.0	39.0	29.0	9.0
Max Q Clear Time (g_c+I1), s	8.6	22.0		6.3	2.8	18.1	14.9	6.2
Green Ext Time (p_c), s	0.3	4.8		0.1	0.0	5.5	1.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	24.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1100	205	429	798	0	0	0	0	943	0	307
Future Volume (veh/h)	0	1100	205	429	798	0	0	0	0	943	0	307
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1856	1826	1796	1856	0				1841	0	1841
Adj Flow Rate, veh/h	0	1146	91	447	831	0				982	0	68
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96				0.96	0.96	0.96
Percent Heavy Veh, %	0	3	5	7	3	0				4	0	4
Cap, veh/h	0	3070	743	508	3445	0				1126	0	625
Arrive On Green	0.00	0.48	0.48	0.15	0.68	0.00				0.23	0.00	0.23
Sat Flow, veh/h	0	6643	1546	3319	5233	0				4944	0	2745
Grp Volume(v), veh/h	0	1146	91	447	831	0				982	0	68
Grp Sat Flow(s),veh/h/ln	0	1596	1546	1659	1689	0				1648	0	1373
Q Serve(g_s), s	0.0	14.8	4.2	17.1	8.2	0.0				24.9	0.0	2.5
Cycle Q Clear(g_c), s	0.0	14.8	4.2	17.1	8.2	0.0				24.9	0.0	2.5
Prop In Lane	0.00		1.00	1.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3070	743	508	3445	0				1126	0	625
V/C Ratio(X)	0.00	0.37	0.12	0.88	0.24	0.00				0.87	0.00	0.11
Avail Cap(c_a), veh/h	0	3070	743	613	3445	0				1293	0	718
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.95	0.95	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	21.3	18.6	53.9	8.0	0.0				48.4	0.0	39.8
Incr Delay (d2), s/veh	0.0	0.3	0.3	11.7	0.2	0.0				6.2	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	5.4	1.5	7.8	2.7	0.0				11.0	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	21.7	18.9	65.6	8.1	0.0				54.5	0.0	39.8
LnGrp LOS	A	C	B	E	A	A				D	A	D
Approach Vol, veh/h		1237			1278						1050	
Approach Delay, s/veh		21.5			28.2						53.6	
Approach LOS		C			C						D	

Timer - Assigned Phs		2		4	5	6						
Phs Duration (G+Y+Rc), s		94.4		35.6	25.9	68.5						
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0						
Max Green Setting (Gmax), s		84.0		34.0	24.0	54.0						
Max Q Clear Time (g_c+I1), s		10.2		26.9	19.1	16.8						
Green Ext Time (p_c), s		6.3		2.7	0.7	9.6						

Intersection Summary												
HCM 6th Ctrl Delay			33.4									
HCM 6th LOS			C									

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	354	1693	0	0	1052	1051	166	0	631	0	0	0
Future Volume (veh/h)	354	1693	0	0	1052	1051	166	0	631	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1841	1856	0	0	1826	1856	1856	0	1841			
Adj Flow Rate, veh/h	369	1764	0	0	1096	526	173	0	596			
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96			
Percent Heavy Veh, %	4	3	0	0	5	3	3	0	4			
Cap, veh/h	440	4370	0	0	3198	1408	765	0	612			
Arrive On Green	0.13	0.68	0.00	0.00	0.51	0.51	0.22	0.00	0.22			
Sat Flow, veh/h	3401	6643	0	0	6537	2765	3428	0	2745			
Grp Volume(v), veh/h	369	1764	0	0	1096	526	173	0	596			
Grp Sat Flow(s),veh/h/ln	1700	1596	0	0	1570	1382	1714	0	1373			
Q Serve(g_s), s	13.8	15.7	0.0	0.0	13.5	15.0	5.4	0.0	28.0			
Cycle Q Clear(g_c), s	13.8	15.7	0.0	0.0	13.5	15.0	5.4	0.0	28.0			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	440	4370	0	0	3198	1408	765	0	612			
V/C Ratio(X)	0.84	0.40	0.00	0.00	0.34	0.37	0.23	0.00	0.97			
Avail Cap(c_a), veh/h	759	4370	0	0	3198	1408	765	0	612			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	0.77	0.77	0.00	0.00	0.79	0.79	1.00	0.00	1.00			
Uniform Delay (d), s/veh	55.3	8.9	0.0	0.0	19.0	19.3	41.3	0.0	50.1			
Incr Delay (d2), s/veh	3.4	0.2	0.0	0.0	0.2	0.6	0.1	0.0	29.6			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	6.0	4.8	0.0	0.0	4.8	4.7	2.3	0.0	12.2			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	58.6	9.1	0.0	0.0	19.2	19.9	41.5	0.0	79.7			
LnGrp LOS	E	A	A	A	B	B	D	A	E			
Approach Vol, veh/h		2133			1622			769				
Approach Delay, s/veh		17.7			19.4			71.1				
Approach LOS		B			B			E				

Timer - Assigned Phs	1	2				6		8				
Phs Duration (G+Y+Rc), s	22.8	72.2				95.0		35.0				
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0				
Max Green Setting (Gmax), s	29.0	54.0				89.0		29.0				
Max Q Clear Time (g_c+I1), s	15.8	17.0				17.7		30.0				
Green Ext Time (p_c), s	1.0	12.2				20.8		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	27.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	640	1320	327	124	1349	249	35	262	268	106	206	279	452
Future Volume (veh/h)	640	1320	327	124	1349	249	35	262	268	106	206	279	452
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1826	1856	1870	1870	1856	1870		1856	1826	1870	1870	1826	1811
Adj Flow Rate, veh/h	696	1435	184	135	1466	109		285	291	6	224	303	436
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	5	3	2	2	3	2		3	5	2	2	5	6
Cap, veh/h	793	2724	852	439	2733	679		494	558	254	533	507	813
Arrive On Green	0.05	0.18	0.18	0.05	0.43	0.43		0.09	0.16	0.16	0.07	0.15	0.15
Sat Flow, veh/h	3374	5066	1585	3456	6383	1585		3428	3469	1582	3456	3469	2696
Grp Volume(v), veh/h	696	1435	184	135	1466	109		285	291	6	224	303	436
Grp Sat Flow(s),veh/h/ln	1687	1689	1585	1728	1596	1585		1714	1735	1582	1728	1735	1348
Q Serve(g_s), s	16.2	33.4	12.9	2.8	22.2	5.5		9.1	10.0	0.4	7.1	10.6	17.5
Cycle Q Clear(g_c), s	16.2	33.4	12.9	2.8	22.2	5.5		9.1	10.0	0.4	7.1	10.6	17.5
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	793	2724	852	439	2733	679		494	558	254	533	507	813
V/C Ratio(X)	0.88	0.53	0.22	0.31	0.54	0.16		0.58	0.52	0.02	0.42	0.60	0.54
Avail Cap(c_a), veh/h	1022	2724	852	573	2733	679		516	558	254	606	507	813
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.81	0.81	0.81	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.6	38.5	30.0	20.5	27.6	22.8		42.4	50.0	46.0	42.9	51.9	37.8
Incr Delay (d2), s/veh	5.9	0.6	0.5	0.4	0.8	0.5		1.5	0.9	0.0	0.5	1.9	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.7	15.2	5.5	1.1	8.3	2.1		3.9	4.3	0.2	3.0	4.7	5.7
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	38.5	39.1	30.5	20.9	28.3	23.3		43.8	50.8	46.0	43.4	53.8	38.5
LnGrp LOS	D	D	C	C	C	C		D	D	D	D	D	D
Approach Vol, veh/h		2315			1710				582			963	
Approach Delay, s/veh		38.2			27.4				47.4			44.5	
Approach LOS		D			C				D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.2	61.7	17.2	25.0	12.0	75.9	15.2	26.9
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	29.0	46.0	12.0	19.0	11.0	64.0	12.0	19.0
Max Q Clear Time (g_c+I1), s	18.2	24.2	11.1	19.5	4.8	35.4	9.1	12.0
Green Ext Time (p_c), s	2.0	10.8	0.1	0.0	0.2	12.4	0.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	36.9
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

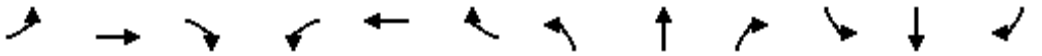
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	403	641	75	16	25	1233	279	52	34	28	188	12	224
Future Volume (veh/h)	403	641	75	16	25	1233	279	52	34	28	188	12	224
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1870		1870	1870	1856	1781	1870	1841	1856	1633	1856
Adj Flow Rate, veh/h	429	682	45		27	1312	111	55	36	0	200	13	39
Peak Hour Factor	0.94	0.94	0.94		0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	4	2	2		2	2	3	8	2	4	3	18	3
Cap, veh/h	459	2232	995		448	1638	724	145	235	0	261	314	302
Arrive On Green	0.20	0.63	0.63		0.03	0.46	0.46	0.07	0.07	0.00	0.08	0.19	0.19
Sat Flow, veh/h	1753	3554	1584		1781	3554	1571	1288	3647	0	3428	1633	1572
Grp Volume(v), veh/h	429	682	45		27	1312	111	55	36	0	200	13	39
Grp Sat Flow(s),veh/h/ln	1753	1777	1584		1781	1777	1571	1288	1777	0	1714	1633	1572
Q Serve(g_s), s	20.9	10.6	1.3		0.9	37.9	4.9	5.0	1.1	0.0	6.9	0.8	2.5
Cycle Q Clear(g_c), s	20.9	10.6	1.3		0.9	37.9	4.9	5.0	1.1	0.0	6.9	0.8	2.5
Prop In Lane	1.00		1.00		1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	459	2232	995		448	1638	724	145	235	0	261	314	302
V/C Ratio(X)	0.93	0.31	0.05		0.06	0.80	0.15	0.38	0.15	0.00	0.77	0.04	0.13
Avail Cap(c_a), veh/h	538	2232	995		529	1638	724	157	267	0	400	314	302
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.8	10.3	8.5		15.8	27.7	18.8	54.7	52.9	0.0	54.4	39.5	40.1
Incr Delay (d2), s/veh	21.9	0.4	0.1		0.1	4.2	0.4	1.6	0.3	0.0	4.7	0.1	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	14.7	3.8	0.5		0.4	16.0	1.8	1.7	0.5	0.0	3.1	0.3	1.0
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	54.7	10.6	8.6		15.9	31.9	19.2	56.3	53.2	0.0	59.1	39.5	40.3
LnGrp LOS	D	B	A		B	C	B	E	D	A	E	D	D
Approach Vol, veh/h		1156				1450			91			252	
Approach Delay, s/veh		26.9				30.6			55.1			55.2	
Approach LOS		C				C			E			E	

Timer - Assigned Phs	1	2		4	5	6	7	8					
Phs Duration (G+Y+Rc), s	9.6	61.3		29.1	9.6	81.4	15.1	13.9					
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0					
Max Green Setting (Gmax), s	9.0	44.0		9.0	9.0	64.0	14.0	9.0					
Max Q Clear Time (g_c+I1), s	2.9	39.9		4.5	2.9	12.6	8.9	7.0					
Green Ext Time (p_c), s	0.7	2.9		0.0	0.0	5.0	0.3	0.0					

Intersection Summary	
HCM 6th Ctrl Delay	32.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1354	259	554	1372	0	0	0	0	1191	0	575
Future Volume (veh/h)	0	1354	259	554	1372	0	0	0	0	1191	0	575
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1870	1870	1856	1870	0				1870	0	1870
Adj Flow Rate, veh/h	0	1382	95	565	1400	0				1215	0	541
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98				0.98	0.98	0.98
Percent Heavy Veh, %	0	2	2	3	2	0				2	0	2
Cap, veh/h	0	2761	680	549	3212	0				1461	0	812
Arrive On Green	0.00	0.43	0.43	0.16	0.63	0.00				0.29	0.00	0.29
Sat Flow, veh/h	0	6696	1585	3428	5274	0				5023	0	2790
Grp Volume(v), veh/h	0	1382	95	565	1400	0				1215	0	541
Grp Sat Flow(s),veh/h/ln	0	1609	1585	1714	1702	0				1674	0	1395
Q Serve(g_s), s	0.0	23.4	5.5	24.0	21.0	0.0				33.9	0.0	25.6
Cycle Q Clear(g_c), s	0.0	23.4	5.5	24.0	21.0	0.0				33.9	0.0	25.6
Prop In Lane	0.00		1.00	1.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	2761	680	549	3212	0				1461	0	812
V/C Ratio(X)	0.00	0.50	0.14	1.03	0.44	0.00				0.83	0.00	0.67
Avail Cap(c_a), veh/h	0	2761	680	549	3212	0				1808	0	1004
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.88	0.88	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	31.1	26.0	63.0	14.2	0.0				49.7	0.0	46.8
Incr Delay (d2), s/veh	0.0	0.7	0.4	44.0	0.4	0.0				2.8	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	9.0	2.1	13.6	7.8	0.0				14.7	0.0	19.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	31.8	26.4	107.0	14.6	0.0				52.6	0.0	48.0
LnGrp LOS	A	C	C	F	B	A				D	A	D
Approach Vol, veh/h		1477			1965						1756	
Approach Delay, s/veh		31.4			41.2						51.2	
Approach LOS		C			D						D	

Timer - Assigned Phs		2		4	5	6						
Phs Duration (G+Y+Rc), s		100.4		49.6	30.0	70.4						
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0						
Max Green Setting (Gmax), s		84.0		54.0	24.0	54.0						
Max Q Clear Time (g_c+I1), s		23.0		35.9	26.0	25.4						
Green Ext Time (p_c), s		13.3		7.7	0.0	11.4						

Intersection Summary												
HCM 6th Ctrl Delay			41.8									
HCM 6th LOS			D									

Notes
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	321	2161	0	0	1707	977	245	0	439	0	0	0
Future Volume (veh/h)	321	2161	0	0	1707	977	245	0	439	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1841	1870	0	1826			
Adj Flow Rate, veh/h	331	2228	0	0	1760	583	253	0	396			
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97			
Percent Heavy Veh, %	2	2	0	0	2	4	2	0	5			
Cap, veh/h	387	4904	0	0	3926	1668	545	0	430			
Arrive On Green	0.11	0.76	0.00	0.00	0.61	0.61	0.16	0.00	0.16			
Sat Flow, veh/h	3456	6696	0	0	6696	2734	3456	0	2723			
Grp Volume(v), veh/h	331	2228	0	0	1760	583	253	0	396			
Grp Sat Flow(s),veh/h/ln	1728	1609	0	0	1609	1367	1728	0	1362			
Q Serve(g_s), s	14.1	18.9	0.0	0.0	22.0	15.8	10.0	0.0	21.5			
Cycle Q Clear(g_c), s	14.1	18.9	0.0	0.0	22.0	15.8	10.0	0.0	21.5			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	387	4904	0	0	3926	1668	545	0	430			
V/C Ratio(X)	0.85	0.45	0.00	0.00	0.45	0.35	0.46	0.00	0.92			
Avail Cap(c_a), veh/h	553	4904	0	0	3926	1668	553	0	436			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	0.68	0.68	0.00	0.00	0.71	0.71	1.00	0.00	1.00			
Uniform Delay (d), s/veh	65.4	6.5	0.0	0.0	15.7	14.5	57.4	0.0	62.3			
Incr Delay (d2), s/veh	6.3	0.2	0.0	0.0	0.3	0.4	0.6	0.0	24.8			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	6.5	5.5	0.0	0.0	7.8	4.8	4.5	0.0	9.0			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	71.7	6.7	0.0	0.0	16.0	14.9	58.0	0.0	87.0			
LnGrp LOS	E	A	A	A	B	B	E	A	F			
Approach Vol, veh/h		2559			2343			649				
Approach Delay, s/veh		15.1			15.7			75.7				
Approach LOS		B			B			E				

Timer - Assigned Phs	1	2				6		8				
Phs Duration (G+Y+Rc), s	22.8	97.5				120.3		29.7				
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0				
Max Green Setting (Gmax), s	24.0	84.0				114.0		24.0				
Max Q Clear Time (g_c+I1), s	16.1	24.0				20.9		23.5				
Green Ext Time (p_c), s	0.7	27.2				36.8		0.2				

Intersection Summary	
HCM 6th Ctrl Delay	22.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	572	1699	388	190	1545	311	32	351	225	81	291	299	725
Future Volume (veh/h)	572	1699	388	190	1545	311	32	351	225	81	291	299	725
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1856	1870	1870	1870	1856	1870		1870	1870	1870	1870	1856	1870
Adj Flow Rate, veh/h	584	1734	249	194	1577	182		358	230	11	297	305	694
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98		0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	3	2	2	2	3	2		2	2	2	2	3	2
Cap, veh/h	672	2887	896	381	3205	796		551	511	228	589	447	649
Arrive On Green	0.04	0.19	0.19	0.04	0.50	0.50		0.11	0.14	0.14	0.09	0.13	0.13
Sat Flow, veh/h	3428	5106	1585	3456	6383	1585		3456	3554	1585	3456	3526	2790
Grp Volume(v), veh/h	584	1734	249	194	1577	182		358	230	11	297	305	694
Grp Sat Flow(s),veh/h/ln	1714	1702	1585	1728	1596	1585		1728	1777	1585	1728	1763	1395
Q Serve(g_s), s	11.9	46.7	20.2	4.1	24.5	9.7		13.3	8.9	0.9	11.1	12.4	19.0
Cycle Q Clear(g_c), s	11.9	46.7	20.2	4.1	24.5	9.7		13.3	8.9	0.9	11.1	12.4	19.0
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	672	2887	896	381	3205	796		551	511	228	589	447	649
V/C Ratio(X)	0.87	0.60	0.28	0.51	0.49	0.23		0.65	0.45	0.05	0.50	0.68	1.07
Avail Cap(c_a), veh/h	1153	2887	896	556	3205	796		625	569	254	608	447	649
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.83	0.83	0.83	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.2	45.5	34.7	23.6	24.7	21.0		50.0	58.8	55.3	50.8	62.6	57.5
Incr Delay (d2), s/veh	3.2	0.8	0.6	1.1	0.5	0.7		2.0	0.6	0.1	0.7	4.2	55.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.0	21.5	8.8	1.6	9.1	3.7		5.8	4.0	0.4	4.8	5.7	17.0
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	31.3	46.3	35.4	24.7	25.2	21.7		52.0	59.4	55.4	51.4	66.9	112.7
LnGrp LOS	C	D	D	C	C	C		D	E	E	D	E	F
Approach Vol, veh/h		2567			1953				599			1296	
Approach Delay, s/veh		41.8			24.8				54.9			87.9	
Approach LOS		D			C				D			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	21.9	81.3	21.8	25.0	12.4	90.8	19.2	27.6
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	37.0	51.0	19.0	19.0	14.0	74.0	14.0	24.0
Max Q Clear Time (g_c+I1), s	13.9	26.5	15.3	21.0	6.1	48.7	13.1	10.9
Green Ext Time (p_c), s	2.1	12.9	0.5	0.0	0.3	14.9	0.1	1.0

Intersection Summary	
HCM 6th Ctrl Delay	47.2
HCM 6th LOS	D

Notes

User approved ignoring U-Turning movement.

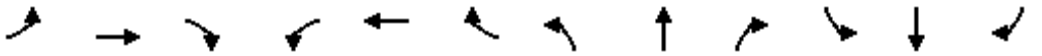
Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	220	847	52	14	25	921	188	51	14	29	420	31	370
Future Volume (veh/h)	220	847	52	14	25	921	188	51	14	29	420	31	370
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	0.99		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1841		1707	1856	1870	1781	1870	1841	1870	1796	1870
Adj Flow Rate, veh/h	232	892	26		26	969	72	54	15	0	442	33	214
Peak Hour Factor	0.95	0.95	0.95		0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	4		13	3	2	8	2	4	2	7	2
Cap, veh/h	370	1848	817		321	1652	742	161	261	0	533	507	446
Arrive On Green	0.09	0.52	0.52		0.03	0.47	0.47	0.07	0.07	0.00	0.15	0.28	0.28
Sat Flow, veh/h	1767	3526	1559		1626	3526	1583	1295	3647	0	3456	1796	1580
Grp Volume(v), veh/h	232	892	26		26	969	72	54	15	0	442	33	214
Grp Sat Flow(s),veh/h/ln	1767	1763	1559		1626	1763	1583	1295	1777	0	1728	1796	1580
Q Serve(g_s), s	7.1	17.7	0.9		0.9	22.2	2.8	4.4	0.4	0.0	13.6	1.5	12.4
Cycle Q Clear(g_c), s	7.1	17.7	0.9		0.9	22.2	2.8	4.4	0.4	0.0	13.6	1.5	12.4
Prop In Lane	1.00		1.00		1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	370	1848	817		321	1652	742	161	261	0	533	507	446
V/C Ratio(X)	0.63	0.48	0.03		0.08	0.59	0.10	0.34	0.06	0.00	0.83	0.07	0.48
Avail Cap(c_a), veh/h	444	1848	817		405	1652	742	171	291	0	911	507	446
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.0	16.7	12.7		14.7	21.4	16.3	49.3	47.4	0.0	45.1	28.9	32.8
Incr Delay (d2), s/veh	2.0	0.9	0.1		0.1	1.5	0.3	1.2	0.1	0.0	3.4	0.1	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.7	6.8	0.3		0.3	8.8	1.0	1.5	0.2	0.0	6.0	0.6	4.9
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	18.1	17.6	12.7		14.8	22.9	16.5	50.5	47.5	0.0	48.5	28.9	33.6
LnGrp LOS	B	B	B		B	C	B	D	D	A	D	C	C
Approach Vol, veh/h		1150				1067			69			689	
Approach Delay, s/veh		17.6				22.3			49.8			42.9	
Approach LOS		B				C			D			D	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.4	57.6		37.1	9.3	63.6	23.0	14.1
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	34.0		9.0	9.0	39.0	29.0	9.0
Max Q Clear Time (g_c+I1), s	9.1	24.2		14.4	2.9	19.7	15.6	6.4
Green Ext Time (p_c), s	0.3	4.5		0.0	0.0	5.7	1.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	25.9
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1104	205	440	808	0	0	0	0	957	0	307
Future Volume (veh/h)	0	1104	205	440	808	0	0	0	0	957	0	307
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1856	1826	1796	1856	0				1841	0	1841
Adj Flow Rate, veh/h	0	1150	91	458	842	0				997	0	69
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96				0.96	0.96	0.96
Percent Heavy Veh, %	0	3	5	7	3	0				4	0	4
Cap, veh/h	0	3034	735	518	3432	0				1138	0	632
Arrive On Green	0.00	0.48	0.48	0.16	0.68	0.00				0.23	0.00	0.23
Sat Flow, veh/h	0	6643	1546	3319	5233	0				4944	0	2745
Grp Volume(v), veh/h	0	1150	91	458	842	0				997	0	69
Grp Sat Flow(s),veh/h/ln	0	1596	1546	1659	1689	0				1648	0	1373
Q Serve(g_s), s	0.0	15.0	4.3	17.6	8.4	0.0				25.3	0.0	2.6
Cycle Q Clear(g_c), s	0.0	15.0	4.3	17.6	8.4	0.0				25.3	0.0	2.6
Prop In Lane	0.00		1.00	1.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	3034	735	518	3432	0				1138	0	632
V/C Ratio(X)	0.00	0.38	0.12	0.88	0.25	0.00				0.88	0.00	0.11
Avail Cap(c_a), veh/h	0	3034	735	613	3432	0				1293	0	718
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.95	0.95	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	21.8	19.0	53.7	8.1	0.0				48.2	0.0	39.5
Incr Delay (d2), s/veh	0.0	0.4	0.3	12.3	0.2	0.0				6.4	0.0	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	5.5	1.6	8.0	2.8	0.0				11.1	0.0	2.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	22.2	19.4	66.1	8.3	0.0				54.7	0.0	39.6
LnGrp LOS	A	C	B	E	A	A				D	A	D
Approach Vol, veh/h		1241			1300						1066	
Approach Delay, s/veh		22.0			28.6						53.7	
Approach LOS		C			C						D	

Timer - Assigned Phs		2		4	5	6						
Phs Duration (G+Y+Rc), s		94.1		35.9	26.3	67.8						
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0						
Max Green Setting (Gmax), s		84.0		34.0	24.0	54.0						
Max Q Clear Time (g_c+I1), s		10.4		27.3	19.6	17.0						
Green Ext Time (p_c), s		6.4		2.7	0.7	9.7						

Intersection Summary	
HCM 6th Ctrl Delay	33.7
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	354	1711	0	0	1073	1088	166	0	635	0	0	0
Future Volume (veh/h)	354	1711	0	0	1073	1088	166	0	635	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1841	1856	0	0	1826	1856	1856	0	1841			
Adj Flow Rate, veh/h	369	1782	0	0	1118	564	173	0	600			
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96			
Percent Heavy Veh, %	4	3	0	0	5	3	3	0	4			
Cap, veh/h	440	4370	0	0	3198	1408	765	0	612			
Arrive On Green	0.13	0.68	0.00	0.00	0.51	0.51	0.22	0.00	0.22			
Sat Flow, veh/h	3401	6643	0	0	6537	2765	3428	0	2745			
Grp Volume(v), veh/h	369	1782	0	0	1118	564	173	0	600			
Grp Sat Flow(s),veh/h/ln	1700	1596	0	0	1570	1382	1714	0	1373			
Q Serve(g_s), s	13.8	15.9	0.0	0.0	13.8	16.4	5.4	0.0	28.2			
Cycle Q Clear(g_c), s	13.8	15.9	0.0	0.0	13.8	16.4	5.4	0.0	28.2			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	440	4370	0	0	3198	1408	765	0	612			
V/C Ratio(X)	0.84	0.41	0.00	0.00	0.35	0.40	0.23	0.00	0.98			
Avail Cap(c_a), veh/h	759	4370	0	0	3198	1408	765	0	612			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	0.77	0.77	0.00	0.00	0.77	0.77	1.00	0.00	1.00			
Uniform Delay (d), s/veh	55.3	9.0	0.0	0.0	19.1	19.7	41.3	0.0	50.2			
Incr Delay (d2), s/veh	3.4	0.2	0.0	0.0	0.2	0.7	0.1	0.0	31.1			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	6.0	4.9	0.0	0.0	4.9	5.1	2.3	0.0	12.4			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	58.6	9.2	0.0	0.0	19.3	20.3	41.5	0.0	81.3			
LnGrp LOS	E	A	A	A	B	C	D	A	F			
Approach Vol, veh/h		2151			1682			773				
Approach Delay, s/veh		17.7			19.6			72.4				
Approach LOS		B			B			E				

Timer - Assigned Phs	1	2				6		8				
Phs Duration (G+Y+Rc), s	22.8	72.2				95.0		35.0				
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0				
Max Green Setting (Gmax), s	29.0	54.0				89.0		29.0				
Max Q Clear Time (g_c+I1), s	15.8	18.4				17.9		30.2				
Green Ext Time (p_c), s	1.0	12.6				21.3		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	27.6
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	640	1320	349	128	1349	249	35	320	279	117	206	283	452
Future Volume (veh/h)	640	1320	349	128	1349	249	35	320	279	117	206	283	452
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1826	1856	1870	1870	1856	1870		1856	1826	1870	1870	1826	1811
Adj Flow Rate, veh/h	696	1435	211	139	1466	108		348	303	7	224	308	436
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92		0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	5	3	2	2	3	2		3	5	2	2	5	6
Cap, veh/h	793	2690	842	430	2680	666		514	580	265	538	507	818
Arrive On Green	0.05	0.18	0.18	0.05	0.42	0.42		0.09	0.17	0.17	0.07	0.15	0.15
Sat Flow, veh/h	3374	5066	1585	3456	6383	1585		3428	3469	1582	3456	3469	2696
Grp Volume(v), veh/h	696	1435	211	139	1466	108		348	303	7	224	308	436
Grp Sat Flow(s),veh/h/ln	1687	1689	1585	1728	1596	1585		1714	1735	1582	1728	1735	1348
Q Serve(g_s), s	16.4	33.5	14.9	2.9	22.5	5.5		11.2	10.4	0.5	7.1	10.8	17.5
Cycle Q Clear(g_c), s	16.4	33.5	14.9	2.9	22.5	5.5		11.2	10.4	0.5	7.1	10.8	17.5
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	793	2690	842	430	2680	666		514	580	265	538	507	818
V/C Ratio(X)	0.88	0.53	0.25	0.32	0.55	0.16		0.68	0.52	0.03	0.42	0.61	0.53
Avail Cap(c_a), veh/h	1016	2690	842	564	2680	666		514	580	265	611	507	818
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.80	0.80	0.80	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	33.1	39.0	31.3	21.2	28.4	23.5		42.6	49.4	45.3	42.8	52.0	37.7
Incr Delay (d2), s/veh	6.0	0.6	0.6	0.4	0.8	0.5		3.5	0.8	0.0	0.5	2.1	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	12.7	15.3	6.4	1.2	8.4	2.1		4.9	4.5	0.2	3.0	4.7	5.7
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	39.0	39.6	31.9	21.6	29.2	24.0		46.1	50.2	45.3	43.3	54.1	38.3
LnGrp LOS	D	D	C	C	C	C		D	D	D	D	D	D
Approach Vol, veh/h		2342			1713				658			968	
Approach Delay, s/veh		38.7			28.3				48.0			44.5	
Approach LOS		D			C				D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	26.4	60.6	18.0	25.0	12.0	75.0	15.2	27.8
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	20.0	46.0	12.0	19.0	11.0	64.0	12.0	19.0
Max Q Clear Time (g_c+I1), s	18.4	24.5	13.2	19.5	4.9	35.5	9.1	12.4
Green Ext Time (p_c), s	2.0	10.8	0.0	0.0	0.2	12.5	0.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	37.6
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	408	641	75	16	25	1233	283	52	34	28	203	12	235
Future Volume (veh/h)	408	641	75	16	25	1233	283	52	34	28	203	12	235
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No	
Adj Sat Flow, veh/h/ln	1841	1870	1870		1870	1870	1856	1781	1870	1841	1856	1633	1856
Adj Flow Rate, veh/h	434	682	45		27	1312	111	55	36	0	216	13	41
Peak Hour Factor	0.94	0.94	0.94		0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	4	2	2		2	2	3	8	2	4	3	18	3
Cap, veh/h	464	2216	987		440	1599	707	145	235	0	277	322	310
Arrive On Green	0.20	0.62	0.62		0.03	0.45	0.45	0.07	0.07	0.00	0.08	0.20	0.20
Sat Flow, veh/h	1753	3554	1584		1781	3554	1571	1286	3647	0	3428	1633	1572
Grp Volume(v), veh/h	434	682	45		27	1312	111	55	36	0	216	13	41
Grp Sat Flow(s),veh/h/ln	1753	1777	1584		1781	1777	1571	1286	1777	0	1714	1633	1572
Q Serve(g_s), s	21.7	10.7	1.3		1.0	38.6	5.0	5.0	1.1	0.0	7.4	0.8	2.6
Cycle Q Clear(g_c), s	21.7	10.7	1.3		1.0	38.6	5.0	5.0	1.1	0.0	7.4	0.8	2.6
Prop In Lane	1.00		1.00		1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	464	2216	987		440	1599	707	145	235	0	277	322	310
V/C Ratio(X)	0.94	0.31	0.05		0.06	0.82	0.16	0.38	0.15	0.00	0.78	0.04	0.13
Avail Cap(c_a), veh/h	531	2216	987		521	1599	707	156	267	0	400	322	310
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	33.4	10.5	8.8		16.5	28.8	19.5	54.7	52.9	0.0	54.1	39.0	39.7
Incr Delay (d2), s/veh	22.7	0.4	0.1		0.1	4.8	0.5	1.6	0.3	0.0	6.1	0.1	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	15.0	3.9	0.5		0.4	16.4	1.9	1.7	0.5	0.0	3.4	0.3	1.0
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	56.1	10.9	8.8		16.5	33.6	20.0	56.3	53.2	0.0	60.2	39.1	39.9
LnGrp LOS	E	B	A		B	C	B	E	D	A	E	D	D
Approach Vol, veh/h		1161				1450			91			270	
Approach Delay, s/veh		27.7				32.3			55.1			56.1	
Approach LOS		C				C			E			E	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	30.4	60.0		29.6	9.6	80.8	15.7	13.9
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	24.0	44.0		9.0	9.0	64.0	14.0	9.0
Max Q Clear Time (g_c+I1), s	23.7	40.6		4.6	3.0	12.7	9.4	7.0
Green Ext Time (p_c), s	0.7	2.5		0.0	0.0	5.0	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	33.3
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	32	11	4	764	441	12
Future Vol, veh/h	32	11	4	764	441	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	34	12	4	813	469	13

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1297	476	482	0	-	0
Stage 1	476	-	-	-	-	-
Stage 2	821	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	180	593	1091	-	-	-
Stage 1	629	-	-	-	-	-
Stage 2	436	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	179	593	1091	-	-	-
Mov Cap-2 Maneuver	179	-	-	-	-	-
Stage 1	625	-	-	-	-	-
Stage 2	436	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	25.8	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1091	-	218	-	-
HCM Lane V/C Ratio	0.004	-	0.21	-	-
HCM Control Delay (s)	8.3	0	25.8	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	0.8	-	-

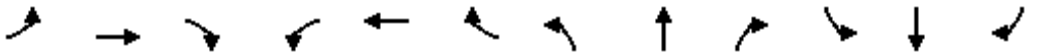
Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	48	15	5	720	434	18
Future Vol, veh/h	48	15	5	720	434	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	51	16	5	766	462	19

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1248	472	481	0	-	0
Stage 1	472	-	-	-	-	-
Stage 2	776	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	193	596	1092	-	-	-
Stage 1	632	-	-	-	-	-
Stage 2	457	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	191	596	1092	-	-	-
Mov Cap-2 Maneuver	191	-	-	-	-	-
Stage 1	627	-	-	-	-	-
Stage 2	457	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	27.2	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1092	-	228	-	-
HCM Lane V/C Ratio	0.005	-	0.294	-	-
HCM Control Delay (s)	8.3	0	27.2	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	1.2	-	-



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	1363	259	560	1378	0	0	0	0	1220	0	575
Future Volume (veh/h)	0	1363	259	560	1378	0	0	0	0	1220	0	575
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1870	1870	1856	1870	0				1870	0	1870
Adj Flow Rate, veh/h	0	1391	93	571	1406	0				1245	0	541
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98				0.98	0.98	0.98
Percent Heavy Veh, %	0	2	2	3	2	0				2	0	2
Cap, veh/h	0	2726	671	549	3184	0				1489	0	827
Arrive On Green	0.00	0.42	0.42	0.16	0.62	0.00				0.30	0.00	0.30
Sat Flow, veh/h	0	6696	1585	3428	5274	0				5023	0	2790
Grp Volume(v), veh/h	0	1391	93	571	1406	0				1245	0	541
Grp Sat Flow(s),veh/h/ln	0	1609	1585	1714	1702	0				1674	0	1395
Q Serve(g_s), s	0.0	23.8	5.4	24.0	21.5	0.0				34.8	0.0	25.4
Cycle Q Clear(g_c), s	0.0	23.8	5.4	24.0	21.5	0.0				34.8	0.0	25.4
Prop In Lane	0.00		1.00	1.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	2726	671	549	3184	0				1489	0	827
V/C Ratio(X)	0.00	0.51	0.14	1.04	0.44	0.00				0.84	0.00	0.65
Avail Cap(c_a), veh/h	0	2726	671	549	3184	0				1808	0	1004
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	0.88	0.88	0.00				1.00	0.00	1.00
Uniform Delay (d), s/veh	0.0	31.8	26.5	63.0	14.7	0.0				49.4	0.0	46.1
Incr Delay (d2), s/veh	0.0	0.7	0.4	47.1	0.4	0.0				3.0	0.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	9.2	2.1	13.9	8.0	0.0				15.1	0.0	19.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	32.5	26.9	110.1	15.1	0.0				52.4	0.0	47.2
LnGrp LOS	A	C	C	F	B	A				D	A	D
Approach Vol, veh/h		1484			1977						1786	
Approach Delay, s/veh		32.1			42.5						50.8	
Approach LOS		C			D						D	

Timer - Assigned Phs		2		4	5	6						
Phs Duration (G+Y+Rc), s		99.5		50.5	30.0	69.5						
Change Period (Y+Rc), s		6.0		6.0	6.0	6.0						
Max Green Setting (Gmax), s		84.0		54.0	24.0	54.0						
Max Q Clear Time (g_c+I1), s		23.5		36.8	26.0	25.8						
Green Ext Time (p_c), s		13.4		7.7	0.0	11.4						

Intersection Summary												
HCM 6th Ctrl Delay			42.4									
HCM 6th LOS			D									

Notes
User approved volume balancing among the lanes for turning movement.
User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	321	2199	0	0	1719	997	245	0	448	0	0	0
Future Volume (veh/h)	321	2199	0	0	1719	997	245	0	448	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1870	1870	0	0	1870	1841	1870	0	1826			
Adj Flow Rate, veh/h	331	2267	0	0	1772	596	253	0	405			
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97			
Percent Heavy Veh, %	2	2	0	0	2	4	2	0	5			
Cap, veh/h	387	4890	0	0	3912	1662	553	0	436			
Arrive On Green	0.11	0.76	0.00	0.00	0.61	0.61	0.16	0.00	0.16			
Sat Flow, veh/h	3456	6696	0	0	6696	2734	3456	0	2723			
Grp Volume(v), veh/h	331	2267	0	0	1772	596	253	0	405			
Grp Sat Flow(s),veh/h/ln	1728	1609	0	0	1609	1367	1728	0	1362			
Q Serve(g_s), s	14.1	19.6	0.0	0.0	22.4	16.4	10.0	0.0	22.0			
Cycle Q Clear(g_c), s	14.1	19.6	0.0	0.0	22.4	16.4	10.0	0.0	22.0			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	387	4890	0	0	3912	1662	553	0	436			
V/C Ratio(X)	0.85	0.46	0.00	0.00	0.45	0.36	0.46	0.00	0.93			
Avail Cap(c_a), veh/h	553	4890	0	0	3912	1662	553	0	436			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	0.67	0.67	0.00	0.00	0.70	0.70	1.00	0.00	1.00			
Uniform Delay (d), s/veh	65.4	6.7	0.0	0.0	15.9	14.7	57.1	0.0	62.2			
Incr Delay (d2), s/veh	6.2	0.2	0.0	0.0	0.3	0.4	0.6	0.0	26.4			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	6.4	5.7	0.0	0.0	7.9	5.0	4.5	0.0	9.3			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	71.6	6.9	0.0	0.0	16.2	15.2	57.7	0.0	88.6			
LnGrp LOS	E	A	A	A	B	B	E	A	F			
Approach Vol, veh/h		2598			2368			658				
Approach Delay, s/veh		15.1			15.9			76.7				
Approach LOS		B			B			E				

Timer - Assigned Phs	1	2				6		8				
Phs Duration (G+Y+Rc), s	22.8	97.2				120.0		30.0				
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0				
Max Green Setting (Gmax), s	24.0	84.0				114.0		24.0				
Max Q Clear Time (g_c+I1), s	16.1	24.4				21.6		24.0				
Green Ext Time (p_c), s	0.7	27.6				38.2		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	22.7
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved volume balancing among the lanes for turning movement.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	572	1699	435	199	1545	311	32	383	231	87	291	308	725
Future Volume (veh/h)	572	1699	435	199	1545	311	32	383	231	87	291	308	725
Initial Q (Qb), veh	0	0	0	0	0	0		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No				No			No	
Adj Sat Flow, veh/h/ln	1856	1870	1870	1870	1856	1870		1870	1870	1870	1870	1856	1870
Adj Flow Rate, veh/h	584	1734	298	203	1577	181		391	236	11	297	314	694
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98		0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	3	2	2	2	3	2		2	2	2	2	3	2
Cap, veh/h	671	2838	881	382	3141	780		571	539	240	602	447	656
Arrive On Green	0.04	0.18	0.18	0.04	0.49	0.49		0.11	0.15	0.15	0.09	0.13	0.13
Sat Flow, veh/h	3428	5106	1585	3456	6383	1585		3456	3554	1585	3456	3526	2790
Grp Volume(v), veh/h	584	1734	298	203	1577	181		391	236	11	297	314	694
Grp Sat Flow(s),veh/h/ln	1714	1702	1585	1728	1596	1585		1728	1777	1585	1728	1763	1395
Q Serve(g_s), s	12.2	46.8	24.6	4.3	25.0	9.8		14.6	9.1	0.9	11.1	12.8	19.0
Cycle Q Clear(g_c), s	12.2	46.8	24.6	4.3	25.0	9.8		14.6	9.1	0.9	11.1	12.8	19.0
Prop In Lane	1.00		1.00	1.00		1.00		1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	671	2838	881	382	3141	780		571	539	240	602	447	656
V/C Ratio(X)	0.87	0.61	0.34	0.53	0.50	0.23		0.68	0.44	0.05	0.49	0.70	1.06
Avail Cap(c_a), veh/h	1145	2838	881	550	3141	780		619	569	254	621	447	656
HCM Platoon Ratio	0.33	0.33	0.33	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.82	0.82	0.82	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.0	46.3	37.2	24.5	25.7	21.8		49.6	57.8	54.4	50.7	62.8	57.4
Incr Delay (d2), s/veh	3.2	0.8	0.9	1.1	0.6	0.7		2.8	0.6	0.1	0.6	4.9	51.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.8	21.6	10.6	1.8	9.3	3.7		6.4	4.1	0.4	4.8	6.0	16.8
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	32.2	47.1	38.1	25.7	26.3	22.5		52.4	58.4	54.4	51.4	67.7	108.8
LnGrp LOS	C	D	D	C	C	C		D	E	D	D	E	F
Approach Vol, veh/h		2616			1961				638			1305	
Approach Delay, s/veh		42.8			25.9				54.7			85.8	
Approach LOS		D			C				D			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.3	79.8	22.9	25.0	12.7	89.4	19.2	28.7
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	7.0	51.0	19.0	19.0	14.0	74.0	14.0	24.0
Max Q Clear Time (g_c+I1), s	14.2	27.0	16.6	21.0	6.3	48.8	13.1	11.1
Green Ext Time (p_c), s	2.1	12.7	0.4	0.0	0.4	15.0	0.1	1.0

Intersection Summary	
HCM 6th Ctrl Delay	47.5
HCM 6th LOS	D

Notes

User approved ignoring U-Turning movement.

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations													
Traffic Volume (veh/h)	232	847	52	14	25	921	197	51	14	29	429	31	376
Future Volume (veh/h)	232	847	52	14	25	921	197	51	14	29	429	31	376
Initial Q (Qb), veh	0	0	0		0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00		1.00		1.00	0.99		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No				No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1841		1707	1856	1870	1781	1870	1841	1870	1796	1870
Adj Flow Rate, veh/h	244	892	26		26	969	73	54	15	0	452	33	222
Peak Hour Factor	0.95	0.95	0.95		0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	3	3	4		13	3	2	8	2	4	2	7	2
Cap, veh/h	372	1837	812		318	1626	730	161	261	0	544	513	451
Arrive On Green	0.09	0.52	0.52		0.03	0.46	0.46	0.07	0.07	0.00	0.16	0.29	0.29
Sat Flow, veh/h	1767	3526	1558		1626	3526	1583	1295	3647	0	3456	1796	1580
Grp Volume(v), veh/h	244	892	26		26	969	73	54	15	0	452	33	222
Grp Sat Flow(s),veh/h/ln	1767	1763	1558		1626	1763	1583	1295	1777	0	1728	1796	1580
Q Serve(g_s), s	7.6	17.8	0.9		0.9	22.5	2.9	4.4	0.4	0.0	13.9	1.5	12.8
Cycle Q Clear(g_c), s	7.6	17.8	0.9		0.9	22.5	2.9	4.4	0.4	0.0	13.9	1.5	12.8
Prop In Lane	1.00		1.00		1.00		1.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	372	1837	812		318	1626	730	161	261	0	544	513	451
V/C Ratio(X)	0.66	0.49	0.03		0.08	0.60	0.10	0.34	0.06	0.00	0.83	0.06	0.49
Avail Cap(c_a), veh/h	438	1837	812		403	1626	730	171	291	0	911	513	451
HCM Platoon Ratio	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00		1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.6	16.9	12.8		15.1	22.0	16.7	49.3	47.4	0.0	44.9	28.6	32.7
Incr Delay (d2), s/veh	2.8	0.9	0.1		0.1	1.6	0.3	1.2	0.1	0.0	3.4	0.1	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	6.9	0.3		0.3	9.0	1.0	1.5	0.2	0.0	6.1	0.6	5.1
Unsig. Movement Delay, s/veh													
LnGrp Delay(d),s/veh	19.3	17.8	12.9		15.2	23.6	17.0	50.5	47.5	0.0	48.3	28.7	33.5
LnGrp LOS	B	B	B		B	C	B	D	D	A	D	C	C
Approach Vol, veh/h		1162				1068			69			707	
Approach Delay, s/veh		18.0				23.0			49.8			42.7	
Approach LOS		B				C			D			D	

Timer - Assigned Phs	1	2		4	5	6	7	8
Phs Duration (G+Y+Rc), s	15.9	56.7		37.4	9.3	63.3	23.3	14.1
Change Period (Y+Rc), s	6.0	6.0		6.0	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	34.0		9.0	9.0	39.0	29.0	9.0
Max Q Clear Time (g_c+I1), s	9.6	24.5		14.8	2.9	19.8	15.9	6.4
Green Ext Time (p_c), s	0.3	4.4		0.0	0.0	5.7	1.4	0.0

Intersection Summary	
HCM 6th Ctrl Delay	26.3
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	18	8	10	447	858	28
Future Vol, veh/h	18	8	10	447	858	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	19	8	11	471	903	29

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1411	918	932	0	-	0
Stage 1	918	-	-	-	-	-
Stage 2	493	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	154	332	743	-	-	-
Stage 1	392	-	-	-	-	-
Stage 2	618	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	151	332	743	-	-	-
Mov Cap-2 Maneuver	151	-	-	-	-	-
Stage 1	384	-	-	-	-	-
Stage 2	618	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	28.4	0.2	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	743	-	181	-	-
HCM Lane V/C Ratio	0.014	-	0.151	-	-
HCM Control Delay (s)	9.9	0	28.4	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	12	13	429	824	42
Future Vol, veh/h	28	12	13	429	824	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	29	13	14	452	867	44

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1369	889	911	0	-	0
Stage 1	889	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	163	345	756	-	-	-
Stage 1	405	-	-	-	-	-
Stage 2	627	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	159	345	756	-	-	-
Mov Cap-2 Maneuver	159	-	-	-	-	-
Stage 1	395	-	-	-	-	-
Stage 2	627	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	29.3	0.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	756	-	190	-	-
HCM Lane V/C Ratio	0.018	-	0.222	-	-
HCM Control Delay (s)	9.8	0	29.3	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

APPENDIX D

Raw Traffic Counts

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 8, 2023	
Period	0700 - 0900
Peak Hour	0730 - 0830

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
0730 - 0745	-	-	-	-	-	0	226	0	70	-	-	296	-	256	56	-	1	313	111	158	-	-	0	269	878
0745 - 0800	-	-	-	-	-	0	229	1	74	-	-	304	-	266	53	-	0	319	110	199	-	-	1	310	933
0800 - 0815	-	-	-	-	-	0	219	0	59	-	-	278	-	269	36	-	2	307	100	202	-	-	1	303	888
0815 - 0830	-	-	-	-	-	0	214	0	86	-	-	300	-	246	48	-	0	294	81	193	-	-	0	274	868
Total	0	0	0	0	0	0	888	1	289	0	0	1178	0	1037	193	0	3	1233	402	752	0	0	2	1156	3567
Approach %	0.00	0.00	0.00	0.00	0.00	-	75.38	0.08	24.53	0.00	0.00	-	0.00	84.10	15.65	0.00	0.24	-	34.78	65.05	0.00	0.00	0.17	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.97	0.25	0.84	0.00	0.00	**0.97**	0.00	0.96	0.86	0.00	0.38	**0.97**	0.91	0.93	0.00	0.00	0.50	**0.93**	**0.96**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
0730 - 0745	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0745 - 0800	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0800 - 0815	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
0815 - 0830	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
0730 - 0745	-	-	-	-	-	0	223	0	66	-	-	289	-	252	53	-	1	306	106	152	-	-	0	258	853
0745 - 0800	-	-	-	-	-	0	219	1	73	-	-	293	-	259	51	-	0	310	104	193	-	-	1	298	901
0800 - 0815	-	-	-	-	-	0	206	0	56	-	-	262	-	261	34	-	2	297	91	195	-	-	1	287	846
0815 - 0830	-	-	-	-	-	0	205	0	82	-	-	287	-	239	46	-	0	285	72	189	-	-	0	261	833
Total	0	0	0	0	0	0	853	1	277	0	0	1131	0	1011	184	0	3	1198	373	729	0	0	2	1104	3433
Approach %	0.00	0.00	0.00	0.00	0.00	-	75.42	0.09	24.49	0.00	0.00	-	0.00	84.39	15.36	0.00	0.25	-	33.79	66.03	0.00	0.00	0.18	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.96	0.25	0.84	0.00	0.00	**0.97**	0.00	0.97	0.87	0.00	0.38	**0.97**	0.88	0.93	0.00	0.00	0.50	**0.93**	**0.95**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
0730 - 0745	-	-	-	-	-	0	3	0	2	-	-	5	-	4	3	-	0	7	5	5	-	-	0	10	22
0745 - 0800	-	-	-	-	-	0	8	0	1	-	-	9	-	6	0	-	0	6	3	6	-	-	0	9	24
0800 - 0815	-	-	-	-	-	0	12	0	3	-	-	15	-	6	1	-	0	7	7	6	-	-	0	13	35
0815 - 0830	-	-	-	-	-	0	9	0	4	-	-	13	-	5	2	-	0	7	5	2	-	-	0	7	27
Total	0	0	0	0	0	0	32	0	10	0	0	42	0	21	6	0	0	27	20	19	0	0	0	39	108
Approach %	0.00	0.00	0.00	0.00	0.00	-	76.19	0.00	23.81	0.00	0.00	-	0.00	77.78	22.22	0.00	0.00	-	51.28	48.72	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.67	0.00	0.63	0.00	0.00	**0.70**	0.00	0.88	0.50	0.00	0.00	**0.96**	0.71	0.79	0.00	0.00	0.00	**0.75**	**0.77**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
0730 - 0745	-	-	-	-	-	0	0	0	2	-	-	2	-	0	0	-	0	0	0	1	-	-	0	1	3
0745 - 0800	-	-	-	-	-	0	2	0	0	-	-	2	-	1	2	-	0	3	3	0	-	-	0	3	8
0800 - 0815	-	-	-	-	-	0	1	0	0	-	-	1	-	2	1	-	0	3	2	1	-	-	0	3	7
0815 - 0830	-	-	-	-	-	0	0	0	0	-	-	0	-	2	0	-	0	2	4	2	-	-	0	6	8
Total	0	0	0	0	0	0	3	0	2	0	0	5	0	5	3	0	0	8	9	4	0	0	0	13	26
Approach %	0.00	0.00	0.00	0.00	0.00	-	60.00	0.00	40.00	0.00	0.00	-	0.00	62.50	37.50	0.00	0.00	-	69.23	30.77	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.38	0.00	0.25	0.00	0.00	**0.63**	0.00	0.63	0.38	0.00	0.00	**0.67**	0.56	0.50	0.00	0.00	0.00	**0.54**	**0.81**

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

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Tuesday, August 8, 2023	
Period	1600 - 1800
Peak Hour	1630 - 1730

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
1630 - 1645	-	-	-	-	-	0	276	0	110	-	-	386	-	338	68	-	1	407	131	295	-	-	0	426	1219
1645 - 1700	-	-	-	-	-	0	280	0	157	-	-	437	-	301	42	-	1	344	130	362	-	-	0	492	1273
1700 - 1715	-	-	-	-	-	0	264	0	138	-	-	402	-	287	81	-	0	368	165	338	-	-	1	504	1274
1715 - 1730	-	-	-	-	-	0	300	2	137	-	-	439	-	350	53	-	2	405	93	298	-	-	2	393	1237
Total	0	0	0	0	0	0	1120	2	542	0	0	1664	0	1276	244	0	4	1524	519	1293	0	0	3	1815	5003
Approach %	0.00	0.00	0.00	0.00	0.00	-	67.31	0.12	32.57	0.00	0.00	-	0.00	83.73	16.01	0.00	0.26	-	28.60	71.24	0.00	0.00	0.17	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.93	0.25	0.86	0.00	0.00	**0.95**	0.00	0.91	0.75	0.00	0.50	**0.94**	0.79	0.89	0.00	0.00	0.38	**0.90**	**0.98**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
1630 - 1645	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1645 - 1700	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1700 - 1715	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
1715 - 1730	-	-	-	-	-	0	0	0	0	-	-	0	-	0	0	-	0	0	0	0	-	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
1630 - 1645	-	-	-	-	-	0	271	0	107	-	-	378	-	337	67	-	1	405	126	288	-	-	0	414	1197
1645 - 1700	-	-	-	-	-	0	277	0	156	-	-	433	-	300	41	-	1	342	127	358	-	-	0	485	1260
1700 - 1715	-	-	-	-	-	0	259	0	135	-	-	394	-	286	80	-	0	366	161	335	-	-	1	497	1257
1715 - 1730	-	-	-	-	-	0	296	2	135	-	-	433	-	343	52	-	2	397	92	288	-	-	2	382	1212
Total	0	0	0	0	0	0	1103	2	533	0	0	1638	0	1266	240	0	4	1510	506	1269	0	0	3	1778	4926
Approach %	0.00	0.00	0.00	0.00	0.00	-	67.34	0.12	32.54	0.00	0.00	-	0.00	83.84	15.89	0.00	0.26	-	28.46	71.37	0.00	0.00	0.17	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.93	0.25	0.85	0.00	0.00	**0.95**	0.00	0.92	0.75	0.00	0.50	**0.93**	0.79	0.89	0.00	0.00	0.38	**0.89**	**0.98**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
1630 - 1645	-	-	-	-	-	0	5	0	3	-	-	8	-	1	0	-	0	1	4	6	-	-	0	10	19
1645 - 1700	-	-	-	-	-	0	1	0	0	-	-	1	-	1	1	-	0	2	2	3	-	-	0	5	8
1700 - 1715	-	-	-	-	-	0	3	0	2	-	-	5	-	1	0	-	0	1	3	3	-	-	0	6	12
1715 - 1730	-	-	-	-	-	0	2	0	2	-	-	4	-	7	1	-	0	8	1	9	-	-	0	10	22
Total	0	0	0	0	0	0	11	0	7	0	0	18	0	10	2	0	0	12	10	21	0	0	0	31	61
Approach %	0.00	0.00	0.00	0.00	0.00	-	61.11	0.00	38.89	0.00	0.00	-	0.00	83.33	16.67	0.00	0.00	-	32.26	67.74	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.55	0.00	0.58	0.00	0.00	**0.56**	0.00	0.36	0.50	0.00	0.00	**0.38**	0.63	0.58	0.00	0.00	0.00	**0.78**	**0.69**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 S/Bound On-Ramp						GA-401 S/Bound Off-Ramp						Hudson Bridge Rd						Eagles Landing Pkwy						
Time						App Total	Left 4.1	Thru 4.2	Right 4.3			App Total		Thru 4.4	Right 4.5		U-Turn 4.6	App Total	Left 4.7	Thru 4.8			U-Turn 4.9	App Total	Int Total
1630 - 1645	-	-	-	-	-	0	0	0	0	-	-	0	-	0	1	-	0	1	1	1	-	-	0	2	3
1645 - 1700	-	-	-	-	-	0	2	0	1	-	-	3	-	0	0	-	0	0	1	1	-	-	0	2	5
1700 - 1715	-	-	-	-	-	0	2	0	1	-	-	3	-	0	1	-	0	1	1	0	-	-	0	1	5
1715 - 1730	-	-	-	-	-	0	2	0	0	-	-	2	-	0	0	-	0	0	0	1	-	-	0	1	3
Total	0	0	0	0	0	0	6	0	2	0	0	8	0	0	2	0	0	2	3	3	0	0	0	6	16
Approach %	0.00	0.00	0.00	0.00	0.00	-	75.00	0.00	25.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	50.00	50.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.75	0.00	0.50	0.00	0.00	**0.67**	0.00	0.00	0.50	0.00	0.00	**0.50**	0.75	0.75	0.00	0.00	0.00	**0.75**	**0.80**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 4
GA-401 S/Bound On-Ramp
GA-401 S/Bound Off-Ramp
Hudson Bridge Rd
Eagles Landing Pkwy

Date
Tuesday, August 8, 2023

Lat/Long
33.505502°, -84.232234°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
					Left	Thru	Right	App	Thru	Right	U-Turn	App	Left	Thru	U-Turn	App	Int
TIME					4.1	4.2	4.3	Total	4.4	4.5	4.6	Total	4.7	4.8	4.9	Total	Total
0700 - 0715					122	0	61	183	168	40	0	208	86	121	0	207	598
0715 - 0730					188	1	67	256	188	42	2	232	116	133	0	249	737
0730 - 0745					226	0	70	296	256	56	1	313	111	158	0	269	878
0745 - 0800					229	1	74	304	266	53	0	319	110	199	1	310	933
Hourly Total					765	2	272	**1039**	878	191	3	**1072**	423	611	1	**1035**	**3146**
0800 - 0815					219	0	59	278	269	36	2	307	100	202	1	303	888
0815 - 0830					214	0	86	300	246	48	0	294	81	193	0	274	868
0830 - 0845					196	0	62	258	213	46	1	260	100	197	1	298	816
0845 - 0900					169	0	70	239	207	42	0	249	83	181	2	266	754
Hourly Total					798	0	277	**1075**	935	172	3	**1110**	364	773	4	**1141**	**3326**
Grand Total					1563	2	549	**2114**	1813	363	6	**2182**	787	1384	5	**2176**	**6472**
Approach %					73.94	0.09	25.97	-	83.09	16.64	0.27	-	36.17	63.60	0.23	-	
Intersection %					24.15	0.03	8.48	32.66	28.01	5.61	0.09	33.71	12.16	21.38	0.08	33.62	
Heavy Vehicle %					4	0	3	**4**	3	5	0	**4**	8	3	0	**5**	**4**
PHF					0.97	0.25	0.84	**0.97**	0.96	0.86	0.38	**0.97**	0.91	0.93	0.50	**0.93**	**0.96**

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
					Left	Thru	Right	App	Thru	Right	U-Turn	App	Left	Thru	U-Turn	App	Int
TIME					4.1	4.2	4.3	Total	4.4	4.5	4.6	Total	4.7	4.8	4.9	Total	Total
1600 - 1615					273	0	142	415	305	57	0	362	120	296	0	416	1193
1615 - 1630					299	1	127	427	295	49	2	346	103	298	1	402	1175
1630 - 1645					276	0	110	386	338	68	1	407	131	295	0	426	1219
1645 - 1700					280	0	157	437	301	42	1	344	130	362	0	492	1273
Hourly Total					1128	1	536	**1665**	1239	216	4	**1459**	484	1251	1	**1736**	**4860**
1700 - 1715					264	0	138	402	287	81	0	368	165	338	1	504	1274
1715 - 1730					300	2	137	439	350	53	2	405	93	298	2	393	1237
1730 - 1745					287	0	150	437	309	69	0	378	109	281	1	391	1206
1745 - 1800					283	0	163	446	275	61	0	336	78	266	0	344	1126
Hourly Total					1134	2	588	**1724**	1221	264	2	**1487**	445	1183	4	**1632**	**4843**
Grand Total					2262	3	1124	**3389**	2460	480	6	**2946**	929	2434	5	**3368**	**9703**
Approach %					66.75	0.09	33.17	-	83.50	16.29	0.20	-	27.58	72.27	0.15	-	
Intersection %					23.31	0.03	11.58	34.93	25.35	4.95	0.06	30.36	9.57	25.09	0.05	34.71	
Heavy Vehicle %					2	33	2	**2**	1	2	0	**1**	3	2	0	**2**	**2**
PHF					0.93	0.25	0.86	**0.95**	0.91	0.75	0.50	**0.94**	0.79	0.89	0.38	**0.90**	**0.98**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION
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Stockbridge, GA

Site 4
GA-401 S/Bound On-Ramp
GA-401 S/Bound Off-Ramp
Hudson Bridge Rd
Eagles Landing Pkwy

Date
Tuesday, August 8, 2023

Lat/Long
33.505502°, -84.232234°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Bikes

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
0700 - 0715					0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730					0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745					0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800					0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total					0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
0800 - 0815					0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830					0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845					0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900					0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total					0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total					0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %					0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Bikes

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
1600 - 1615					0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630					0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645					0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700					0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total					0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
1700 - 1715					0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730					0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745					0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800					0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total					0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Grand Total					0	0	0	**0**	0	0	0	**0**	0	0	0	**0**	**0**
Approach %					0.00	0.00	0.00	-	0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

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Stockbridge, GA

Site 4
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Weather
Mostly Cloudy
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0700 - 0900 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left	Thru	Right	App	Thru	Right	U-Turn	App	Left	Thru	U-Turn	App	Int
					4.1	4.2	4.3	Total	4.4	4.5	4.6	Total	4.7	4.8	4.9	Total	Total
0700 - 0715					116	0	60	176	162	35	0	197	79	116	0	195	568
0715 - 0730					180	1	66	247	177	40	2	219	112	129	0	241	707
0730 - 0745					223	0	66	289	252	53	1	306	106	152	0	258	853
0745 - 0800					219	1	73	293	259	51	0	310	104	193	1	298	901
Hourly Total					738	2	265	**1005**	850	179	3	**1032**	401	590	1	**992**	**3029**
0800 - 0815					206	0	56	262	261	34	2	297	91	195	1	287	846
0815 - 0830					205	0	82	287	239	46	0	285	72	189	0	261	833
0830 - 0845					188	0	59	247	206	46	1	253	90	188	1	279	779
0845 - 0900					164	0	68	232	197	39	0	236	73	175	2	250	718
Hourly Total					763	0	265	**1028**	903	165	3	**1071**	326	747	4	**1077**	**3176**
Grand Total					1501	2	530	**2033**	1753	344	6	**2103**	727	1337	5	**2069**	**6205**
Approach %					73.83	0.10	26.07	-	83.36	16.36	0.29	-	35.14	64.62	0.24	-	
Intersection %					24.19	0.03	8.54	32.76	28.25	5.54	0.10	33.89	11.72	21.55	0.08	33.34	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left	Thru	Right	App	Thru	Right	U-Turn	App	Left	Thru	U-Turn	App	Int
					4.1	4.2	4.3	Total	4.4	4.5	4.6	Total	4.7	4.8	4.9	Total	Total
1600 - 1615					265	0	140	405	297	55	0	352	115	290	0	405	1162
1615 - 1630					294	0	125	419	291	47	2	340	101	289	1	391	1150
1630 - 1645					271	0	107	378	337	67	1	405	126	288	0	414	1197
1645 - 1700					277	0	156	433	300	41	1	342	127	358	0	485	1260
Hourly Total					1107	0	528	**1635**	1225	210	4	**1439**	469	1225	1	**1695**	**4769**
1700 - 1715					259	0	135	394	286	80	0	366	161	335	1	497	1257
1715 - 1730					296	2	135	433	343	52	2	397	92	288	2	382	1212
1730 - 1745					283	0	149	432	306	68	0	374	105	277	1	383	1189
1745 - 1800					276	0	159	435	273	61	0	334	75	262	0	337	1106
Hourly Total					1114	2	578	**1694**	1208	261	2	**1471**	433	1162	4	**1599**	**4764**
Grand Total					2221	2	1106	**3329**	2433	471	6	**2910**	902	2387	5	**3294**	**9533**
Approach %					66.72	0.06	33.22	-	83.61	16.19	0.21	-	27.38	72.47	0.15	-	
Intersection %					23.30	0.02	11.60	34.92	25.52	4.94	0.06	30.53	9.46	25.04	0.05	34.55	

Classified Turn Movement Count || Single Unit Trucks (4-7)

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Mostly Cloudy
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0700 - 0900 (Weekday 2h Session) (08-08-2023)
Single Unit Trucks (4-7)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
0700 - 0715					6	0	1	7	5	5	0	10	3	5	0	8	25
0715 - 0730					6	0	0	6	11	2	0	13	4	4	0	8	27
0730 - 0745					3	0	2	5	4	3	0	7	5	5	0	10	22
0745 - 0800					8	0	1	9	6	0	0	6	3	6	0	9	24
Hourly Total					23	0	4	**27**	26	10	0	**36**	15	20	0	**35**	**98**
0800 - 0815					12	0	3	15	6	1	0	7	7	6	0	13	35
0815 - 0830					9	0	4	13	5	2	0	7	5	2	0	7	27
0830 - 0845					7	0	3	10	6	0	0	6	5	8	0	13	29
0845 - 0900					5	0	0	5	10	3	0	13	9	5	0	14	32
Hourly Total					33	0	10	**43**	27	6	0	**33**	26	21	0	**47**	**123**
Grand Total					56	0	14	**70**	53	16	0	**69**	41	41	0	**82**	**221**
Approach %					80.00	0.00	20.00	-	76.81	23.19	0.00	-	50.00	50.00	0.00	-	
Intersection %					25.34	0.00	6.33	31.67	23.98	7.24	0.00	31.22	18.55	18.55	0.00	37.10	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Single Unit Trucks (4-7)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
1600 - 1615					4	0	2	6	7	2	0	9	2	6	0	8	23
1615 - 1630					4	0	2	6	2	1	0	3	0	9	0	9	18
1630 - 1645					5	0	3	8	1	0	0	1	4	6	0	10	19
1645 - 1700					1	0	0	1	1	1	0	2	2	3	0	5	8
Hourly Total					14	0	7	**21**	11	4	0	**15**	8	24	0	**32**	**68**
1700 - 1715					3	0	2	5	1	0	0	1	3	3	0	6	12
1715 - 1730					2	0	2	4	7	1	0	8	1	9	0	10	22
1730 - 1745					2	0	0	2	3	1	0	4	1	3	0	4	10
1745 - 1800					7	0	2	9	2	0	0	2	1	3	0	4	15
Hourly Total					14	0	6	**20**	13	2	0	**15**	6	18	0	**24**	**59**
Grand Total					28	0	13	**41**	24	6	0	**30**	14	42	0	**56**	**127**
Approach %					68.29	0.00	31.71	-	80.00	20.00	0.00	-	25.00	75.00	0.00	-	
Intersection %					22.05	0.00	10.24	32.28	18.90	4.72	0.00	23.62	11.02	33.07	0.00	44.09	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 4
GA-401 S/Bound On-Ramp
GA-401 S/Bound Off-Ramp
Hudson Bridge Rd
Eagles Landing Pkwy

Date
Tuesday, August 8, 2023

Lat/Long
33.505502°, -84.232234°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
0700 - 0715					0	0	0	0	1	0	0	1	4	0	0	4	5
0715 - 0730					2	0	1	3	0	0	0	0	0	0	0	0	3
0730 - 0745					0	0	2	2	0	0	0	0	0	1	0	1	3
0745 - 0800					2	0	0	2	1	2	0	3	3	0	0	3	8
Hourly Total					4	0	3	**7**	2	2	0	**4**	7	1	0	**8**	**19**
0800 - 0815					1	0	0	1	2	1	0	3	2	1	0	3	7
0815 - 0830					0	0	0	0	2	0	0	2	4	2	0	6	8
0830 - 0845					1	0	0	1	1	0	0	1	5	1	0	6	8
0845 - 0900					0	0	2	2	0	0	0	0	1	1	0	2	4
Hourly Total					2	0	2	**4**	5	1	0	**6**	12	5	0	**17**	**27**
Grand Total					6	0	5	**11**	7	3	0	**10**	19	6	0	**25**	**46**
Approach %					54.55	0.00	45.45	-	70.00	30.00	0.00	-	76.00	24.00	0.00	-	
Intersection %					13.04	0.00	10.87	23.91	15.22	6.52	0.00	21.74	41.30	13.04	0.00	54.35	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME					Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
1600 - 1615					4	0	0	4	1	0	0	1	3	0	0	3	8
1615 - 1630					1	1	0	2	2	1	0	3	2	0	0	2	7
1630 - 1645					0	0	0	0	0	1	0	1	1	1	0	2	3
1645 - 1700					2	0	1	3	0	0	0	0	1	1	0	2	5
Hourly Total					7	1	1	**9**	3	2	0	**5**	7	2	0	**9**	**23**
1700 - 1715					2	0	1	3	0	1	0	1	1	0	0	1	5
1715 - 1730					2	0	0	2	0	0	0	0	0	1	0	1	3
1730 - 1745					2	0	1	3	0	0	0	0	3	1	0	4	7
1745 - 1800					0	0	2	2	0	0	0	0	2	1	0	3	5
Hourly Total					6	0	4	**10**	0	1	0	**1**	6	3	0	**9**	**20**
Grand Total					13	1	5	**19**	3	3	0	**6**	13	5	0	**18**	**43**
Approach %					68.42	5.26	26.32	-	50.00	50.00	0.00	-	72.22	27.78	0.00	-	
Intersection %					30.23	2.33	11.63	44.19	6.98	6.98	0.00	13.95	30.23	11.63	0.00	41.86	

Classified Turn Movement Count || All Trucks (4-13)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 4
GA-401 S/Bound On-Ramp
GA-401 S/Bound Off-Ramp
Hudson Bridge Rd
Eagles Landing Pkwy

Date
Tuesday, August 8, 2023

Weather
Mostly Cloudy
77°F

Lat/Long
33.505502°, -84.232234°

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME	Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
0700 - 0715	6	0	1	7	6	5	0	11	7	5	0	12	30
0715 - 0730	8	0	1	9	11	2	0	13	4	4	0	8	30
0730 - 0745	3	0	4	7	4	3	0	7	5	6	0	11	25
0745 - 0800	10	0	1	11	7	2	0	9	6	6	0	12	32
Hourly Total	27	0	7	**34**	28	12	0	**40**	22	21	0	**43**	**117**
0800 - 0815	13	0	3	16	8	2	0	10	9	7	0	16	42
0815 - 0830	9	0	4	13	7	2	0	9	9	4	0	13	35
0830 - 0845	8	0	3	11	7	0	0	7	10	9	0	19	37
0845 - 0900	5	0	2	7	10	3	0	13	10	6	0	16	36
Hourly Total	35	0	12	**47**	32	7	0	**39**	38	26	0	**64**	**150**
Grand Total	62	0	19	**81**	60	19	0	**79**	60	47	0	**107**	**267**
Approach %	76.54	0.00	23.46	-	75.95	24.05	0.00	-	56.07	43.93	0.00	-	
Intersection %	23.22	0.00	7.12	30.34	22.47	7.12	0.00	29.59	22.47	17.60	0.00	40.07	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 S/Bound On-Ramp				GA-401 S/Bound Off-Ramp				Hudson Bridge Rd				Eagles Landing Pkwy				
TIME	Left 4.1	Thru 4.2	Right 4.3	App Total	Thru 4.4	Right 4.5	U-Turn 4.6	App Total	Left 4.7	Thru 4.8	U-Turn 4.9	App Total	Int Total
1600 - 1615	8	0	2	10	8	2	0	10	5	6	0	11	31
1615 - 1630	5	1	2	8	4	2	0	6	2	9	0	11	25
1630 - 1645	5	0	3	8	1	1	0	2	5	7	0	12	22
1645 - 1700	3	0	1	4	1	1	0	2	3	4	0	7	13
Hourly Total	21	1	8	**30**	14	6	0	**20**	15	26	0	**41**	**91**
1700 - 1715	5	0	3	8	1	1	0	2	4	3	0	7	17
1715 - 1730	4	0	2	6	7	1	0	8	1	10	0	11	25
1730 - 1745	4	0	1	5	3	1	0	4	4	4	0	8	17
1745 - 1800	7	0	4	11	2	0	0	2	3	4	0	7	20
Hourly Total	20	0	10	**30**	13	3	0	**16**	12	21	0	**33**	**79**
Grand Total	41	1	18	**60**	27	9	0	**36**	27	47	0	**74**	**170**
Approach %	68.33	1.67	30.00	-	75.00	25.00	0.00	-	36.49	63.51	0.00	-	
Intersection %	24.12	0.59	10.59	35.29	15.88	5.29	0.00	21.18	15.88	27.65	0.00	43.53	

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

Stockbridge, GA

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Site 4
GA-401 S/Bound On-Ramp
GA-401 S/Bound Off-Ramp
Hudson Bridge Rd
Eagles Landing Pkwy

Date
Tuesday, August 8, 2023

Weather
Mostly Cloudy
77°F

Lat/Long
33.505502°, -84.232234°

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 S/Bound On-Ramp			GA-401 S/Bound Off-Ramp			Hudson Bridge Rd			Eagles Landing Pkwy			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	1	0	1	0	0	0	0	0	0	0	0	0	1
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	**1**	0	0	**0**	0	0	**0**	0	0	**0**	**1**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	1	0	**1**	0	0	**0**	0	0	**0**	0	0	**0**	**1**
Approach %	100.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 S/Bound On-Ramp			GA-401 S/Bound Off-Ramp			Hudson Bridge Rd			Eagles Landing Pkwy			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	1	0	1	0	0	0	1
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	1	0	**1**	0	0	**0**	**1**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	1	0	**1**	0	0	**0**	**1**
Approach %	0.00	0.00	-	0.00	0.00	-	100.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	

Crosswalk Counts || Bikes

Marr Traffic DATA COLLECTION

Stockbridge, GA

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Site 4
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Eagles Landing Pkwy

Date
Tuesday, August 8, 2023

Weather
Mostly Cloudy
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Lat/Long
33.505502°, -84.232234°

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 S/Bound On-Ramp			GA-401 S/Bound Off-Ramp			Hudson Bridge Rd			Eagles Landing Pkwy			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 S/Bound On-Ramp			GA-401 S/Bound Off-Ramp			Hudson Bridge Rd			Eagles Landing Pkwy			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Motorized Vehicles

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Stockbridge, GA

Site 4
GA-401 S/Bound On-Ramp
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Hudson Bridge Rd
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Date
Tuesday, August 8, 2023

Lat/Long
33.505502°, -84.232234°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 S/Bound On-Ramp			GA-401 S/Bound Off-Ramp			Hudson Bridge Rd			Eagles Landing Pkwy			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 S/Bound On-Ramp			GA-401 S/Bound Off-Ramp			Hudson Bridge Rd			Eagles Landing Pkwy			
TIME	EB 4a	WB 4b	App Total	EB 4c	WB 4d	App Total	NB 4e	SB 4f	App Total	NB 4g	SB 4h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 8/8/2023	Hudson Bridge Rd Eastbound			Eagles Landing Pkwy Westbound			GA-401 S/Bound On-Ramp Northbound			GA-401 S/Bound Off-Ramp Southbound			
Time	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	0	168	40	86	121	0	0	0	0	122	0	61	598
07:15 AM - 07:30 AM	0	188	42	116	133	0	0	0	0	188	1	67	737
07:30 AM - 07:45 AM	0	256	56	111	158	0	0	0	0	226	0	70	879
07:45 AM - 08:00 AM	0	266	53	110	199	0	0	0	0	229	1	74	933
08:00 AM - 08:15 AM	0	269	36	100	202	0	0	0	0	219	0	59	888
08:15 AM - 08:30 AM	0	246	48	81	193	0	0	0	0	214	0	86	868
08:30 AM - 08:45 AM	0	213	46	100	197	0	0	0	0	196	0	62	816
08:45 AM - 09:00 AM	0	207	42	83	181	0	0	0	0	169	0	70	754
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	0	305	57	120	296	0	0	0	0	273	0	142	1194
04:15 PM - 04:30 PM	0	295	49	103	298	0	0	0	0	299	1	127	1175
04:30 PM - 04:45 PM	0	338	68	131	295	0	0	0	0	276	0	110	1219
04:45 PM - 05:00 PM	0	301	42	130	362	0	0	0	0	280	0	157	1273
05:00 PM - 05:15 PM	0	287	81	165	338	0	0	0	0	264	0	138	1274
05:15 PM - 05:30 PM	0	350	53	93	298	0	0	0	0	300	2	137	1237
05:30 PM - 05:45 PM	0	309	69	109	281	0	0	0	0	287	0	150	1206
05:45 PM - 06:00 PM	0	275	61	78	266	0	0	0	0	283	0	163	1126
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 8, 2023	
Period	0700 - 0900
Peak Hour	0730 - 0830

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
0730 - 0745	41	0	115	-	-	156	-	-	-	-	-	0	94	391	-	-	0	485	-	229	263	-	0	492	1133
0745 - 0800	40	0	164	-	-	204	-	-	-	-	-	0	94	394	-	-	1	489	-	260	238	-	0	498	1191
0800 - 0815	35	0	169	-	-	204	-	-	-	-	-	0	67	423	-	-	0	490	-	264	251	-	0	515	1209
0815 - 0830	40	0	147	-	-	187	-	-	-	-	-	0	77	387	-	-	1	465	-	238	238	-	0	476	1128
Total	156	0	595	0	0	751	0	0	0	0	0	0	332	1595	0	0	2	1929	0	991	990	0	0	1981	4661
Approach %	20.77	0.00	79.23	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	17.21	82.69	0.00	0.00	0.10	-	0.00	50.03	49.97	0.00	0.00	-	
PHF	0.95	0.00	0.88	0.00	0.00	**0.92**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.88	0.94	0.00	0.00	0.50	**0.98**	0.00	0.94	0.94	0.00	0.00	**0.96**	**0.96**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
0730 - 0745	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
0745 - 0800	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
0800 - 0815	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
0815 - 0830	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
0730 - 0745	41	0	109	-	-	150	-	-	-	-	-	0	92	386	-	-	0	478	-	219	255	-	0	474	1102
0745 - 0800	39	0	158	-	-	197	-	-	-	-	-	0	91	385	-	-	1	477	-	251	232	-	0	483	1157
0800 - 0815	35	0	165	-	-	200	-	-	-	-	-	0	64	407	-	-	0	471	-	252	245	-	0	497	1168
0815 - 0830	37	0	139	-	-	176	-	-	-	-	-	0	73	374	-	-	1	448	-	219	233	-	0	452	1076
Total	152	0	571	0	0	723	0	0	0	0	0	0	320	1552	0	0	2	1874	0	941	965	0	0	1906	4503
Approach %	21.02	0.00	78.98	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	17.08	82.82	0.00	0.00	0.11	-	0.00	49.37	50.63	0.00	0.00	-	
PHF	0.93	0.00	0.87	0.00	0.00	**0.90**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.87	0.95	0.00	0.00	0.50	**0.98**	0.00	0.93	0.95	0.00	0.00	**0.96**	**0.96**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
0730 - 0745	0	0	3	-	-	3	-	-	-	-	-	0	2	4	-	-	0	6	-	9	8	-	0	17	26
0745 - 0800	1	0	3	-	-	4	-	-	-	-	-	0	3	8	-	-	0	11	-	8	6	-	0	14	29
0800 - 0815	0	0	4	-	-	4	-	-	-	-	-	0	3	15	-	-	0	18	-	9	4	-	0	13	35
0815 - 0830	3	0	5	-	-	8	-	-	-	-	-	0	2	12	-	-	0	14	-	12	5	-	0	17	39
Total	4	0	15	0	0	19	0	0	0	0	0	0	10	39	0	0	0	49	0	38	23	0	0	61	129
Approach %	21.05	0.00	78.95	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	20.41	79.59	0.00	0.00	0.00	-	0.00	62.30	37.70	0.00	0.00	-	
PHF	0.33	0.00	0.75	0.00	0.00	**0.59**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.83	0.65	0.00	0.00	0.00	**0.68**	0.00	0.79	0.72	0.00	0.00	**0.90**	**0.83**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
0730 - 0745	0	0	3	-	-	3	-	-	-	-	-	0	0	1	-	-	0	1	-	1	0	-	0	1	5
0745 - 0800	0	0	3	-	-	3	-	-	-	-	-	0	0	1	-	-	0	1	-	1	0	-	0	1	5
0800 - 0815	0	0	0	-	-	0	-	-	-	-	-	0	0	1	-	-	0	1	-	3	2	-	0	5	6
0815 - 0830	0	0	3	-	-	3	-	-	-	-	-	0	2	1	-	-	0	3	-	7	0	-	0	7	13
Total	0	0	9	0	0	9	0	0	0	0	0	0	2	4	0	0	0	6	0	12	2	0	0	14	29
Approach %	0.00	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	33.33	66.67	0.00	0.00	0.00	-	0.00	85.71	14.29	0.00	0.00	-	
PHF	0.00	0.00	0.75	0.00	0.00	**0.75**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.25	1.00	0.00	0.00	0.00	**0.50**	0.00	0.43	0.25	0.00	0.00	**0.50**	**0.56**

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

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Tuesday, August 8, 2023	
Period	1600 - 1800
Peak Hour	1615 - 1715

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
1615 - 1630	53	0	95	-	-	148	-	-	-	-	-	0	87	509	-	-	1	597	-	366	207	-	0	573	1318
1630 - 1645	47	0	115	-	-	162	-	-	-	-	-	0	73	538	-	-	0	611	-	378	248	-	0	626	1399
1645 - 1700	70	1	119	-	-	190	-	-	-	-	-	0	68	512	-	-	1	581	-	419	229	-	0	648	1419
1700 - 1715	60	0	85	-	-	145	-	-	-	-	-	0	72	477	-	-	1	550	-	446	237	-	0	683	1378
Total	230	1	414	0	0	645	0	0	0	0	0	0	300	2036	0	0	3	2339	0	1609	921	0	0	2530	5514
Approach %	35.66	0.16	64.19	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	12.83	87.05	0.00	0.00	0.13	-	0.00	63.60	36.40	0.00	0.00	-	
PHF	0.82	0.25	0.87	0.00	0.00	**0.85**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.86	0.95	0.00	0.00	0.75	**0.96**	0.00	0.90	0.93	0.00	0.00	**0.93**	**0.97**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
1615 - 1630	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
1630 - 1645	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
1645 - 1700	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
1700 - 1715	0	0	0	-	-	0	-	-	-	-	-	0	0	0	-	-	0	0	-	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
1615 - 1630	52	0	90	-	-	142	-	-	-	-	-	0	85	502	-	-	1	588	-	351	200	-	0	551	1281
1630 - 1645	46	0	110	-	-	156	-	-	-	-	-	0	71	534	-	-	0	605	-	372	237	-	0	609	1370
1645 - 1700	69	0	112	-	-	181	-	-	-	-	-	0	67	509	-	-	1	577	-	413	221	-	0	634	1392
1700 - 1715	60	0	81	-	-	141	-	-	-	-	-	0	71	471	-	-	1	543	-	440	226	-	0	666	1350
Total	227	0	393	0	0	620	0	0	0	0	0	0	294	2016	0	0	3	2313	0	1576	884	0	0	2460	5393
Approach %	36.61	0.00	63.39	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	12.71	87.16	0.00	0.00	0.13	-	0.00	64.07	35.93	0.00	0.00	-	
PHF	0.82	0.00	0.88	0.00	0.00	**0.86**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.86	0.94	0.00	0.00	0.75	**0.96**	0.00	0.90	0.93	0.00	0.00	**0.92**	**0.97**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
1615 - 1630	0	0	4	-	-	4	-	-	-	-	-	0	0	6	-	-	0	6	-	12	5	-	0	17	27
1630 - 1645	1	0	4	-	-	5	-	-	-	-	-	0	1	3	-	-	0	4	-	5	8	-	0	13	22
1645 - 1700	1	1	6	-	-	8	-	-	-	-	-	0	1	2	-	-	0	3	-	5	5	-	0	10	21
1700 - 1715	0	0	3	-	-	3	-	-	-	-	-	0	1	4	-	-	0	5	-	3	8	-	0	11	19
Total	2	1	17	0	0	20	0	0	0	0	0	0	3	15	0	0	0	18	0	25	26	0	0	51	89
Approach %	10.00	5.00	85.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	16.67	83.33	0.00	0.00	0.00	-	0.00	49.02	50.98	0.00	0.00	-	
PHF	0.50	0.25	0.71	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.75	0.63	0.00	0.00	0.00	**0.75**	0.00	0.52	0.81	0.00	0.00	**0.75**	**0.82**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	GA-401 N/Bound Off-Ramp						GA-401 N/Bound On-Ramp						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right			App						App	Left	Thru			U-Turn	App		Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3			Total						Total	3.4	3.5			3.6	Total		3.7	3.8		3.9	Total	Total
1615 - 1630	1	0	1	-	-	2	-	-	-	-	-	0	2	1	-	-	0	3	-	3	2	-	0	5	10
1630 - 1645	0	0	1	-	-	1	-	-	-	-	-	0	1	1	-	-	0	2	-	1	3	-	0	4	7
1645 - 1700	0	0	1	-	-	1	-	-	-	-	-	0	0	1	-	-	0	1	-	1	3	-	0	4	6
1700 - 1715	0	0	1	-	-	1	-	-	-	-	-	0	0	2	-	-	0	2	-	3	3	-	0	6	9
Total	1	0	4	0	0	5	0	0	0	0	0	0	3	5	0	0	0	8	0	8	11	0	0	19	32
Approach %	20.00	0.00	80.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	37.50	62.50	0.00	0.00	0.00	-	0.00	42.11	57.89	0.00	0.00	-	
PHF	0.25	0.00	1.00	0.00	0.00	**0.63**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.38	0.63	0.00	0.00	0.00	**0.67**	0.00	0.67	0.92	0.00	0.00	**0.79**	**0.80**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.506324°, -84.230072°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
0700 - 0715	25	0	75	100		78	212	0	290	176	225	0	401	791
0715 - 0730	23	0	101	124		75	304	0	379	227	234	1	462	965
0730 - 0745	41	0	115	156		94	391	0	485	229	263	0	492	1133
0745 - 0800	40	0	164	204		94	394	1	489	260	238	0	498	1191
Hourly Total	129	0	455	**584**		341	1301	1	**1643**	892	960	1	**1853**	**4080**
0800 - 0815	35	0	169	204		67	423	0	490	264	251	0	515	1209
0815 - 0830	40	0	147	187		77	387	1	465	238	238	0	476	1128
0830 - 0845	33	0	146	179		68	338	0	406	270	215	1	486	1071
0845 - 0900	38	0	128	166		60	314	0	374	234	176	0	410	950
Hourly Total	146	0	590	**736**		272	1462	1	**1735**	1006	880	1	**1887**	**4358**
Grand Total	275	0	1045	**1320**		613	2763	2	**3378**	1898	1840	2	**3740**	**8438**
Approach %	20.83	0.00	79.17	-		18.15	81.79	0.06	-	50.75	49.20	0.06	-	
Intersection %	3.26	0.00	12.38	15.64		7.26	32.74	0.02	40.03	22.49	21.81	0.02	44.32	
Heavy Vehicle %	3	-	4	**3**		5	3	0	**4**	5	3	0	**4**	**4**
PHF	0.95	0.00	0.88	**0.92**		0.88	0.94	0.50	**0.98**	0.94	0.94	0.00	**0.96**	**0.96**

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
1600 - 1615	38	0	97	135		69	506	0	575	362	229	0	591	1301
1615 - 1630	53	0	95	148		87	509	1	597	366	207	0	573	1318
1630 - 1645	47	0	115	162		73	538	0	611	378	248	0	626	1399
1645 - 1700	70	1	119	190		68	512	1	581	419	229	0	648	1419
Hourly Total	208	1	426	**635**		297	2065	2	**2364**	1525	913	0	**2438**	**5437**
1700 - 1715	60	0	85	145		72	477	1	550	446	237	0	683	1378
1715 - 1730	37	1	98	136		80	575	2	657	350	170	0	520	1313
1730 - 1745	40	0	102	142		67	530	0	597	346	172	0	518	1257
1745 - 1800	48	0	84	132		67	491	0	558	306	154	1	461	1151
Hourly Total	185	1	369	**555**		286	2073	3	**2362**	1448	733	1	**2182**	**5099**
Grand Total	393	2	795	**1190**		583	4138	5	**4726**	2973	1646	1	**4620**	**10536**
Approach %	33.03	0.17	66.81	-		12.34	87.56	0.11	-	64.35	35.63	0.02	-	
Intersection %	3.73	0.02	7.55	11.29		5.53	39.27	0.05	44.86	28.22	15.62	0.01	43.85	
Heavy Vehicle %	2	50	5	**4**		3	1	0	**1**	2	4	0	**3**	**2**
PHF	0.82	0.25	0.87	**0.85**		0.86	0.95	0.75	**0.96**	0.90	0.93	0.00	**0.93**	**0.97**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.506324°, -84.230072°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Bikes

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
0700 - 0715	0	0	0	0		0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0		0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0		0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0		0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**		0	0	0	**0**	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0		0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0		0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0		0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0		0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**		0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**		0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-		0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Bikes

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
1600 - 1615	0	0	0	0		0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0		0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0		0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0		0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**		0	0	0	**0**	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0		0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0		0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0		0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0		0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	**0**		0	0	0	**0**	0	0	0	**0**	**0**
Grand Total	0	0	0	**0**		0	0	0	**0**	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	-		0.00	0.00	0.00	-	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.506324°, -84.230072°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp				Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App	Left	Thru	Right	App	Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total					3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
0700 - 0715	23	0	74	97					71	205	0	276	166	220	0	386	759
0715 - 0730	23	0	97	120					70	287	0	357	216	227	1	444	921
0730 - 0745	41	0	109	150					92	386	0	478	219	255	0	474	1102
0745 - 0800	39	0	158	197					91	385	1	477	251	232	0	483	1157
Hourly Total	126	0	438	**564**					324	1263	1	**1588**	852	934	1	**1787**	**3939**
0800 - 0815	35	0	165	200					64	407	0	471	252	245	0	497	1168
0815 - 0830	37	0	139	176					73	374	1	448	219	233	0	452	1076
0830 - 0845	31	0	143	174					65	324	0	389	254	209	1	464	1027
0845 - 0900	38	0	122	160					57	303	0	360	222	171	0	393	913
Hourly Total	141	0	569	**710**					259	1408	1	**1668**	947	858	1	**1806**	**4184**
Grand Total	267	0	1007	**1274**					583	2671	2	**3256**	1799	1792	2	**3593**	**8123**
Approach %	20.96	0.00	79.04	-					17.91	82.03	0.06	-	50.07	49.87	0.06	-	
Intersection %	3.29	0.00	12.40	15.68					7.18	32.88	0.02	40.08	22.15	22.06	0.02	44.23	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp				Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App	Left	Thru	Right	App	Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total					3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
1600 - 1615	38	0	93	131					64	495	0	559	351	219	0	570	1260
1615 - 1630	52	0	90	142					85	502	1	588	351	200	0	551	1281
1630 - 1645	46	0	110	156					71	534	0	605	372	237	0	609	1370
1645 - 1700	69	0	112	181					67	509	1	577	413	221	0	634	1392
Hourly Total	205	0	405	**610**					287	2040	2	**2329**	1487	877	0	**2364**	**5303**
1700 - 1715	60	0	81	141					71	471	1	543	440	226	0	666	1350
1715 - 1730	36	1	94	131					79	564	2	645	347	165	0	512	1288
1730 - 1745	38	0	96	134					65	526	0	591	335	163	0	498	1223
1745 - 1800	46	0	81	127					66	484	0	550	298	147	1	446	1123
Hourly Total	180	1	352	**533**					281	2045	3	**2329**	1420	701	1	**2122**	**4984**
Grand Total	385	1	757	**1143**					568	4085	5	**4658**	2907	1578	1	**4486**	**10287**
Approach %	33.68	0.09	66.23	-					12.19	87.70	0.11	-	64.80	35.18	0.02	-	
Intersection %	3.74	0.01	7.36	11.11					5.52	39.71	0.05	45.28	28.26	15.34	0.01	43.61	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION
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Stockbridge, GA

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.506324°, -84.230072°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Single Unit Trucks (4-7)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp				Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App					Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total					3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
0700 - 0715	2	0	1	3					5	7	0	12	7	4	0	11	26
0715 - 0730	0	0	3	3					5	15	0	20	8	5	0	13	36
0730 - 0745	0	0	3	3					2	4	0	6	9	8	0	17	26
0745 - 0800	1	0	3	4					3	8	0	11	8	6	0	14	29
Hourly Total	3	0	10	**13**					15	34	0	**49**	32	23	0	**55**	**117**
0800 - 0815	0	0	4	4					3	15	0	18	9	4	0	13	35
0815 - 0830	3	0	5	8					2	12	0	14	12	5	0	17	39
0830 - 0845	1	0	3	4					3	14	0	17	13	5	0	18	39
0845 - 0900	0	0	6	6					2	9	0	11	9	2	0	11	28
Hourly Total	4	0	18	**22**					10	50	0	**60**	43	16	0	**59**	**141**
Grand Total	7	0	28	**35**					25	84	0	**109**	75	39	0	**114**	**258**
Approach %	20.00	0.00	80.00	-					22.94	77.06	0.00	-	65.79	34.21	0.00	-	
Intersection %	2.71	0.00	10.85	13.57					9.69	32.56	0.00	42.25	29.07	15.12	0.00	44.19	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Single Unit Trucks (4-7)

	Northbound				Southbound				Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp				Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App					Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total					3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
1600 - 1615	0	0	3	3					4	8	0	12	8	7	0	15	30
1615 - 1630	0	0	4	4					0	6	0	6	12	5	0	17	27
1630 - 1645	1	0	4	5					1	3	0	4	5	8	0	13	22
1645 - 1700	1	1	6	8					1	2	0	3	5	5	0	10	21
Hourly Total	2	1	17	**20**					6	19	0	**25**	30	25	0	**55**	**100**
1700 - 1715	0	0	3	3					1	4	0	5	3	8	0	11	19
1715 - 1730	1	0	4	5					1	9	0	10	2	3	0	5	20
1730 - 1745	2	0	4	6					2	2	0	4	9	6	0	15	25
1745 - 1800	2	0	3	5					1	7	0	8	5	2	0	7	20
Hourly Total	5	0	14	**19**					5	22	0	**27**	19	19	0	**38**	**84**
Grand Total	7	1	31	**39**					11	41	0	**52**	49	44	0	**93**	**184**
Approach %	17.95	2.56	79.49	-					21.15	78.85	0.00	-	52.69	47.31	0.00	-	
Intersection %	3.80	0.54	16.85	21.20					5.98	22.28	0.00	28.26	26.63	23.91	0.00	50.54	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION

Stockbridge, GA

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Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

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Lat/Long
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Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
0700 - 0715	0	0	0	0		2	0	0	2	3	1	0	4	6
0715 - 0730	0	0	1	1		0	2	0	2	3	2	0	5	8
0730 - 0745	0	0	3	3		0	1	0	1	1	0	0	1	5
0745 - 0800	0	0	3	3		0	1	0	1	1	0	0	1	5
Hourly Total	0	0	7	**7**		2	4	0	**6**	8	3	0	**11**	**24**
0800 - 0815	0	0	0	0		0	1	0	1	3	2	0	5	6
0815 - 0830	0	0	3	3		2	1	0	3	7	0	0	7	13
0830 - 0845	1	0	0	1		0	0	0	0	3	1	0	4	5
0845 - 0900	0	0	0	0		1	2	0	3	3	3	0	6	9
Hourly Total	1	0	3	**4**		3	4	0	**7**	16	6	0	**22**	**33**
Grand Total	1	0	10	**11**		5	8	0	**13**	24	9	0	**33**	**57**
Approach %	9.09	0.00	90.91	-		38.46	61.54	0.00	-	72.73	27.27	0.00	-	
Intersection %	1.75	0.00	17.54	19.30		8.77	14.04	0.00	22.81	42.11	15.79	0.00	57.89	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
1600 - 1615	0	0	1	1		1	3	0	4	3	3	0	6	11
1615 - 1630	1	0	1	2		2	1	0	3	3	2	0	5	10
1630 - 1645	0	0	1	1		1	1	0	2	1	3	0	4	7
1645 - 1700	0	0	1	1		0	1	0	1	1	3	0	4	6
Hourly Total	1	0	4	**5**		4	6	0	**10**	8	11	0	**19**	**34**
1700 - 1715	0	0	1	1		0	2	0	2	3	3	0	6	9
1715 - 1730	0	0	0	0		0	2	0	2	1	2	0	3	5
1730 - 1745	0	0	2	2		0	2	0	2	2	3	0	5	9
1745 - 1800	0	0	0	0		0	0	0	0	3	5	0	8	8
Hourly Total	0	0	3	**3**		0	6	0	**6**	9	13	0	**22**	**31**
Grand Total	1	0	7	**8**		4	12	0	**16**	17	24	0	**41**	**65**
Approach %	12.50	0.00	87.50	-		25.00	75.00	0.00	-	41.46	58.54	0.00	-	
Intersection %	1.54	0.00	10.77	12.31		6.15	18.46	0.00	24.62	26.15	36.92	0.00	63.08	

Classified Turn Movement Count || All Trucks (4-13)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.506324°, -84.230072°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
0700 - 0715	2	0	1	3		7	7	0	14	10	5	0	15	32
0715 - 0730	0	0	4	4		5	17	0	22	11	7	0	18	44
0730 - 0745	0	0	6	6		2	5	0	7	10	8	0	18	31
0745 - 0800	1	0	6	7		3	9	0	12	9	6	0	15	34
Hourly Total	3	0	17	**20**		17	38	0	**55**	40	26	0	**66**	**141**
0800 - 0815	0	0	4	4		3	16	0	19	12	6	0	18	41
0815 - 0830	3	0	8	11		4	13	0	17	19	5	0	24	52
0830 - 0845	2	0	3	5		3	14	0	17	16	6	0	22	44
0845 - 0900	0	0	6	6		3	11	0	14	12	5	0	17	37
Hourly Total	5	0	21	**26**		13	54	0	**67**	59	22	0	**81**	**174**
Grand Total	8	0	38	**46**		30	92	0	**122**	99	48	0	**147**	**315**
Approach %	17.39	0.00	82.61	-		24.59	75.41	0.00	-	67.35	32.65	0.00	-	
Intersection %	2.54	0.00	12.06	14.60		9.52	29.21	0.00	38.73	31.43	15.24	0.00	46.67	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound				Southbound	Eastbound				Westbound				
	GA-401 N/Bound Off-Ramp				GA-401 N/Bound On-Ramp	Eagles Landing Pkwy (West)				Eagles Landing Pkwy (East)				
	Left	Thru	Right	App		Left	Thru	U-Turn	App	Thru	Right	U-Turn	App	Int
TIME	3.1	3.2	3.3	Total		3.4	3.5	3.6	Total	3.7	3.8	3.9	Total	Total
1600 - 1615	0	0	4	4		5	11	0	16	11	10	0	21	41
1615 - 1630	1	0	5	6		2	7	0	9	15	7	0	22	37
1630 - 1645	1	0	5	6		2	4	0	6	6	11	0	17	29
1645 - 1700	1	1	7	9		1	3	0	4	6	8	0	14	27
Hourly Total	3	1	21	**25**		10	25	0	**35**	38	36	0	**74**	**134**
1700 - 1715	0	0	4	4		1	6	0	7	6	11	0	17	28
1715 - 1730	1	0	4	5		1	11	0	12	3	5	0	8	25
1730 - 1745	2	0	6	8		2	4	0	6	11	9	0	20	34
1745 - 1800	2	0	3	5		1	7	0	8	8	7	0	15	28
Hourly Total	5	0	17	**22**		5	28	0	**33**	28	32	0	**60**	**115**
Grand Total	8	1	38	**47**		15	53	0	**68**	66	68	0	**134**	**249**
Approach %	17.02	2.13	80.85	-		22.06	77.94	0.00	-	49.25	50.75	0.00	-	
Intersection %	3.21	0.40	15.26	18.88		6.02	21.29	0.00	27.31	26.51	27.31	0.00	53.82	

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

Stockbridge, GA

www.marrtraffic.com

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Weather
Mostly Cloudy
77°F

Lat/Long
33.506324°, -84.230072°

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 N/Bound Off-Ramp			GA-401 N/Bound On-Ramp			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
0700 - 0715	0	0	0	0	1	1	0	0	0	0	0	0	1
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	1	**1**	0	0	**0**	0	0	**0**	**1**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	1	1	0	0	0	0	0	0	1
0830 - 0845	0	0	0	0	1	1	0	0	0	0	0	0	1
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	2	**2**	0	0	**0**	0	0	**0**	**2**
Grand Total	0	0	**0**	0	3	**3**	0	0	**0**	0	0	**0**	**3**
Approach %	0.00	0.00	-	0.00	100.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 N/Bound Off-Ramp			GA-401 N/Bound On-Ramp			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	1	1	0	0	0	0	0	0	1
1630 - 1645	0	0	0	1	1	2	0	0	0	0	0	0	2
1645 - 1700	0	0	0	0	1	1	0	0	0	0	0	0	1
Hourly Total	0	0	**0**	1	3	**4**	0	0	**0**	0	0	**0**	**4**
1700 - 1715	0	0	0	1	0	1	0	0	0	0	0	0	1
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	1	0	**1**	0	0	**0**	0	0	**0**	**1**
Grand Total	0	0	**0**	2	3	**5**	0	0	**0**	0	0	**0**	**5**
Approach %	0.00	0.00	-	40.00	60.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	40.00	60.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Bikes

Marr Traffic DATA COLLECTION

Stockbridge, GA

www.marrtraffic.com

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.506324°, -84.230072°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 N/Bound Off-Ramp			GA-401 N/Bound On-Ramp			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 N/Bound Off-Ramp			GA-401 N/Bound On-Ramp			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Motorized Vehicles

Marr Traffic DATA COLLECTION

Stockbridge, GA

www.marrtraffic.com

Site 3
GA-401 N/Bound Off-Ramp
GA-401 N/Bound On-Ramp
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.506324°, -84.230072°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 N/Bound Off-Ramp			GA-401 N/Bound On-Ramp			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	GA-401 N/Bound Off-Ramp			GA-401 N/Bound On-Ramp			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 3a	WB 3b	App Total	EB 3c	WB 3d	App Total	NB 3e	SB 3f	App Total	NB 3g	SB 3h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 8/8/2023	Eagles Landing Pkwy (West) Eastbound			Eagles Landing Pkwy (East) Westbound			GA-401 N/Bound Off-Ramp Northbound			GA-401 N/Bound On-Ramp Southbound			
Time	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	78	212	0	0	176	225	25	0	75	0	0	0	792
07:15 AM - 07:30 AM	75	304	0	0	227	234	23	0	101	0	0	0	965
07:30 AM - 07:45 AM	94	391	0	0	229	263	41	0	115	0	0	0	1133
07:45 AM - 08:00 AM	94	394	0	0	260	238	40	0	164	0	0	0	1191
08:00 AM - 08:15 AM	67	423	0	0	264	251	35	0	169	0	0	0	1209
08:15 AM - 08:30 AM	77	387	0	0	238	238	40	0	147	0	0	0	1129
08:30 AM - 08:45 AM	68	338	0	0	270	215	33	0	146	0	0	0	1072
08:45 AM - 09:00 AM	60	314	0	0	234	176	38	0	128	0	0	0	950
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	69	506	0	0	362	229	38	0	97	0	0	0	1301
04:15 PM - 04:30 PM	87	509	0	0	366	207	53	0	95	0	0	0	1319
04:30 PM - 04:45 PM	73	538	0	0	378	248	47	0	115	0	0	0	1401
04:45 PM - 05:00 PM	68	512	0	0	419	229	70	1	119	0	0	0	1420
05:00 PM - 05:15 PM	72	477	0	0	446	237	60	0	85	0	0	0	1379
05:15 PM - 05:30 PM	80	575	0	0	350	170	37	1	98	0	0	0	1313
05:30 PM - 05:45 PM	67	530	0	0	346	172	40	0	102	0	0	0	1257
05:45 PM - 06:00 PM	67	491	0	0	306	154	48	0	84	0	0	0	1151
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 8, 2023	
Period	0700 - 0900
Peak Hour	0730 - 0830

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0730 - 0745	61	41	27	-	5	134	57	67	116	-	0	240	129	296	61	-	2	488	22	315	43	-	0	380	1242
0745 - 0800	47	72	20	-	10	149	47	86	108	-	0	241	147	306	91	-	0	544	40	333	57	-	0	430	1364
0800 - 0815	63	73	33	-	8	177	45	59	104	-	0	208	167	345	88	-	1	601	32	348	66	-	0	446	1432
0815 - 0830	76	67	20	-	10	173	45	51	98	-	0	194	155	297	68	-	2	522	23	275	69	-	0	367	1256
Total	247	253	100	0	33	633	194	263	426	0	0	883	598	1244	308	0	5	2155	117	1271	235	0	0	1623	5294
Approach %	39.02	39.97	15.80	0.00	5.21	-	21.97	29.78	48.24	0.00	0.00	-	27.75	57.73	14.29	0.00	0.23	-	7.21	78.31	14.48	0.00	0.00	-	
PHF	0.81	0.87	0.76	0.00	0.83	**0.89**	0.85	0.76	0.92	0.00	0.00	**0.92**	0.90	0.90	0.85	0.00	0.63	**0.90**	0.73	0.91	0.85	0.00	0.00	**0.91**	**0.92**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0815 - 0830	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0730 - 0745	60	38	27	-	5	130	56	63	110	-	0	229	124	290	60	-	2	476	22	304	43	-	0	369	1204
0745 - 0800	47	71	20	-	10	148	47	84	101	-	0	232	141	293	89	-	0	523	40	322	57	-	0	419	1322
0800 - 0815	60	70	33	-	8	171	44	54	99	-	0	197	159	333	87	-	1	580	32	337	66	-	0	435	1383
0815 - 0830	73	61	19	-	10	163	44	48	90	-	0	182	145	288	68	-	2	503	23	265	66	-	0	354	1202
Total	240	240	99	0	33	612	191	249	400	0	0	840	569	1204	304	0	5	2082	117	1228	232	0	0	1577	5111
Approach %	39.22	39.22	16.18	0.00	5.39	-	22.74	29.64	47.62	0.00	0.00	-	27.33	57.83	14.60	0.00	0.24	-	7.42	77.87	14.71	0.00	0.00	-	
PHF	0.82	0.85	0.75	0.00	0.83	**0.89**	0.85	0.74	0.91	0.00	0.00	**0.91**	0.89	0.90	0.85	0.00	0.63	**0.90**	0.73	0.91	0.88	0.00	0.00	**0.91**	**0.92**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0730 - 0745	1	3	0	-	0	4	0	4	6	-	0	10	5	2	1	-	0	8	0	11	0	-	0	11	33
0745 - 0800	0	1	0	-	0	1	0	2	4	-	0	6	4	10	2	-	0	16	0	11	0	-	0	11	34
0800 - 0815	2	2	0	-	0	4	1	5	4	-	0	10	7	12	1	-	0	20	0	8	0	-	0	8	42
0815 - 0830	2	5	1	-	0	8	1	3	3	-	0	7	6	8	0	-	0	14	0	7	1	-	0	8	37
Total	5	11	1	0	0	17	2	14	17	0	0	33	22	32	4	0	0	58	0	37	1	0	0	38	146
Approach %	29.41	64.71	5.88	0.00	0.00	-	6.06	42.42	51.52	0.00	0.00	-	37.93	55.17	6.90	0.00	0.00	-	0.00	97.37	2.63	0.00	0.00	-	
PHF	0.63	0.55	0.25	0.00	0.00	**0.53**	0.50	0.70	0.71	0.00	0.00	**0.83**	0.79	0.67	0.50	0.00	0.00	**0.73**	0.00	0.84	0.25	0.00	0.00	**0.86**	**0.87**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
0730 - 0745	0	0	0	-	0	0	1	0	0	-	0	1	0	4	0	-	0	4	0	0	0	-	0	0	5
0745 - 0800	0	0	0	-	0	0	0	0	3	-	0	3	2	3	0	-	0	5	0	0	0	-	0	0	8
0800 - 0815	1	1	0	-	0	2	0	0	1	-	0	1	1	0	0	-	0	1	0	3	0	-	0	3	7
0815 - 0830	1	1	0	-	0	2	0	0	5	-	0	5	4	1	0	-	0	5	0	3	2	-	0	5	17
Total	2	2	0	0	0	4	1	0	9	0	0	10	7	8	0	0	0	15	0	6	2	0	0	8	37
Approach %	50.00	50.00	0.00	0.00	0.00	-	10.00	0.00	90.00	0.00	0.00	-	46.67	53.33	0.00	0.00	0.00	-	0.00	75.00	25.00	0.00	0.00	-	
PHF	0.50	0.50	0.00	0.00	0.00	**0.50**	0.25	0.00	0.45	0.00	0.00	**0.50**	0.44	0.50	0.00	0.00	0.00	**0.75**	0.00	0.50	0.25	0.00	0.00	**0.40**	**0.54**

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

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Tuesday, August 8, 2023	
Period	1600 - 1800
Peak Hour	1630 - 1730

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1630 - 1645	69	47	24	-	6	146	81	61	194	-	0	336	131	410	98	-	1	640	50	356	61	-	0	467	1589
1645 - 1700	83	46	25	-	7	161	77	80	164	-	0	321	135	400	80	-	3	618	48	396	65	-	0	509	1609
1700 - 1715	92	62	14	-	10	178	64	75	191	-	0	330	126	352	82	-	1	561	45	408	89	-	0	542	1611
1715 - 1730	87	57	13	-	7	164	52	66	134	-	0	252	142	439	106	-	0	687	36	296	78	-	0	410	1513
Total	331	212	76	0	30	649	274	282	683	0	0	1239	534	1601	366	0	5	2506	179	1456	293	0	0	1928	6322
Approach %	51.00	32.67	11.71	0.00	4.62	-	22.11	22.76	55.13	0.00	0.00	-	21.31	63.89	14.60	0.00	0.20	-	9.28	75.52	15.20	0.00	0.00	-	
PHF	0.90	0.85	0.76	0.00	0.75	**0.91**	0.85	0.88	0.88	0.00	0.00	**0.92**	0.94	0.91	0.86	0.00	0.42	**0.91**	0.90	0.89	0.82	0.00	0.00	**0.89**	**0.98**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1630 - 1645	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1630 - 1645	67	46	24	-	5	142	81	58	188	-	0	327	128	400	97	-	1	626	50	344	59	-	0	453	1548
1645 - 1700	82	44	25	-	7	158	77	77	162	-	0	316	131	395	80	-	2	608	48	383	63	-	0	494	1576
1700 - 1715	91	62	14	-	10	177	64	73	185	-	0	322	123	344	80	-	1	548	45	400	87	-	0	532	1579
1715 - 1730	85	56	13	-	7	161	51	65	132	-	0	248	137	434	105	-	0	676	36	290	77	-	0	403	1488
Total	325	208	76	0	29	638	273	273	667	0	0	1213	519	1573	362	0	4	2458	179	1417	286	0	0	1882	6191
Approach %	50.94	32.60	11.91	0.00	4.55	-	22.51	22.51	54.99	0.00	0.00	-	21.11	64.00	14.73	0.00	0.16	-	9.51	75.29	15.20	0.00	0.00	-	
PHF	0.89	0.84	0.76	0.00	0.73	**0.90**	0.84	0.89	0.89	0.00	0.00	**0.93**	0.95	0.91	0.86	0.00	0.50	**0.91**	0.90	0.89	0.82	0.00	0.00	**0.88**	**0.98**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1630 - 1645	2	1	0	-	1	4	0	3	6	-	0	9	2	8	1	-	0	11	0	9	2	-	0	11	35
1645 - 1700	1	2	0	-	0	3	0	3	2	-	0	5	4	3	0	-	1	8	0	9	2	-	0	11	27
1700 - 1715	1	0	0	-	0	1	0	2	6	-	0	8	2	6	1	-	0	9	0	4	2	-	0	6	24
1715 - 1730	2	1	0	-	0	3	1	1	2	-	0	4	5	5	1	-	0	11	0	3	1	-	0	4	22
Total	6	4	0	0	1	11	1	9	16	0	0	26	13	22	3	0	1	39	0	25	7	0	0	32	108
Approach %	54.55	36.36	0.00	0.00	9.09	-	3.85	34.62	61.54	0.00	0.00	-	33.33	56.41	7.69	0.00	2.56	-	0.00	78.13	21.88	0.00	0.00	-	
PHF	0.75	0.50	0.00	0.00	0.25	**0.69**	0.25	0.75	0.67	0.00	0.00	**0.72**	0.65	0.69	0.75	0.00	0.25	**0.89**	0.00	0.69	0.88	0.00	0.00	**0.73**	**0.77**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy						Rock Quarry Rd						Eagles Landing Pkwy (West)						Eagles Landing Pkwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	2.1	2.2	2.3		2.4	Total	2.5	2.6	2.7		2.8	Total	2.9	2.10	2.11		2.12	Total	2.13	2.14	2.15		2.16	Total	Total
1630 - 1645	0	0	0	-	0	0	0	0	0	-	0	0	1	2	0	-	0	3	0	3	0	-	0	3	6
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	4	0	-	0	4	6
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	1	2	1	-	0	4	0	4	0	-	0	4	8
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	0	3	3
Total	0	0	0	0	0	0	0	0	0	0	0	0	2	6	1	0	0	9	0	14	0	0	0	14	23
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	22.22	66.67	11.11	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.50	0.75	0.25	0.00	0.00	**0.56**	0.00	0.88	0.00	0.00	0.00	**0.88**	**0.72**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
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Stockbridge, GA

Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
0700 - 0715	37	39	9	7	92	32	30	97	0	159	99	154	31	0	284	11	275	24	0	310	845
0715 - 0730	65	46	26	3	140	55	65	113	0	233	95	235	50	0	380	23	307	40	1	371	1124
0730 - 0745	61	41	27	5	134	57	67	116	0	240	129	296	61	2	488	22	315	43	0	380	1242
0745 - 0800	47	72	20	10	149	47	86	108	0	241	147	306	91	0	544	40	333	57	0	430	1364
Hourly Total	210	198	82	25	**515**	191	248	434	0	**873**	470	991	233	2	**1696**	96	1230	164	1	**1491**	**4575**
0800 - 0815	63	73	33	8	177	45	59	104	0	208	167	345	88	1	601	32	348	66	0	446	1432
0815 - 0830	76	67	20	10	173	45	51	98	0	194	155	297	68	2	522	23	275	69	0	367	1256
0830 - 0845	62	54	26	6	148	41	53	116	0	210	133	252	77	2	464	26	302	56	0	384	1206
0845 - 0900	60	50	21	5	136	50	42	95	0	187	128	234	75	1	438	21	261	59	0	341	1102
Hourly Total	261	244	100	29	**634**	181	205	413	0	**799**	583	1128	308	6	**2025**	102	1186	250	0	**1538**	**4996**
Grand Total	471	442	182	54	**1149**	372	453	847	0	**1672**	1053	2119	541	8	**3721**	198	2416	414	1	**3029**	**9571**
Approach %	40.99	38.47	15.84	4.70	-	22.25	27.09	50.66	0.00	-	28.30	56.95	14.54	0.21	-	6.54	79.76	13.67	0.03	-	
Intersection %	4.92	4.62	1.90	0.56	12.01	3.89	4.73	8.85	0.00	17.47	11.00	22.14	5.65	0.08	38.88	2.07	25.24	4.33	0.01	31.65	
Heavy Vehicle %	2	5	1	0	**3**	1	6	5	-	**5**	4	3	1	0	**3**	1	4	1	0	**3**	**3**
PHF	0.81	0.87	0.76	0.83	**0.89**	0.85	0.76	0.92	0.00	**0.92**	0.90	0.90	0.85	0.63	**0.90**	0.73	0.91	0.85	0.00	**0.91**	**0.92**

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
1600 - 1615	96	59	15	7	177	74	74	166	0	314	137	390	83	2	612	34	337	60	0	431	1534
1615 - 1630	90	59	14	5	168	84	54	158	0	296	124	374	95	0	593	37	324	59	1	421	1478
1630 - 1645	69	47	24	6	146	81	61	194	0	336	131	410	98	1	640	50	356	61	0	467	1589
1645 - 1700	83	46	25	7	161	77	80	164	0	321	135	400	80	3	618	48	396	65	0	509	1609
Hourly Total	338	211	78	25	**652**	316	269	682	0	**1267**	527	1574	356	6	**2463**	169	1413	245	1	**1828**	**6210**
1700 - 1715	92	62	14	10	178	64	75	191	0	330	126	352	82	1	561	45	408	89	0	542	1611
1715 - 1730	87	57	13	7	164	52	66	134	0	252	142	439	106	0	687	36	296	78	0	410	1513
1730 - 1745	71	64	18	7	160	50	68	165	0	283	117	404	91	1	613	31	279	58	1	369	1425
1745 - 1800	60	50	13	6	129	54	56	109	0	219	127	367	79	0	573	24	289	48	1	362	1283
Hourly Total	310	233	58	30	**631**	220	265	599	0	**1084**	512	1562	358	2	**2434**	136	1272	273	2	**1683**	**5832**
Grand Total	648	444	136	55	**1283**	536	534	1281	0	**2351**	1039	3136	714	8	**4897**	305	2685	518	3	**3511**	**12042**
Approach %	50.51	34.61	10.60	4.29	-	22.80	22.71	54.49	0.00	-	21.22	64.04	14.58	0.16	-	8.69	76.47	14.75	0.09	-	
Intersection %	5.38	3.69	1.13	0.46	10.65	4.45	4.43	10.64	0.00	19.52	8.63	26.04	5.93	0.07	40.67	2.53	22.30	4.30	0.02	29.16	
Heavy Vehicle %	2	2	1	2	**2**	0	3	3	-	**2**	3	2	1	13	**2**	1	3	2	0	**3**	**2**
PHF	0.90	0.85	0.76	0.75	**0.91**	0.85	0.88	0.88	0.00	**0.92**	0.94	0.91	0.86	0.42	**0.91**	0.90	0.89	0.82	0.00	**0.89**	**0.98**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION
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Stockbridge, GA

Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
0700 - 0715	36	37	9	7	89	32	29	96	0	157	96	149	31	0	276	11	266	24	0	301	823
0715 - 0730	65	45	26	3	139	54	62	110	0	226	90	228	49	0	367	23	291	40	1	355	1087
0730 - 0745	60	38	27	5	130	56	63	110	0	229	124	290	60	2	476	22	304	43	0	369	1204
0745 - 0800	47	71	20	10	148	47	84	101	0	232	141	293	89	0	523	40	322	57	0	419	1322
Hourly Total	208	191	82	25	**506**	189	238	417	0	**844**	451	960	229	2	**1642**	96	1183	164	1	**1444**	**4436**
0800 - 0815	60	70	33	8	171	44	54	99	0	197	159	333	87	1	580	32	337	66	0	435	1383
0815 - 0830	73	61	19	10	163	44	48	90	0	182	145	288	68	2	503	23	265	66	0	354	1202
0830 - 0845	60	51	26	6	143	41	49	106	0	196	130	241	76	2	449	25	291	54	0	370	1158
0845 - 0900	59	48	21	5	133	50	37	90	0	177	121	224	73	1	419	21	249	59	0	329	1058
Hourly Total	252	230	99	29	**610**	179	188	385	0	**752**	555	1086	304	6	**1951**	101	1142	245	0	**1488**	**4801**
Grand Total	460	421	181	54	**1116**	368	426	802	0	**1596**	1006	2046	533	8	**3593**	197	2325	409	1	**2932**	**9237**
Approach %	41.22	37.72	16.22	4.84	-	23.06	26.69	50.25	0.00	-	28.00	56.94	14.83	0.22	-	6.72	79.30	13.95	0.03	-	
Intersection %	4.98	4.56	1.96	0.58	12.08	3.98	4.61	8.68	0.00	17.28	10.89	22.15	5.77	0.09	38.90	2.13	25.17	4.43	0.01	31.74	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
1600 - 1615	94	58	15	7	174	74	73	163	0	310	134	385	82	2	603	32	320	60	0	412	1499
1615 - 1630	85	57	14	5	161	83	51	154	0	288	120	366	95	0	581	37	318	55	1	411	1441
1630 - 1645	67	46	24	5	142	81	58	188	0	327	128	400	97	1	626	50	344	59	0	453	1548
1645 - 1700	82	44	25	7	158	77	77	162	0	316	131	395	80	2	608	48	383	63	0	494	1576
Hourly Total	328	205	78	24	**635**	315	259	667	0	**1241**	513	1546	354	5	**2418**	167	1365	237	1	**1770**	**6064**
1700 - 1715	91	62	14	10	177	64	73	185	0	322	123	344	80	1	548	45	400	87	0	532	1579
1715 - 1730	85	56	13	7	161	51	65	132	0	248	137	434	105	0	676	36	290	77	0	403	1488
1730 - 1745	69	64	18	7	158	50	67	156	0	273	112	396	91	1	600	31	271	58	1	361	1392
1745 - 1800	59	50	12	6	127	54	55	107	0	216	124	362	79	0	565	23	276	48	1	348	1256
Hourly Total	304	232	57	30	**623**	219	260	580	0	**1059**	496	1536	355	2	**2389**	135	1237	270	2	**1644**	**5715**
Grand Total	632	437	135	54	**1258**	534	519	1247	0	**2300**	1009	3082	709	7	**4807**	302	2602	507	3	**3414**	**11779**
Approach %	50.24	34.74	10.73	4.29	-	23.22	22.57	54.22	0.00	-	20.99	64.11	14.75	0.15	-	8.85	76.22	14.85	0.09	-	
Intersection %	5.37	3.71	1.15	0.46	10.68	4.53	4.41	10.59	0.00	19.53	8.57	26.17	6.02	0.06	40.81	2.56	22.09	4.30	0.03	28.98	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
0700 - 0715	1	2	0	0	3	0	1	1	0	2	3	5	0	0	8	0	6	0	0	6	19
0715 - 0730	0	1	0	0	1	1	3	2	0	6	4	6	1	0	11	0	12	0	0	12	30
0730 - 0745	1	3	0	0	4	0	4	6	0	10	5	2	1	0	8	0	11	0	0	11	33
0745 - 0800	0	1	0	0	1	0	2	4	0	6	4	10	2	0	16	0	11	0	0	11	34
Hourly Total	2	7	0	0	**9**	1	10	13	0	**24**	16	23	4	0	**43**	0	40	0	0	**40**	**116**
0800 - 0815	2	2	0	0	4	1	5	4	0	10	7	12	1	0	20	0	8	0	0	8	42
0815 - 0830	2	5	1	0	8	1	3	3	0	7	6	8	0	0	14	0	7	1	0	8	37
0830 - 0845	2	2	0	0	4	0	4	8	0	12	3	10	1	0	14	0	10	2	0	12	42
0845 - 0900	1	2	0	0	3	0	5	4	0	9	7	10	2	0	19	0	8	0	0	8	39
Hourly Total	7	11	1	0	**19**	2	17	19	0	**38**	23	40	4	0	**67**	0	33	3	0	**36**	**160**
Grand Total	9	18	1	0	**28**	3	27	32	0	**62**	39	63	8	0	**110**	0	73	3	0	**76**	**276**
Approach %	32.14	64.29	3.57	0.00	-	4.84	43.55	51.61	0.00	-	35.45	57.27	7.27	0.00	-	0.00	96.05	3.95	0.00	-	
Intersection %	3.26	6.52	0.36	0.00	10.14	1.09	9.78	11.59	0.00	22.46	14.13	22.83	2.90	0.00	39.86	0.00	26.45	1.09	0.00	27.54	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
1600 - 1615	1	1	0	0	2	0	0	3	0	3	2	4	1	0	7	2	11	0	0	13	25
1615 - 1630	4	2	0	0	6	1	3	3	0	7	4	5	0	0	9	0	3	4	0	7	29
1630 - 1645	2	1	0	1	4	0	3	6	0	9	2	8	1	0	11	0	9	2	0	11	35
1645 - 1700	1	2	0	0	3	0	3	2	0	5	4	3	0	1	8	0	9	2	0	11	27
Hourly Total	8	6	0	1	**15**	1	9	14	0	**24**	12	20	2	1	**35**	2	32	8	0	**42**	**116**
1700 - 1715	1	0	0	0	1	0	2	6	0	8	2	6	1	0	9	0	4	2	0	6	24
1715 - 1730	2	1	0	0	3	1	1	2	0	4	5	5	1	0	11	0	3	1	0	4	22
1730 - 1745	2	0	0	0	2	0	1	6	0	7	3	5	0	0	8	0	3	0	0	3	20
1745 - 1800	1	0	1	0	2	0	1	2	0	3	3	5	0	0	8	1	6	0	0	7	20
Hourly Total	6	1	1	0	**8**	1	5	16	0	**22**	13	21	2	0	**36**	1	16	3	0	**20**	**86**
Grand Total	14	7	1	1	**23**	2	14	30	0	**46**	25	41	4	1	**71**	3	48	11	0	**62**	**202**
Approach %	60.87	30.43	4.35	4.35	-	4.35	30.43	65.22	0.00	-	35.21	57.75	5.63	1.41	-	4.84	77.42	17.74	0.00	-	
Intersection %	6.93	3.47	0.50	0.50	11.39	0.99	6.93	14.85	0.00	22.77	12.38	20.30	1.98	0.50	35.15	1.49	23.76	5.45	0.00	30.69	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION

Stockbridge, GA

www.marrtraffic.com

Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
TIME	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	3
0715 - 0730	0	0	0	0	0	0	0	1	0	1	1	1	0	0	2	0	4	0	0	4	7
0730 - 0745	0	0	0	0	0	1	0	0	0	1	0	4	0	0	4	0	0	0	0	0	5
0745 - 0800	0	0	0	0	0	0	0	3	0	3	2	3	0	0	5	0	0	0	0	0	8
Hourly Total	0	0	0	0	**0**	1	0	4	0	**5**	3	8	0	0	**11**	0	7	0	0	**7**	**23**
0800 - 0815	1	1	0	0	2	0	0	1	0	1	1	0	0	0	1	0	3	0	0	3	7
0815 - 0830	1	1	0	0	2	0	0	5	0	5	4	1	0	0	5	0	3	2	0	5	17
0830 - 0845	0	1	0	0	1	0	0	2	0	2	0	1	0	0	1	1	1	0	0	2	6
0845 - 0900	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	4	0	0	4	5
Hourly Total	2	3	0	0	**5**	0	0	9	0	**9**	5	2	0	0	**7**	1	11	2	0	**14**	**35**
Grand Total	2	3	0	0	**5**	1	0	13	0	**14**	8	10	0	0	**18**	1	18	2	0	**21**	**58**
Approach %	40.00	60.00	0.00	0.00	-	7.14	0.00	92.86	0.00	-	44.44	55.56	0.00	0.00	-	4.76	85.71	9.52	0.00	-	
Intersection %	3.45	5.17	0.00	0.00	8.62	1.72	0.00	22.41	0.00	24.14	13.79	17.24	0.00	0.00	31.03	1.72	31.03	3.45	0.00	36.21	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
TIME	Left 2.1	Thru 2.2	Right 2.3	U-Turn 2.4	App Total	Left 2.5	Thru 2.6	Right 2.7	U-Turn 2.8	App Total	Left 2.9	Thru 2.10	Right 2.11	U-Turn 2.12	App Total	Left 2.13	Thru 2.14	Right 2.15	U-Turn 2.16	App Total	Int Total
1600 - 1615	1	0	0	0	1	0	1	0	0	1	1	1	0	0	2	0	6	0	0	6	10
1615 - 1630	1	0	0	0	1	0	0	1	0	1	0	3	0	0	3	0	3	0	0	3	8
1630 - 1645	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	0	3	0	0	3	6
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	4	0	0	4	6
Hourly Total	2	0	0	0	**2**	0	1	1	0	**2**	2	8	0	0	**10**	0	16	0	0	**16**	**30**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	1	2	1	0	4	0	4	0	0	4	8
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	3
1730 - 1745	0	0	0	0	0	0	0	3	0	3	2	3	0	0	5	0	5	0	0	5	13
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	7	7
Hourly Total	0	0	0	0	**0**	0	0	3	0	**3**	3	5	1	0	**9**	0	19	0	0	**19**	**31**
Grand Total	2	0	0	0	**2**	0	1	4	0	**5**	5	13	1	0	**19**	0	35	0	0	**35**	**61**
Approach %	100.00	0.00	0.00	0.00	-	0.00	20.00	80.00	0.00	-	26.32	68.42	5.26	0.00	-	0.00	100.00	0.00	0.00	-	
Intersection %	3.28	0.00	0.00	0.00	3.28	0.00	1.64	6.56	0.00	8.20	8.20	21.31	1.64	0.00	31.15	0.00	57.38	0.00	0.00	57.38	

Classified Turn Movement Count || All Trucks (4-13)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
0700 - 0715	1	2	0	0	3	0	1	1	0	2	3	5	0	0	8	0	9	0	0	9	22
0715 - 0730	0	1	0	0	1	1	3	3	0	7	5	7	1	0	13	0	16	0	0	16	37
0730 - 0745	1	3	0	0	4	1	4	6	0	11	5	6	1	0	12	0	11	0	0	11	38
0745 - 0800	0	1	0	0	1	0	2	7	0	9	6	13	2	0	21	0	11	0	0	11	42
Hourly Total	2	7	0	0	**9**	2	10	17	0	**29**	19	31	4	0	**54**	0	47	0	0	**47**	**139**
0800 - 0815	3	3	0	0	6	1	5	5	0	11	8	12	1	0	21	0	11	0	0	11	49
0815 - 0830	3	6	1	0	10	1	3	8	0	12	10	9	0	0	19	0	10	3	0	13	54
0830 - 0845	2	3	0	0	5	0	4	10	0	14	3	11	1	0	15	1	11	2	0	14	48
0845 - 0900	1	2	0	0	3	0	5	5	0	10	7	10	2	0	19	0	12	0	0	12	44
Hourly Total	9	14	1	0	**24**	2	17	28	0	**47**	28	42	4	0	**74**	1	44	5	0	**50**	**195**
Grand Total	11	21	1	0	**33**	4	27	45	0	**76**	47	73	8	0	**128**	1	91	5	0	**97**	**334**
Approach %	33.33	63.64	3.03	0.00	-	5.26	35.53	59.21	0.00	-	36.72	57.03	6.25	0.00	-	1.03	93.81	5.15	0.00	-	
Intersection %	3.29	6.29	0.30	0.00	9.88	1.20	8.08	13.47	0.00	22.75	14.07	21.86	2.40	0.00	38.32	0.30	27.25	1.50	0.00	29.04	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy					Rock Quarry Rd					Eagles Landing Pkwy (West)					Eagles Landing Pkwy (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	2.1	2.2	2.3	2.4	Total	2.5	2.6	2.7	2.8	Total	2.9	2.10	2.11	2.12	Total	2.13	2.14	2.15	2.16	Total	Total
1600 - 1615	2	1	0	0	3	0	1	3	0	4	3	5	1	0	9	2	17	0	0	19	35
1615 - 1630	5	2	0	0	7	1	3	4	0	8	4	8	0	0	12	0	6	4	0	10	37
1630 - 1645	2	1	0	1	4	0	3	6	0	9	3	10	1	0	14	0	12	2	0	14	41
1645 - 1700	1	2	0	0	3	0	3	2	0	5	4	5	0	1	10	0	13	2	0	15	33
Hourly Total	10	6	0	1	**17**	1	10	15	0	**26**	14	28	2	1	**45**	2	48	8	0	**58**	**146**
1700 - 1715	1	0	0	0	1	0	2	6	0	8	3	8	2	0	13	0	8	2	0	10	32
1715 - 1730	2	1	0	0	3	1	1	2	0	4	5	5	1	0	11	0	6	1	0	7	25
1730 - 1745	2	0	0	0	2	0	1	9	0	10	5	8	0	0	13	0	8	0	0	8	33
1745 - 1800	1	0	1	0	2	0	1	2	0	3	3	5	0	0	8	1	13	0	0	14	27
Hourly Total	6	1	1	0	**8**	1	5	19	0	**25**	16	26	3	0	**45**	1	35	3	0	**39**	**117**
Grand Total	16	7	1	1	**25**	2	15	34	0	**51**	30	54	5	1	**90**	3	83	11	0	**97**	**263**
Approach %	64.00	28.00	4.00	4.00	-	3.92	29.41	66.67	0.00	-	33.33	60.00	5.56	1.11	-	3.09	85.57	11.34	0.00	-	
Intersection %	6.08	2.66	0.38	0.38	9.51	0.76	5.70	12.93	0.00	19.39	11.41	20.53	1.90	0.38	34.22	1.14	31.56	4.18	0.00	36.88	

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

Stockbridge, GA

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Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
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Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy			Rock Quarry Rd			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	1	1	0	0	0	0	0	0	0	0	0	1
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	1	0	1	1
Hourly Total	0	1	**1**	0	0	**0**	0	0	**0**	1	0	**1**	**2**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	1	1	0	0	0	0	0	0	1
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	1	**1**	0	0	**0**	0	0	**0**	**1**
Grand Total	0	1	**1**	0	1	**1**	0	0	**0**	1	0	**1**	**3**
Approach %	0.00	100.00	-	0.00	100.00	-	0.00	0.00	-	100.00	0.00	-	
Intersection %	0.00	33.33	33.33	0.00	33.33	33.33	0.00	0.00	0.00	33.33	0.00	33.33	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy			Rock Quarry Rd			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Bikes

Marr Traffic DATA COLLECTION

Stockbridge, GA

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Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy			Rock Quarry Rd			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy			Rock Quarry Rd			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Motorized Vehicles

Marr Traffic DATA COLLECTION

Stockbridge, GA

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Site 2
Patrick Henry Pkwy
Rock Quarry Rd
Eagles Landing Pkwy (West)
Eagles Landing Pkwy (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.507213°, -84.227953°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy			Rock Quarry Rd			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy			Rock Quarry Rd			Eagles Landing Pkwy (West)			Eagles Landing Pkwy (East)			
TIME	EB 2a	WB 2b	App Total	EB 2c	WB 2d	App Total	NB 2e	SB 2f	App Total	NB 2g	SB 2h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 8/8/2023	Eagles Landing Pkwy (West) Eastbound			Eagles Landing Pkwy (East) Westbound			Patrick Henry Pkwy Northbound			Rock Quarry Rd Southbound			
Time	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	99	154	31	11	275	24	37	39	9	32	30	97	845
07:15 AM - 07:30 AM	95	235	50	23	307	40	65	46	26	55	65	113	1125
07:30 AM - 07:45 AM	129	296	61	22	315	43	61	41	27	57	67	116	1242
07:45 AM - 08:00 AM	147	306	91	40	333	57	47	72	20	47	86	108	1365
08:00 AM - 08:15 AM	167	345	88	32	348	66	63	73	33	45	59	104	1432
08:15 AM - 08:30 AM	155	297	68	23	275	69	76	67	20	45	51	98	1256
08:30 AM - 08:45 AM	133	252	77	26	302	56	62	54	26	41	53	116	1207
08:45 AM - 09:00 AM	128	234	75	21	261	59	60	50	21	50	42	95	1102
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	137	390	83	34	337	60	96	59	15	74	74	166	1534
04:15 PM - 04:30 PM	124	374	95	37	324	59	90	59	14	84	54	158	1478
04:30 PM - 04:45 PM	131	410	98	50	356	61	69	47	24	81	61	194	1589
04:45 PM - 05:00 PM	135	400	80	48	396	65	83	46	25	77	80	164	1609
05:00 PM - 05:15 PM	126	352	82	45	408	89	92	62	14	64	75	191	1611
05:15 PM - 05:30 PM	142	439	106	36	296	78	87	57	13	52	66	134	1513
05:30 PM - 05:45 PM	117	404	91	31	279	58	71	64	18	50	68	165	1425
05:45 PM - 06:00 PM	127	367	79	24	289	48	60	50	13	54	56	109	1283
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

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Tuesday, August 8, 2023	
Period	0700 - 0900
Peak Hour	0730 - 0830

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0730 - 0745	10	6	7	-	0	23	28	1	38	-	0	67	86	162	14	-	1	263	7	343	65	-	2	417	770
0745 - 0800	9	7	5	-	0	21	56	4	53	-	0	113	106	185	16	-	0	307	2	260	69	-	5	336	777
0800 - 0815	15	14	6	-	0	35	48	1	67	-	0	116	103	138	27	-	0	268	9	308	64	-	2	383	802
0815 - 0830	15	5	8	-	0	28	45	5	53	-	0	103	84	119	14	-	0	217	6	251	65	-	6	328	676
Total	49	32	26	0	0	107	177	11	211	0	0	399	379	604	71	0	1	1055	24	1162	263	0	15	1464	3025
Approach %	45.79	29.91	24.30	0.00	0.00	-	44.36	2.76	52.88	0.00	0.00	-	35.92	57.25	6.73	0.00	0.09	-	1.64	79.37	17.96	0.00	1.02	-	
PHF	0.82	0.57	0.81	0.00	0.00	**0.76**	0.79	0.55	0.79	0.00	0.00	**0.86**	0.89	0.82	0.66	0.00	0.25	**0.86**	0.67	0.85	0.95	0.00	0.63	**0.88**	**0.94**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0815 - 0830	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0730 - 0745	9	6	7	-	0	22	28	1	37	-	0	66	82	156	14	-	1	253	7	336	64	-	2	409	750
0745 - 0800	8	7	5	-	0	20	55	3	51	-	0	109	103	182	16	-	0	301	2	256	69	-	4	331	761
0800 - 0815	14	14	5	-	0	33	46	1	64	-	0	111	101	136	27	-	0	264	9	299	62	-	2	372	780
0815 - 0830	14	5	8	-	0	27	43	4	53	-	0	100	76	116	13	-	0	205	6	249	61	-	6	322	654
Total	45	32	25	0	0	102	172	9	205	0	0	386	362	590	70	0	1	1023	24	1140	256	0	14	1434	2945
Approach %	44.12	31.37	24.51	0.00	0.00	-	44.56	2.33	53.11	0.00	0.00	-	35.39	57.67	6.84	0.00	0.10	-	1.67	79.50	17.85	0.00	0.98	-	
PHF	0.80	0.57	0.78	0.00	0.00	**0.77**	0.78	0.56	0.80	0.00	0.00	**0.87**	0.88	0.81	0.65	0.00	0.25	**0.85**	0.67	0.85	0.93	0.00	0.58	**0.88**	**0.94**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0730 - 0745	1	0	0	-	0	1	0	0	1	-	0	1	4	4	0	-	0	8	0	6	1	-	0	7	17
0745 - 0800	1	0	0	-	0	1	1	1	2	-	0	4	3	3	0	-	0	6	0	4	0	-	1	5	16
0800 - 0815	0	0	1	-	0	1	2	0	3	-	0	5	2	2	0	-	0	4	0	6	1	-	0	7	17
0815 - 0830	1	0	0	-	0	1	2	1	0	-	0	3	7	3	1	-	0	11	0	1	3	-	0	4	19
Total	3	0	1	0	0	4	5	2	6	0	0	13	16	12	1	0	0	29	0	17	5	0	1	23	69
Approach %	75.00	0.00	25.00	0.00	0.00	-	38.46	15.38	46.15	0.00	0.00	-	55.17	41.38	3.45	0.00	0.00	-	0.00	73.91	21.74	0.00	4.35	-	
PHF	0.75	0.00	0.25	0.00	0.00	**1.00**	0.63	0.50	0.50	0.00	0.00	**0.65**	0.57	0.75	0.25	0.00	0.00	**0.66**	0.00	0.71	0.42	0.00	0.25	**0.82**	**0.91**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	1	0	-	0	1	3
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	1	0	0	-	0	1	0	0	0	-	0	0	0	0	0	-	0	0	0	3	1	-	0	4	5
0815 - 0830	0	0	0	-	0	0	0	0	0	-	0	0	1	0	0	-	0	1	0	1	1	-	0	2	3
Total	1	0	0	0	0	1	0	0	0	0	0	0	1	2	0	0	0	3	0	5	2	0	0	7	11
Approach %	100.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	33.33	66.67	0.00	0.00	0.00	-	0.00	71.43	28.57	0.00	0.00	-	
PHF	0.25	0.00	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.25	0.25	0.00	0.00	0.00	**0.38**	0.00	0.42	0.50	0.00	0.00	**0.44**	**0.55**

Peak Hour Turning Movement Count

Stockbridge, GA

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, August 8, 2023	
Period	1600 - 1800
Peak Hour	1630 - 1730

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1630 - 1645	11	4	8	-	0	23	94	6	74	-	0	174	51	210	17	-	1	279	5	222	44	-	4	275	751
1645 - 1700	7	3	6	-	0	16	89	10	78	-	1	178	51	179	12	-	0	242	2	201	40	-	1	244	680
1700 - 1715	14	2	7	-	0	23	89	7	112	-	1	209	44	204	11	-	0	259	8	235	48	-	3	294	785
1715 - 1730	16	4	6	-	0	26	122	6	85	-	0	213	60	205	9	-	0	274	9	210	45	-	5	269	782
Total	48	13	27	0	0	88	394	29	349	0	2	774	206	798	49	0	1	1054	24	868	177	0	13	1082	2998
Approach %	54.55	14.77	30.68	0.00	0.00	-	50.90	3.75	45.09	0.00	0.26	-	19.54	75.71	4.65	0.00	0.09	-	2.22	80.22	16.36	0.00	1.20	-	
PHF	0.75	0.81	0.84	0.00	0.00	**0.85**	0.81	0.73	0.78	0.00	0.50	**0.91**	0.86	0.95	0.72	0.00	0.25	**0.94**	0.67	0.92	0.92	0.00	0.65	**0.92**	**0.95**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1630 - 1645	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1630 - 1645	11	4	7	-	0	22	92	6	73	-	0	171	48	201	16	-	1	266	4	210	44	-	4	262	721
1645 - 1700	6	3	6	-	0	15	88	10	76	-	1	175	47	170	12	-	0	229	2	196	39	-	1	238	657
1700 - 1715	14	2	7	-	0	23	85	6	111	-	1	203	44	198	10	-	0	252	6	230	46	-	3	285	763
1715 - 1730	13	4	6	-	0	23	122	5	85	-	0	212	60	203	9	-	0	272	9	203	45	-	5	262	769
Total	44	13	26	0	0	83	387	27	345	0	2	761	199	772	47	0	1	1019	21	839	174	0	13	1047	2910
Approach %	53.01	15.66	31.33	0.00	0.00	-	50.85	3.55	45.34	0.00	0.26	-	19.53	75.76	4.61	0.00	0.10	-	2.01	80.13	16.62	0.00	1.24	-	
PHF	0.79	0.81	0.93	0.00	0.00	**0.90**	0.79	0.68	0.78	0.00	0.50	**0.90**	0.83	0.95	0.73	0.00	0.25	**0.94**	0.58	0.91	0.95	0.00	0.65	**0.92**	**0.95**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1630 - 1645	0	0	0	-	0	0	2	0	1	-	0	3	2	6	1	-	0	9	1	9	0	-	0	10	22
1645 - 1700	1	0	0	-	0	1	1	0	2	-	0	3	3	6	0	-	0	9	0	3	1	-	0	4	17
1700 - 1715	0	0	0	-	0	0	3	1	1	-	0	5	0	3	1	-	0	4	2	4	2	-	0	8	17
1715 - 1730	3	0	0	-	0	3	0	1	0	-	0	1	0	2	0	-	0	2	0	6	0	-	0	6	12
Total	4	0	0	0	0	4	6	2	4	0	0	12	5	17	2	0	0	24	3	22	3	0	0	28	68
Approach %	100.00	0.00	0.00	0.00	0.00	-	50.00	16.67	33.33	0.00	0.00	-	20.83	70.83	8.33	0.00	0.00	-	10.71	78.57	10.71	0.00	0.00	-	
PHF	0.33	0.00	0.00	0.00	0.00	**0.33**	0.50	0.50	0.50	0.00	0.00	**0.60**	0.42	0.71	0.50	0.00	0.00	**0.67**	0.38	0.61	0.38	0.00	0.00	**0.70**	**0.77**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Patrick Henry Pkwy (South)						Patrick Henry Pkwy (North)						Jodeco Rd (West)						Jodeco Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1630 - 1645	0	0	1	-	0	1	0	0	0	-	0	0	1	3	0	-	0	4	0	3	0	-	0	3	8
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	1	3	0	-	0	4	0	2	0	-	0	2	6
1700 - 1715	0	0	0	-	0	0	1	0	0	-	0	1	0	3	0	-	0	3	0	1	0	-	0	1	5
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	1
Total	0	0	1	0	0	1	1	0	0	0	0	1	2	9	0	0	0	11	0	7	0	0	0	7	20
Approach %	0.00	0.00	100.00	0.00	0.00	-	100.00	0.00	0.00	0.00	0.00	-	18.18	81.82	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.25	0.00	0.00	**0.25**	0.25	0.00	0.00	0.00	0.00	**0.25**	0.50	0.75	0.00	0.00	0.00	**0.69**	0.00	0.58	0.00	0.00	0.00	**0.58**	**0.63**

Classified Turn Movement Count || All vehicles

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0700 - 0715	8	2	1	0	11	16	0	32	0	48	55	118	10	0	183	3	259	37	2	301	543
0715 - 0730	4	6	6	0	16	32	1	56	0	89	82	116	10	0	208	6	284	46	3	339	652
0730 - 0745	10	6	7	0	23	28	1	38	0	67	86	162	14	1	263	7	343	65	2	417	770
0745 - 0800	9	7	5	0	21	56	4	53	0	113	106	185	16	0	307	2	260	69	5	336	777
Hourly Total	31	21	19	0	**71**	132	6	179	0	**317**	329	581	50	1	**961**	18	1146	217	12	**1393**	**2742**
0800 - 0815	15	14	6	0	35	48	1	67	0	116	103	138	27	0	268	9	308	64	2	383	802
0815 - 0830	15	5	8	0	28	45	5	53	0	103	84	119	14	0	217	6	251	65	6	328	676
0830 - 0845	15	7	3	0	25	25	2	45	0	72	72	111	19	0	202	1	229	49	0	279	578
0845 - 0900	6	2	2	0	10	28	2	47	0	77	67	93	3	1	164	6	210	47	1	264	515
Hourly Total	51	28	19	0	**98**	146	10	212	0	**368**	326	461	63	1	**851**	22	998	225	9	**1254**	**2571**
Grand Total	82	49	38	0	**169**	278	16	391	0	**685**	655	1042	113	2	**1812**	40	2144	442	21	**2647**	**5313**
Approach %	48.52	28.99	22.49	0.00	-	40.58	2.34	57.08	0.00	-	36.15	57.51	6.24	0.11	-	1.51	81.00	16.70	1.16	-	
Intersection %	1.54	0.92	0.72	0.00	3.18	5.23	0.30	7.36	0.00	12.89	12.33	19.61	2.13	0.04	34.11	0.75	40.35	8.32	0.40	49.82	
Heavy Vehicle %	9	0	3	-	**5**	3	13	3	-	**4**	4	3	4	0	**3**	8	2	2	10	**2**	**3**
PHF	0.82	0.57	0.81	0.00	**0.76**	0.79	0.55	0.79	0.00	**0.86**	0.89	0.82	0.66	0.25	**0.86**	0.67	0.85	0.95	0.63	**0.88**	**0.94**

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All vehicles

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1600 - 1615	6	3	4	0	13	86	4	74	1	165	45	144	8	1	198	7	207	49	1	264	640
1615 - 1630	10	5	7	0	22	76	4	82	0	162	44	172	15	1	232	6	224	42	6	278	694
1630 - 1645	11	4	8	0	23	94	6	74	0	174	51	210	17	1	279	5	222	44	4	275	751
1645 - 1700	7	3	6	0	16	89	10	78	1	178	51	179	12	0	242	2	201	40	1	244	680
Hourly Total	34	15	25	0	**74**	345	24	308	2	**679**	191	705	52	3	**951**	20	854	175	12	**1061**	**2765**
1700 - 1715	14	2	7	0	23	89	7	112	1	209	44	204	11	0	259	8	235	48	3	294	785
1715 - 1730	16	4	6	0	26	122	6	85	0	213	60	205	9	0	274	9	210	45	5	269	782
1730 - 1745	6	2	8	0	16	104	6	62	0	172	54	212	13	0	279	5	205	48	2	260	727
1745 - 1800	10	1	11	0	22	88	3	45	0	136	48	187	11	0	246	6	187	31	6	230	634
Hourly Total	46	9	32	0	**87**	403	22	304	1	**730**	206	808	44	0	**1058**	28	837	172	16	**1053**	**2928**
Grand Total	80	24	57	0	**161**	748	46	612	3	**1409**	397	1513	96	3	**2009**	48	1691	347	28	**2114**	**5693**
Approach %	49.69	14.91	35.40	0.00	-	53.09	3.26	43.44	0.21	-	19.76	75.31	4.78	0.15	-	2.27	79.99	16.41	1.32	-	
Intersection %	1.41	0.42	1.00	0.00	2.83	13.14	0.81	10.75	0.05	24.75	6.97	26.58	1.69	0.05	35.29	0.84	29.70	6.10	0.49	37.13	
Heavy Vehicle %	5	0	9	-	**6**	2	4	1	0	**1**	3	3	2	0	**3**	6	3	1	4	**3**	**3**
PHF	0.75	0.81	0.84	0.00	**0.85**	0.81	0.73	0.78	0.50	**0.91**	0.86	0.95	0.72	0.25	**0.94**	0.67	0.92	0.92	0.65	**0.92**	**0.95**

Classified Turn Movement Count || Bikes

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Stockbridge, GA

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	1	0	1	0	0	1	0	1	0	0	0	0	0	2
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	1	0	**1**	0	0	1	0	**1**	0	0	0	0	**0**	**2**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	0	0	0	0	**0**	**0**
Grand Total	0	0	0	0	**0**	0	0	1	0	**1**	0	0	1	0	**1**	0	0	0	0	**0**	**2**
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	0.00	0.00	100.00	0.00	-	0.00	0.00	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	50.00	0.00	0.00	50.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	

Classified Turn Movement Count || Passenger Vehicles (1-3)

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Stockbridge, GA

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0700 - 0715	6	2	1	0	9	15	0	32	0	47	55	112	9	0	176	2	255	35	1	293	525
0715 - 0730	3	6	6	0	15	31	1	55	0	87	82	113	10	0	205	4	281	46	3	334	641
0730 - 0745	9	6	7	0	22	28	1	37	0	66	82	156	14	1	253	7	336	64	2	409	750
0745 - 0800	8	7	5	0	20	55	3	51	0	109	103	182	16	0	301	2	256	69	4	331	761
Hourly Total	26	21	19	0	**66**	129	5	175	0	**309**	322	563	49	1	**935**	15	1128	214	10	**1367**	**2677**
0800 - 0815	14	14	5	0	33	46	1	64	0	111	101	136	27	0	264	9	299	62	2	372	780
0815 - 0830	14	5	8	0	27	43	4	53	0	100	76	116	13	0	205	6	249	61	6	322	654
0830 - 0845	15	7	3	0	25	24	2	41	0	67	69	108	18	0	195	1	221	48	0	270	557
0845 - 0900	6	2	2	0	10	27	2	45	0	74	64	91	2	1	158	6	206	47	1	260	502
Hourly Total	49	28	18	0	**95**	140	9	203	0	**352**	310	451	60	1	**822**	22	975	218	9	**1224**	**2493**
Grand Total	75	49	37	0	**161**	269	14	378	0	**661**	632	1014	109	2	**1757**	37	2103	432	19	**2591**	**5170**
Approach %	46.58	30.43	22.98	0.00	-	40.70	2.12	57.19	0.00	-	35.97	57.71	6.20	0.11	-	1.43	81.17	16.67	1.08	-	
Intersection %	1.45	0.95	0.72	0.00	3.11	5.20	0.27	7.31	0.00	12.79	12.22	19.61	2.11	0.04	33.98	0.72	40.68	8.36	0.37	50.12	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1600 - 1615	6	3	3	0	12	83	4	73	1	161	42	134	8	1	185	7	198	48	1	254	612
1615 - 1630	10	5	6	0	21	75	4	80	0	159	44	165	14	1	224	6	215	42	5	268	672
1630 - 1645	11	4	7	0	22	92	6	73	0	171	48	201	16	1	266	4	210	44	4	262	721
1645 - 1700	6	3	6	0	15	88	10	76	1	175	47	170	12	0	229	2	196	39	1	238	657
Hourly Total	33	15	22	0	**70**	338	24	302	2	**666**	181	670	50	3	**904**	19	819	173	11	**1022**	**2662**
1700 - 1715	14	2	7	0	23	85	6	111	1	203	44	198	10	0	252	6	230	46	3	285	763
1715 - 1730	13	4	6	0	23	122	5	85	0	212	60	203	9	0	272	9	203	45	5	262	769
1730 - 1745	6	2	7	0	15	104	6	62	0	172	54	209	13	0	276	5	199	48	2	254	717
1745 - 1800	10	1	10	0	21	87	3	45	0	135	47	183	11	0	241	6	182	31	6	225	622
Hourly Total	43	9	30	0	**82**	398	20	303	1	**722**	205	793	43	0	**1041**	26	814	170	16	**1026**	**2871**
Grand Total	76	24	52	0	**152**	736	44	605	3	**1388**	386	1463	93	3	**1945**	45	1633	343	27	**2048**	**5533**
Approach %	50.00	15.79	34.21	0.00	-	53.03	3.17	43.59	0.22	-	19.85	75.22	4.78	0.15	-	2.20	79.74	16.75	1.32	-	
Intersection %	1.37	0.43	0.94	0.00	2.75	13.30	0.80	10.93	0.05	25.09	6.98	26.44	1.68	0.05	35.15	0.81	29.51	6.20	0.49	37.01	

Classified Turn Movement Count || Single Unit Trucks (4-7)

Marr Traffic DATA COLLECTION

Stockbridge, GA

www.marrtraffic.com

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0700 - 0715	1	0	0	0	1	1	0	0	0	1	0	5	1	0	6	0	4	2	1	7	15
0715 - 0730	1	0	0	0	1	1	0	1	0	2	0	3	0	0	3	2	2	0	0	4	10
0730 - 0745	1	0	0	0	1	0	0	1	0	1	4	4	0	0	8	0	6	1	0	7	17
0745 - 0800	1	0	0	0	1	1	1	2	0	4	3	3	0	0	6	0	4	0	1	5	16
Hourly Total	4	0	0	0	**4**	3	1	4	0	**8**	7	15	1	0	**23**	2	16	3	2	**23**	**58**
0800 - 0815	0	0	1	0	1	2	0	3	0	5	2	2	0	0	4	0	6	1	0	7	17
0815 - 0830	1	0	0	0	1	2	1	0	0	3	7	3	1	0	11	0	1	3	0	4	19
0830 - 0845	0	0	0	0	0	1	0	3	0	4	2	3	1	0	6	0	6	0	0	6	16
0845 - 0900	0	0	0	0	0	1	0	2	0	3	3	1	1	0	5	0	4	0	0	4	12
Hourly Total	1	0	1	0	**2**	6	1	8	0	**15**	14	9	3	0	**26**	0	17	4	0	**21**	**64**
Grand Total	5	0	1	0	**6**	9	2	12	0	**23**	21	24	4	0	**49**	2	33	7	2	**44**	**122**
Approach %	83.33	0.00	16.67	0.00	-	39.13	8.70	52.17	0.00	-	42.86	48.98	8.16	0.00	-	4.55	75.00	15.91	4.08	-	
Intersection %	4.10	0.00	0.82	0.00	4.92	7.38	1.64	9.84	0.00	18.85	17.21	19.67	3.28	0.00	40.16	1.64	27.05	5.74	1.64	36.07	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1600 - 1615	0	0	1	0	1	2	0	1	0	3	3	8	0	0	11	0	6	1	0	7	22
1615 - 1630	0	0	1	0	1	1	0	1	0	2	0	5	0	0	5	0	7	0	1	8	16
1630 - 1645	0	0	0	0	0	2	0	1	0	3	2	6	1	0	9	1	9	0	0	10	22
1645 - 1700	1	0	0	0	1	1	0	2	0	3	3	6	0	0	9	0	3	1	0	4	17
Hourly Total	1	0	2	0	**3**	6	0	5	0	**11**	8	25	1	0	**34**	1	25	2	1	**29**	**77**
1700 - 1715	0	0	0	0	0	3	1	1	0	5	0	3	1	0	4	2	4	2	0	8	17
1715 - 1730	3	0	0	0	3	0	1	0	0	1	0	2	0	0	2	0	6	0	0	6	12
1730 - 1745	0	0	1	0	1	0	0	0	0	0	0	3	0	0	3	0	4	0	0	4	8
1745 - 1800	0	0	1	0	1	1	0	0	0	1	1	4	0	0	5	0	1	0	0	1	8
Hourly Total	3	0	2	0	**5**	4	2	1	0	**7**	1	12	1	0	**14**	2	15	2	0	**19**	**45**
Grand Total	4	0	4	0	**8**	10	2	6	0	**18**	9	37	2	0	**48**	3	40	4	1	**48**	**122**
Approach %	50.00	0.00	50.00	0.00	-	55.56	11.11	33.33	0.00	-	18.75	77.08	4.17	0.00	-	6.25	83.33	8.33	2.08	-	
Intersection %	3.28	0.00	3.28	0.00	6.56	8.20	1.64	4.92	0.00	14.75	7.38	30.33	1.64	0.00	39.34	2.46	32.79	3.28	0.82	39.34	

Classified Turn Movement Count || Combination Trucks (8-13)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0700 - 0715	1	0	0	0	1	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	3
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	1	0	0	1	3
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	1	0	0	0	**1**	0	0	0	0	**0**	0	3	0	0	**3**	1	2	0	0	**3**	**7**
0800 - 0815	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	3	1	0	4	5
0815 - 0830	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	1	0	2	3
0830 - 0845	0	0	0	0	0	0	0	1	0	1	1	0	0	0	1	0	2	1	0	3	5
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	1	0	0	0	**1**	0	0	1	0	**1**	2	1	0	0	**3**	0	6	3	0	**9**	**14**
Grand Total	2	0	0	0	**2**	0	0	1	0	**1**	2	4	0	0	**6**	1	8	3	0	**12**	**21**
Approach %	100.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	-	33.33	66.67	0.00	0.00	-	8.33	66.67	25.00	0.00	-	
Intersection %	9.52	0.00	0.00	0.00	9.52	0.00	0.00	4.76	0.00	4.76	9.52	19.05	0.00	0.00	28.57	4.76	38.10	14.29	0.00	57.14	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
Combination Trucks (8-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1600 - 1615	0	0	0	0	0	1	0	0	0	1	0	2	0	0	2	0	3	0	0	3	6
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	0	2	0	0	2	4
1630 - 1645	0	0	1	0	1	0	0	0	0	0	1	3	0	0	4	0	3	0	0	3	8
1645 - 1700	0	0	0	0	0	0	0	0	0	0	1	3	0	0	4	0	2	0	0	2	6
Hourly Total	0	0	1	0	**1**	1	0	0	0	**1**	2	10	0	0	**12**	0	10	0	0	**10**	**24**
1700 - 1715	0	0	0	0	0	1	0	0	0	1	0	3	0	0	3	0	1	0	0	1	5
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	4
Hourly Total	0	0	0	0	**0**	1	0	0	0	**1**	0	3	0	0	**3**	0	8	0	0	**8**	**12**
Grand Total	0	0	1	0	**1**	2	0	0	0	**2**	2	13	0	0	**15**	0	18	0	0	**18**	**36**
Approach %	0.00	0.00	100.00	0.00	-	100.00	0.00	0.00	0.00	-	13.33	86.67	0.00	0.00	-	0.00	100.00	0.00	0.00	-	
Intersection %	0.00	0.00	2.78	0.00	2.78	5.56	0.00	0.00	0.00	5.56	5.56	36.11	0.00	0.00	41.67	0.00	50.00	0.00	0.00	50.00	

Classified Turn Movement Count || All Trucks (4-13)

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Stockbridge, GA

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
0700 - 0715	2	0	0	0	2	1	0	0	0	1	0	6	1	0	7	1	4	2	1	8	18
0715 - 0730	1	0	0	0	1	1	0	1	0	2	0	3	0	0	3	2	3	0	0	5	11
0730 - 0745	1	0	0	0	1	0	0	1	0	1	4	6	0	0	10	0	7	1	0	8	20
0745 - 0800	1	0	0	0	1	1	1	2	0	4	3	3	0	0	6	0	4	0	1	5	16
Hourly Total	5	0	0	0	**5**	3	1	4	0	**8**	7	18	1	0	**26**	3	18	3	2	**26**	**65**
0800 - 0815	1	0	1	0	2	2	0	3	0	5	2	2	0	0	4	0	9	2	0	11	22
0815 - 0830	1	0	0	0	1	2	1	0	0	3	8	3	1	0	12	0	2	4	0	6	22
0830 - 0845	0	0	0	0	0	1	0	4	0	5	3	3	1	0	7	0	8	1	0	9	21
0845 - 0900	0	0	0	0	0	1	0	2	0	3	3	2	1	0	6	0	4	0	0	4	13
Hourly Total	2	0	1	0	**3**	6	1	9	0	**16**	16	10	3	0	**29**	0	23	7	0	**30**	**78**
Grand Total	7	0	1	0	**8**	9	2	13	0	**24**	23	28	4	0	**55**	3	41	10	2	**56**	**143**
Approach %	87.50	0.00	12.50	0.00	-	37.50	8.33	54.17	0.00	-	41.82	50.91	7.27	0.00	-	5.36	73.21	17.86	3.64	-	
Intersection %	4.90	0.00	0.70	0.00	5.59	6.29	1.40	9.09	0.00	16.78	16.08	19.58	2.80	0.00	38.46	2.10	28.67	6.99	1.40	39.16	

1600 - 1800 (Weekday 2h Session) (08-08-2023)
All Trucks (4-13)

	Northbound					Southbound					Eastbound					Westbound					
	Patrick Henry Pkwy (South)					Patrick Henry Pkwy (North)					Jodeco Rd (West)					Jodeco Rd (East)					
	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Left	Thru	Right	U-Turn	App	Int
TIME	1.1	1.2	1.3	1.4	Total	1.5	1.6	1.7	1.8	Total	1.9	1.10	1.11	1.12	Total	1.13	1.14	1.15	1.16	Total	Total
1600 - 1615	0	0	1	0	1	3	0	1	0	4	3	10	0	0	13	0	9	1	0	10	28
1615 - 1630	0	0	1	0	1	1	0	1	0	2	0	7	0	0	7	0	9	0	1	10	20
1630 - 1645	0	0	1	0	1	2	0	1	0	3	3	9	1	0	13	1	12	0	0	13	30
1645 - 1700	1	0	0	0	1	1	0	2	0	3	4	9	0	0	13	0	5	1	0	6	23
Hourly Total	1	0	3	0	**4**	7	0	5	0	**12**	10	35	1	0	**46**	1	35	2	1	**39**	**101**
1700 - 1715	0	0	0	0	0	4	1	1	0	6	0	6	1	0	7	2	5	2	0	9	22
1715 - 1730	3	0	0	0	3	0	1	0	0	1	0	2	0	0	2	0	7	0	0	7	13
1730 - 1745	0	0	1	0	1	0	0	0	0	0	0	3	0	0	3	0	6	0	0	6	10
1745 - 1800	0	0	1	0	1	1	0	0	0	1	1	4	0	0	5	0	5	0	0	5	12
Hourly Total	3	0	2	0	**5**	5	2	1	0	**8**	1	15	1	0	**17**	2	23	2	0	**27**	**57**
Grand Total	4	0	5	0	**9**	12	2	6	0	**20**	11	50	2	0	**63**	3	58	4	1	**66**	**158**
Approach %	44.44	0.00	55.56	0.00	-	60.00	10.00	30.00	0.00	-	17.46	79.37	3.17	0.00	-	4.55	87.88	6.06	1.52	-	
Intersection %	2.53	0.00	3.16	0.00	5.70	7.59	1.27	3.80	0.00	12.66	6.96	31.65	1.27	0.00	39.87	1.90	36.71	2.53	0.63	41.77	

Crosswalk Counts || Pedestrians

Marr Traffic DATA COLLECTION

Stockbridge, GA

www.marrtraffic.com

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy (South)			Patrick Henry Pkwy (North)			Jodeco Rd (West)			Jodeco Rd (East)			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	1	0	1	0	0	0	0	0	0	1
0730 - 0745	0	0	0	0	1	1	0	0	0	0	0	0	1
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	1	1	**2**	0	0	**0**	0	0	**0**	**2**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	1	1	**2**	0	0	**0**	0	0	**0**	**2**
Approach %	0.00	0.00	-	50.00	50.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	50.00	50.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Pedestrians

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy (South)			Patrick Henry Pkwy (North)			Jodeco Rd (West)			Jodeco Rd (East)			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	1	1	1
1615 - 1630	0	0	0	0	1	1	0	0	0	1	3	4	5
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	1	**1**	0	0	**0**	1	4	**5**	**6**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	1	1	1
1715 - 1730	0	0	0	0	0	0	0	0	0	2	0	2	2
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	2	1	**3**	**3**
Grand Total	0	0	**0**	0	1	**1**	0	0	**0**	3	5	**8**	**9**
Approach %	0.00	0.00	-	0.00	100.00	-	0.00	0.00	-	37.50	62.50	-	
Intersection %	0.00	0.00	0.00	0.00	11.11	11.11	0.00	0.00	0.00	33.33	55.56	88.89	

Crosswalk Counts || Bikes

Marr Traffic DATA COLLECTION

Stockbridge, GA

www.marrtraffic.com

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Weather
Mostly Cloudy
77°F

Lat/Long
33.482885°, -84.212395°

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy (South)			Patrick Henry Pkwy (North)			Jodeco Rd (West)			Jodeco Rd (East)			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Bikes

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy (South)			Patrick Henry Pkwy (North)			Jodeco Rd (West)			Jodeco Rd (East)			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	1	0	1	0	0	0	0	0	0	1
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	1	0	**1**	0	0	**0**	0	0	**0**	**1**
Grand Total	0	0	**0**	1	0	**1**	0	0	**0**	0	0	**0**	**1**
Approach %	0.00	0.00	-	100.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	100.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	

Crosswalk Counts || Motorized Vehicles

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Stockbridge, GA

Site 1
Patrick Henry Pkwy (South)
Patrick Henry Pkwy (North)
Jodeco Rd (West)
Jodeco Rd (East)

Date
Tuesday, August 8, 2023

Lat/Long
33.482885°, -84.212395°

Weather
Mostly Cloudy
77°F

0700 - 0900 (Weekday 2h Session) (08-08-2023)

Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy (South)			Patrick Henry Pkwy (North)			Jodeco Rd (West)			Jodeco Rd (East)			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
0800 - 0815	0	0	0	0	0	0	0	0	0	0	0	0	0
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

1600 - 1800 (Weekday 2h Session) (08-08-2023)

Motorized Vehicles

	Northbound			Southbound			Eastbound			Westbound			
	Patrick Henry Pkwy (South)			Patrick Henry Pkwy (North)			Jodeco Rd (West)			Jodeco Rd (East)			
TIME	EB 1a	WB 1b	App Total	EB 1c	WB 1d	App Total	NB 1e	SB 1f	App Total	NB 1g	SB 1h	App Total	Int Total
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Grand Total	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	**0**
Approach %	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	0.00	0.00	-	
Intersection %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Start Date: 8/8/2023	Jodeco Rd (West) Eastbound			Jodeco Rd (East) Westbound			Patrick Henry Pkwy (South) Northbound			Patrick Henry Pkwy (North) Southbound			
Time	**EBL**	**EBT**	**EBR**	**WBL**	**WBT**	**WBR**	**NBL**	**NBT**	**NBR**	**SBL**	**SBT**	**SBR**	**Total**
15 Minute Totals													
12:00 AM - 12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 AM - 12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 AM - 12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 AM - 01:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 AM - 01:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 AM - 01:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 AM - 01:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 AM - 02:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 AM - 02:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 AM - 02:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 AM - 02:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 AM - 03:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 AM - 03:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 AM - 03:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 AM - 03:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 AM - 04:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 AM - 04:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 AM - 04:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 AM - 04:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 AM - 05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 AM - 05:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 AM - 05:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 AM - 05:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 AM - 06:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00 AM - 06:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 AM - 06:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 AM - 06:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 AM - 07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 AM - 07:15 AM	55	118	10	3	259	37	8	2	1	16	0	32	543
07:15 AM - 07:30 AM	82	116	10	6	284	46	4	6	6	32	1	56	653
07:30 AM - 07:45 AM	86	162	14	7	343	65	10	6	7	28	1	38	771
07:45 AM - 08:00 AM	106	185	16	2	260	69	9	7	5	56	4	53	777
08:00 AM - 08:15 AM	103	138	27	9	308	64	15	14	6	48	1	67	802
08:15 AM - 08:30 AM	84	119	14	6	251	65	15	5	8	45	5	53	676
08:30 AM - 08:45 AM	72	111	19	1	229	49	15	7	3	25	2	45	578
08:45 AM - 09:00 AM	67	93	3	6	210	47	6	2	2	28	2	47	515
09:00 AM - 09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM - 09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM - 09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM - 10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM - 10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM - 10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM - 10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM - 11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM - 11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM - 11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM - 11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM - 12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM - 12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM - 12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM - 12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM - 01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM - 01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM - 01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM - 01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM - 02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM - 02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM - 02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM - 02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM - 03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM - 03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM - 03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM - 03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM - 04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM - 04:15 PM	45	144	8	7	207	49	6	3	4	86	4	74	641
04:15 PM - 04:30 PM	44	172	15	6	224	42	10	5	7	76	4	82	699
04:30 PM - 04:45 PM	51	210	17	5	222	44	11	4	8	94	6	74	751
04:45 PM - 05:00 PM	51	179	12	2	201	40	7	3	6	89	10	78	680
05:00 PM - 05:15 PM	44	204	11	8	235	48	14	2	7	89	7	112	786
05:15 PM - 05:30 PM	60	205	9	9	210	45	16	4	6	122	6	85	785
05:30 PM - 05:45 PM	54	212	13	5	205	48	6	2	8	104	6	62	727
05:45 PM - 06:00 PM	48	187	11	6	187	31	10	1	11	88	3	45	634
06:00 PM - 06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15 PM - 06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM - 06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45 PM - 07:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00 PM - 07:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 PM - 07:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 PM - 07:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 PM - 08:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 PM - 08:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 PM - 08:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 PM - 08:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 PM - 09:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 PM - 09:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 PM - 09:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 PM - 09:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 PM - 10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 PM - 10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 PM - 10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 PM - 10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 PM - 11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 PM - 11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 PM - 11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 PM - 11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 PM - 12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX E

Project Fact Sheets

HE-161A

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	ROCK QUARRY ROAD WIDENING FROM NORTH OF EAGLE SPRINGS DRIVE TO SR 42 / SR 138
GDOT Project No.	0015090
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / General Purpose Capacity
Sponsor	Henry County
Jurisdiction	Henry County
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	2	**LCI**		**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	2.43 miles

Detailed Description and Justification

This project will widen Rock Quarry Road from two to four lanes between north of Eagle Springs Drive and SR42/138 to address congestion related to the hospital near the I-75 South interchange. This project will feature a 10-foot multi-use path.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2017	**$1,500,000**	~~$1,200,000~~	~~$0,000~~	~~$0,000~~	~~$300,000~~
ROW	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2020	**$7,171,200**	~~$5,600,000~~	~~$0,000~~	~~$0,000~~	~~$1,571,200~~
UTL	Local Jurisdiction/Municipality Funds		2024	**$1,830,821**	$0,000	$0,000	$0,000	$1,830,821
CST	Local Jurisdiction/Municipality Funds		2024	**$5,029,111**	$0,000	$0,000	$0,000	$5,029,111
CST	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)		2024	**$25,500,992**	$20,400,794	$0,000	$0,000	$5,100,198
				$41,032,124	**$27,200,794**	**$0,000**	**$0,000**	**$13,831,330**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 8/23/2023

HE-179

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	WESTERN PARALLEL CONNECTOR - NEW ALIGNMENT FROM JONESBORO ROAD TO HUDSON BRIDGE ROAD
GDOT Project No.	0014482
Federal ID No.	N/A
Status	Programmed
Service Type	Roadway / General Purpose Capacity
Sponsor	GDOT
Jurisdiction	Henry County
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	0	**LCI**		**Network Year**	2030
Planned Thru Lane	4	**Flex**		**Corridor Length**	3.3 miles

Detailed Description and Justification

This roadway currently extends northward from Jonesboro Road along the existing Mount Olive Road. The first 1100-feet is a paved two-lane roadway; the next 2100-feet is a gravel roadway. The project proposes to build a 2-lane roadway with plans to improve, upgrade and create a future four-lane section with a median.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
SCP	Transportation Funding Act (HB 170)	AUTH	2017	**$1,000,000**	~~$0,000~~	~~$1,000,000~~	~~$0,000~~	~~$0,000~~
PE	Transportation Funding Act (HB 170)	AUTH	2018	**$2,000,000**	~~$0,000~~	~~$2,000,000~~	~~$0,000~~	~~$0,000~~
ROW	Local Jurisdiction/Municipality Funds	AUTH	2020	**$570,000**	~~$0,000~~	~~$0,000~~	~~$0,000~~	~~$570,000~~
ROW	Transportation Funding Act (HB 170)	AUTH	2020	**$6,000,000**	~~$0,000~~	~~$6,000,000~~	~~$0,000~~	~~$0,000~~
UTL	Transportation Funding Act (HB 170)		2024	**$982,478**	$0,000	$982,478	$0,000	$0,000
CST	Transportation Funding Act (HB 170)		2024	**$44,853,480**	$0,000	$44,853,480	$0,000	$0,000
				$55,405,958	**$0,000**	**$54,835,958**	**$0,000**	**$570,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

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HE-165B

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	PATRICK HENRY PARKWAY: SEGMENT 2 - WIDENING FROM JODECO ROAD TO EAGLES LANDING PARKWAY
GDOT Project No.	N/A
Federal ID No.	
Status	Long Range
Service Type	Roadway / General Purpose Capacity
Sponsor	Henry County
Jurisdiction	Henry County
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	2	**LCI**		**Network Year**	2040
Planned Thru Lane	4	**Flex**		**Corridor Length**	2 miles

Detailed Description and Justification

The project involves the widening of Patrick Henry Parkway between Jodeco Road and Eagles Landing Parkway from 2 lanes to 4 lanes with a 20-foot raised median. Urban shoulders will have a 5-foot concrete sidewalk and a 10-foot multi-use path on the other side. This roadway will be designed to accommodate a new intersection of a new roadway bridging across I-75 to the west. This project is located within the Hudson Bridge -- Jonesboro Roads Connector LCI.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL	Local Jurisdiction/Municipality Funds		LR 2031-2040	**$12,700,000**	$0,000	$0,000	$0,000	$12,700,000
				$12,700,000	**$0,000**	**$0,000**	**$0,000**	**$12,700,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

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HE-132C

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	EAGLES LANDING PARKWAY WIDENING FROM EAGLES POINTE PARKWAY TO US 23
GDOT Project No.	N/A
Federal ID No.	
Status	Long Range
Service Type	Roadway / General Purpose Capacity
Sponsor	Henry County
Jurisdiction	Henry County
Analysis Level	In the Region's Air Quality Conformity Analysis

Existing Thru Lane	4	**LCI**		**Network Year**	2040
Planned Thru Lane	6	**Flex**		**Corridor Length**	2.2 miles

Detailed Description and Justification

This project involves adding one general purpose lane in each direction along Eagles Landing Parkway between Eagles Point Parkway and US 23.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL	Local Jurisdiction/Municipality Funds		LR 2029-2030	**$19,000,000**	$0,000	$0,000	$0,000	$19,000,000
				$19,000,000	**$0,000**	**$0,000**	**$0,000**	**$19,000,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 8/23/2023

HE-450

Atlanta Region's Plan RTP (2020) PROJECT FACT SHEET

Short Title	HENRY COUNTY LOCAL BUS PILOT ROUTE IMPLEMENTATION FROM MCDONOUGH TO STOCKBRIDGE PARK AND RIDE LOT
GDOT Project No.	0019633
Federal ID No.	N/A
Status	Programmed
Service Type	Transit / Operations & Maintenance
Sponsor	Henry County
Jurisdiction	Henry County
Analysis Level	Exempt from Air Quality Analysis (40 CFR 93)

Existing Thru Lane	N/A	**LCI**		**Network Year**	TBD
Planned Thru Lane	N/A	**Flex**	X	**Corridor Length**	N/A miles

Detailed Description and Justification

This project will implement a new fixed-route local bus service from McDonough city center to Stockbridge and the Stockbridge park-&-ride lot providing intra-county transit connectivity and regional connectivity via Xpress routes 431 and 432. This route was assessed as the best performing route and was recommended in the Henry County Transit Master Plan.

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
CST	Congestion Mitigation & Air Quality Improvement (CMAQ)	AUTH	2023	**$2,000,000**	~~$1,600,000~~	~~$0,000~~	~~$0,000~~	~~$400,000~~
CST	Congestion Mitigation & Air Quality Improvement (CMAQ)		2024	**$2,000,000**	$1,600,000	$0,000	$0,000	$400,000
CST	Congestion Mitigation & Air Quality Improvement (CMAQ)		2025	**$2,000,000**	$1,600,000	$0,000	$0,000	$400,000
				$6,000,000	**$4,800,000**	**$0,000**	**$0,000**	**$1,200,000**

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquistion
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases

? For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.

Report Generated: 8/23/2023

Kimley»Horn

MEMORANDUM

To: Chris Moore, *WPR Development Holdings, LLC.*

From: Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*
Alden Gordon, E.I.T., *Kimley-Horn and Associates, Inc.*

Date: September 28, 2023

RE: ***Waypoint Henry County Residential, Henry County, Georgia***
Trip Generation Memorandum

Kimley-Horn is pleased to provide this memorandum (memo) summarizing the trip generation for the proposed *Waypoint Henry County Residential* development. The proposed site is located on approximately 19.74 acres. The site is located north of Jodeco Road, south of Eagles Landing Parkway, and east of I-75 in unincorporated Henry County, Georgia. The site is proposed to be annexed into the City of Stockbridge and rezoned from C-2 (General Commercial) to PUD (Planned Unit Development).

This trip generation memo is being prepared for the October 2, 2023 rezoning submittal. *Kimley-Horn and Associates* has been retained by *WPR Development Holdings, LLC.* to prepare a full traffic impact study, as required by the City of Stockbridge. Due to schedule constraints, this trip generation memo is being submitted for the rezoning submittal while the full traffic impact study is in progress and is planned to be submitted to the City of Stockbridge at a later date.

PROJECT OVERVIEW

As currently envisioned, the proposed development will consist of a total of 324 multifamily residential units and 5,000 SF of retail space. This memorandum provides density and trip generation for the proposed *Waypoint Henry County Residential* development.

Figure 1 provides a location map. **Figure 2** provides an aerial imagery of the project site. Additionally, the preliminary site plan for the proposed development is provided.

SITE ACCESS

The proposed development is proposing to rezone the property to PUD and provide vehicular access to the site via two (2) full-movement driveways along Patrick Henry Parkway. Patrick Henry Parkway is a two-lane, undivided local roadway with a posted speed limit of 45 MPH.

TRIP GENERATION COMPARISON

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network. Anticipated trip generation for this analysis was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, 2021.

A trip generation comparison is shown in **Table 1**, which compares the trip generation potential of the existing C-2 zoning to the proposed PUD zoning. The trip generation was based on the following scenarios:

- Existing Zoning: 160,000 SF of retail space
- Proposed *Waypoint Henry County Residential* Development: 324 multi-family residential units and 5,000 SF of retail space

Table 1: Trip Generation Comparison (Gross Trips)

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Existing Zoning Retail Development:											
Shopping Center	*820*	*160,000 SF*	5,922	2,961	2,961	134	83	51	544	261	283
Total Gross Trips			5,922	2,961	2,961	134	83	51	544	261	283
***Waypoint Henry County Residential* Development:**											
Multi-Family Housing (Mid-Rise)	*221*	*324 d.u.*	1,500	750	750	131	30	101	127	77	50
Strip Retail Plaza (<40K)	*822*	*5,000 SF*	440	220	220	18	11	7	48	24	24
Total Gross Trips			1,940	970	970	149	41	108	175	101	74
Difference in Gross Project Trips			*-3,982*	*-1,991*	*-1,991*	*+15*	*-42*	*+57*	*-369*	*-160*	*-209*
% Difference in Gross Project Trips			*-67%*	*-67%*	*-67%*	*+11%*	*-51%*	*+112%*	*-68%*	*-61%*	*-74%*

**Note: No reductions for mixed-use, alternative mode, or pass-bys were taken in order to present a conservative analysis.*

Based on the results shown in **Table 1**, the proposed *Waypoint Henry County Residential* development is projected to generate approximately 3,982 less total daily trips (1,991 in, 1,991 out), 15 more AM peak hour trips, and 369 less PM peak hour trips than the existing zoning. The proposed *Waypoint Henry County Residential* development will generate approximately 67% less gross daily trips, 11% more AM peak hour trips, and 68% less PM peak hour trips compared to the existing zoning.

SUMMARY

The proposed *Waypoint Henry County Residential* development is located on approximately 19.74 acres. The proposed site is located north of Jodeco Road, south of Eagle Landing Parkway, and east of I-75.

As currently envisioned, the development will consist of approximately 324 multifamily residential units and 5,000 SF of retail space. Vehicular access to the site is proposed via two (2) full-movement driveways along Patrick Henry Parkway.

Based on the trip generation comparison, the proposed *Waypoint Henry County Residential* development is projected to generate approximately 3,982 less daily trips (1,991 in, 1,991 out), 15 more AM peak hour trips, and 369 less PM peak hour trips than the existing zoning. The proposed *Waypoint Henry County Residential* development will generate approximately 67% less gross daily trips, 11% more AM peak hour trips, and 68% less PM peak hour trips compared to the existing zoning.

Note: Kimley-Horn and Associates has been retained to prepare a full traffic impact study (as required by the City of Stockbridge) which is in progress and will be submitted at a later date. This trip generation memo was prepared to accompany the rezoning submittal (October 2, 2023) while the traffic impact study is underway.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

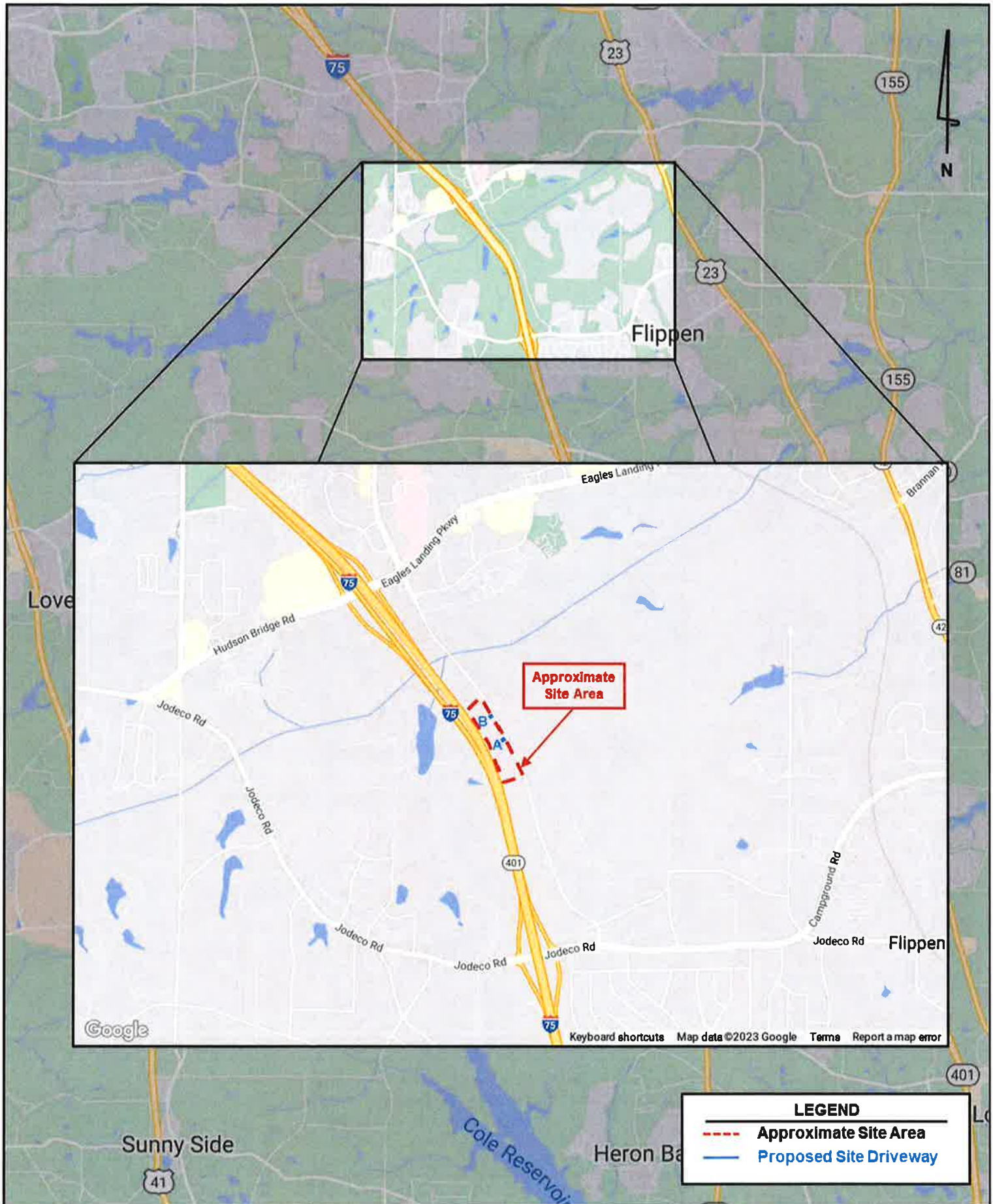
KIMLEY-HORN AND ASSOCIATES, INC.

Harrison Forder, P.E.
Project Engineer

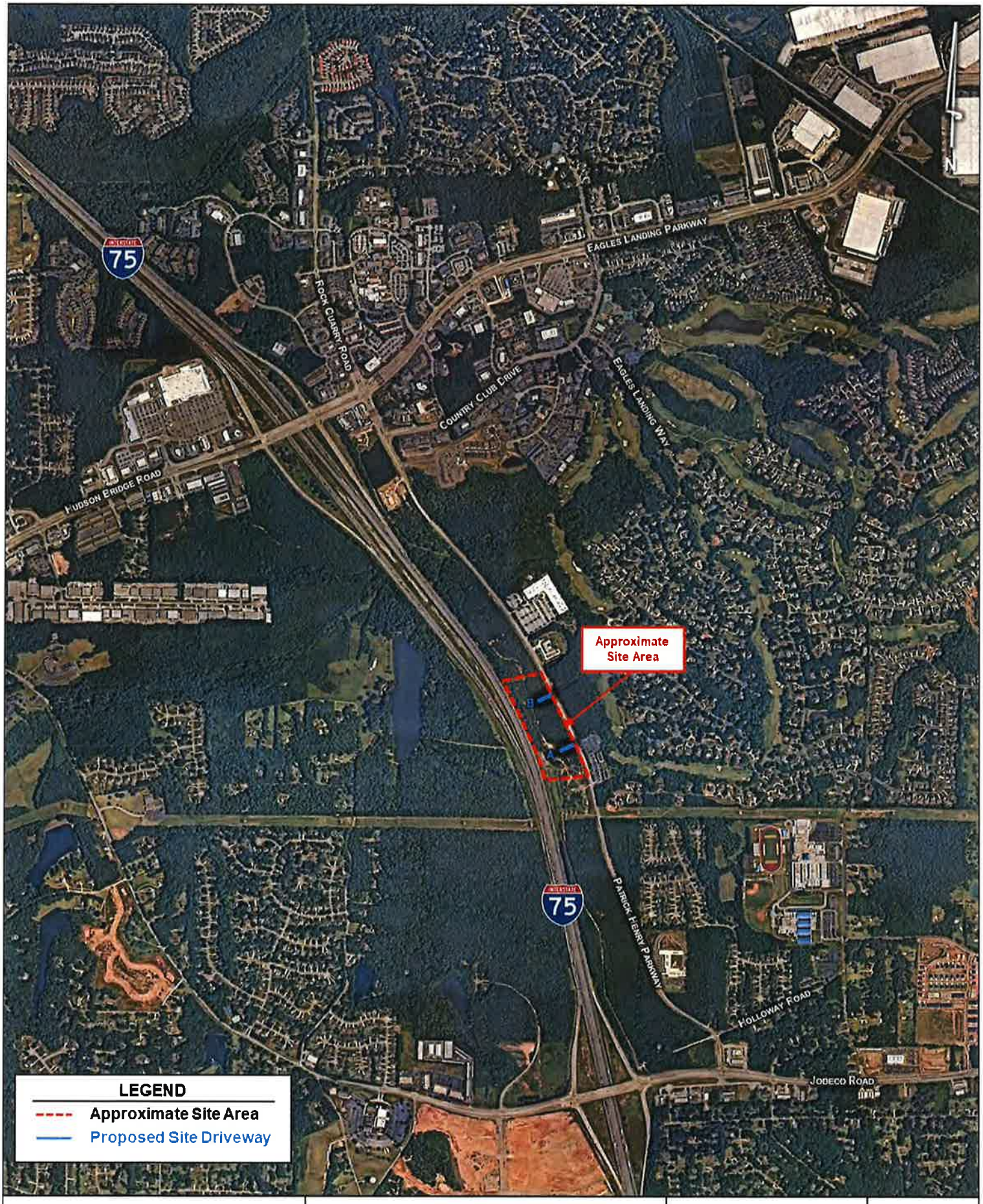
Alden Gordon, E.I.T.
Project Analyst

Attachments:

- Figures 1-2
- Trip Generation Analysis
- Rezoning Site Plan



Kimley»Horn	***Waypoint Henry County Residential*** **Trip Generation Memo**	**Site Location Map**	**Figure 1**



Kimley»Horn	***Waypoint Henry County Residential*** **Trip Generation Memo**	**Site Aerial**	**Figure 2**

Trip Generation Analysis (11th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Waypoint Henry County Residential
Stockbridge, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
221 Multi-Family Housing (Mid-Rise)	324 d.u.	1,500	131	30	101	127	77	50
822 Strip Retail Plaza (<40k)	5,000 s.f. gross leasable area	440	18	11	7	48	24	24
Gross Trips		**1,940**	**149**	**41**	**108**	**175**	**101**	**74**
Residential Trips		1,500	131	30	101	127	77	50
Mixed-Use Reductions		*-44*	*-2*	*-1*	*-1*	*-8*	*-6*	*-2*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Residential Trips		1,456	129	29	100	119	71	48
Retail Trips		440	18	11	7	48	24	24
Mixed-Use Reductions		*-44*	*-2*	*-1*	*-1*	*-8*	*-2*	*-6*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass By Reductions (Based on ITE Rates)		*-134*	*0*	*0*	*0*	*-14*	*-7*	*-7*
Adjusted Retail Trips		262	16	10	6	26	15	11
Mixed-Use Reductions - TOTAL		*-88*	*-4*	*-2*	*-2*	*-16*	*-8*	*-8*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*-134*	*0*	*0*	*0*	*-14*	*-7*	*-7*
New Trips		**1,718**	**145**	**39**	**106**	**145**	**86**	**59**
Driveway Volumes		**1,852**	**145**	**39**	**106**	**159**	**93**	**66**

\\kimley-horn.com\so_amt\alp_tpto\118449002_waypoint patrick henry parkway tia - stockbridge - august 2023\analysis\[updated cqi_analysis-11thedition_ic-2ndeddaily_3rdedam-pm.xls]trip generation

Kimley»Horn

Trip Generation Analysis (11th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Waypoint Henry County Residential
Stockbridge, GA

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
820 Shopping Center (>150k)	160,000 s.f. gross leasable area	5,922	134	83	51	544	261	283
Gross Trips		**5,922**	**134**	**83**	**51**	**544**	**261**	**283**
Residential Trips		0	0	0	0	0	0	0
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Residential Trips		0	0	0	0	0	0	0
Retail Trips		5,922	134	83	51	544	261	283
Mixed-Use Reductions		*-44*	*-2*	*-1*	*-1*	*-8*	*-2*	*-6*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass By Reductions (Based on ITE Rates)		*-1,998*	*0*	*0*	*0*	*-182*	*-91*	*-91*
Adjusted Retail Trips		3,880	132	82	50	354	168	186
Mixed-Use Reductions - TOTAL		*-44*	*-2*	*-1*	*-1*	*-8*	*-2*	*-6*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*-1,998*	*0*	*0*	*0*	*-182*	*-91*	*-91*
New Trips		**3,880**	**132**	**82**	**50**	**354**	**168**	**186**
Driveway Volumes		**5,878**	**132**	**82**	**50**	**536**	**259**	**277**

\\kimley-horn.com\so_amt\alp_tpto\118449002_waypoint patrick henry parkway tia - stockbridge - august 2023\analysis\[updated cqi_analysis-11thedition_ic-2ndeddaily_3rdedam-pm.xls]trip generation comp

Henry County Water Authority
Engineering Division

October 17, 2023

Re: Water and Sewer Services - Availability

Proposed Development:	**Multi-Family Development**
Property Information:	**Patrick Henry Pkwy Parcel ID. 052-01025028, 052-01025027, 052-01025024 LL 46; District 6; 20.3 +/- 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 can be made available to the property described above by way of a line extension, as illustrated on the Site Plan at the developer's expense. A fire flow test calculated in the area revealed the following data:

Static:	128	psi
Residual:	109	psi
Flow	1660	gpm
Calculated Flow @ 20 psi:	4242	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed conditional use 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.

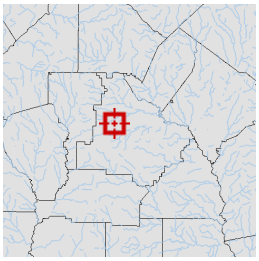
The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Site Plan dated 09/28/2023 prepared by Kimley-Horn.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

qPublic.net™ Henry County, GA

Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025021	**Class**	C	**Owner**	U S ENTERPRISES	**Land**	$253500				
Property		**Acreage**	1.164	**Address**	INC	**Value:**					
Address					225 COREY	**Building**	$0	**Last 2 Sales**			
District	County/UnIncorp				CENTER	**Value:**		**Date**	**Price**	**Reason**	**Qual**
					ATLANTA GA	**Misc**	$0	5/15/2017	$250,000	n/a	Q
					30312	**Value:**		5/13/2017	$250,000	QUITCLAIM	U
						Total	$253500				
						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: 10/10/2023
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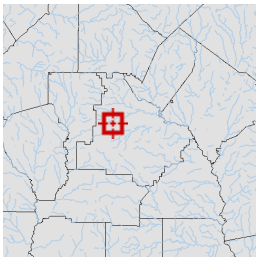
Overview



Legend

Parcels

Roads

Parcel ID	052-01025024	**Class**	C	**Owner**	HABARRI INC	**Land Value:**	$763800			
Property Address	PATRICK HENRY PKWY	**Acreage**	4.02	**Address**	2749 OAK GLEN MANOR RD DECATUR GA 30033	**Building Value:**	$0	**Last 2 Sales**		
District	County/UnIncorp							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$0	10/28/2020	$0	CORPORATE	U
								11/17/2005	$904,500	n/a	Q
						Total Value:	$763800			

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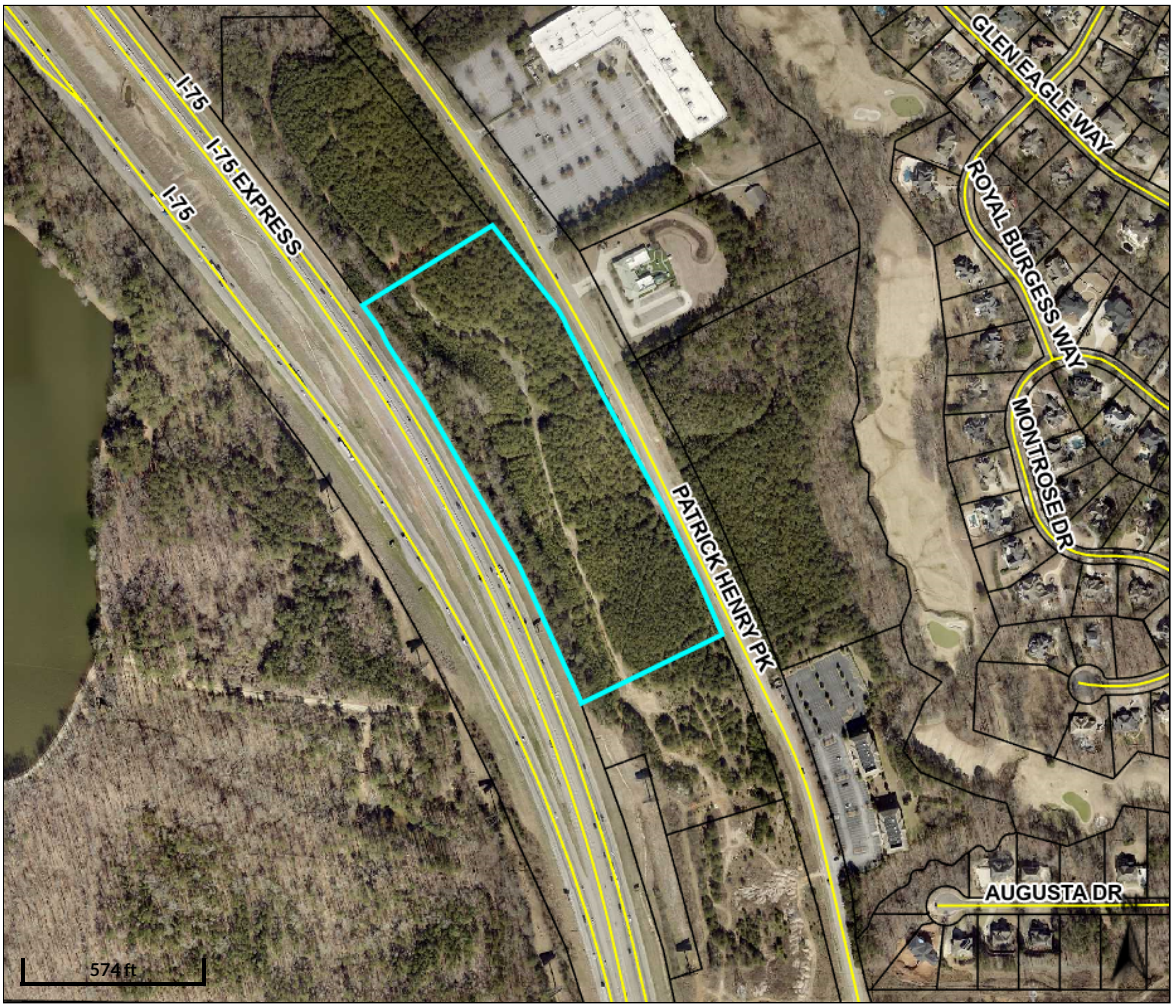
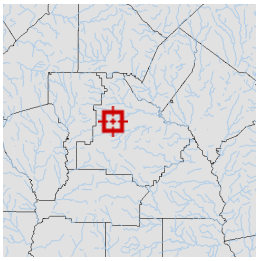


Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025027	**Class**	C	**Owner**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$2.1723e+006
Property Address	PATRICK HENRY PKWY	**Acreage**	11.86			**Building Value:**	$0
District	County/UnIncorp					**Misc Value:**	$0
						Total Value:	$2172300

Last 2 Sales

Date	Price	Reason	Qual
3/2/2010	$0	D UND POWR	U
11/30/2007	$4,609,600	n/a	Q

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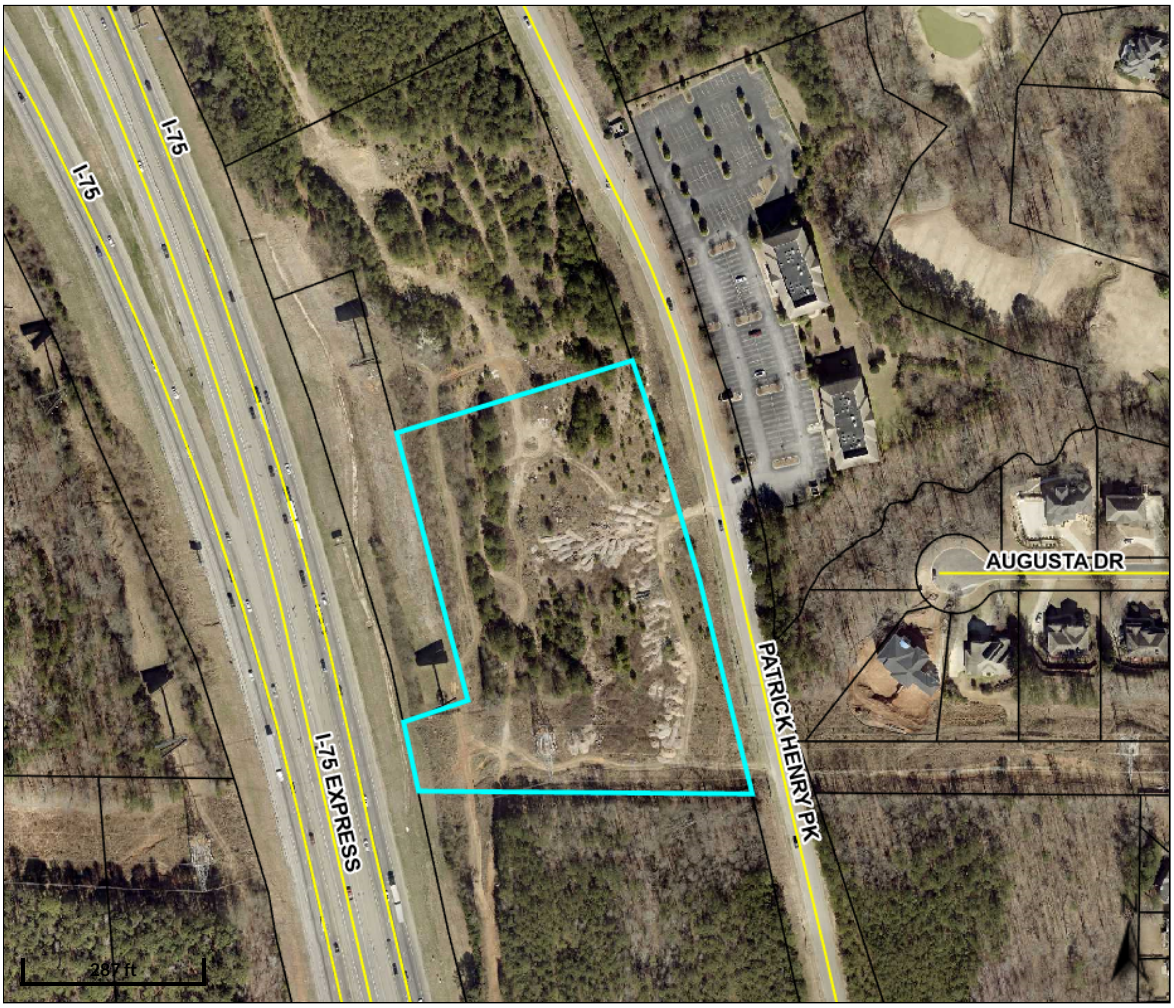
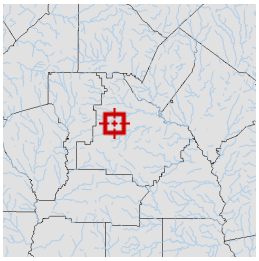


Overview



Legend

- Parcels
- Roads

Parcel ID	052-01025028	**Class**	C	**Owner Address**	SHAMA HOSPITALITY INC & HENRY PKWY PARTNERS LLC 2529 GREY MOSS CT DULUTH GA 30097	**Land Value:**	$662340				
Property Address	PATRICK HENRY PKWY	**Acreage**	4.27			**Building Value:**	$0	**Last 2 Sales**			
District	County/UnIncorp					**Misc Value:**	$0	**Date**	**Price**	**Reason**	**Qual**
						Total Value:	$662340	3/2/2010	$0	D UND POWR	U
								11/30/2007	$4,609,600	n/a	Q

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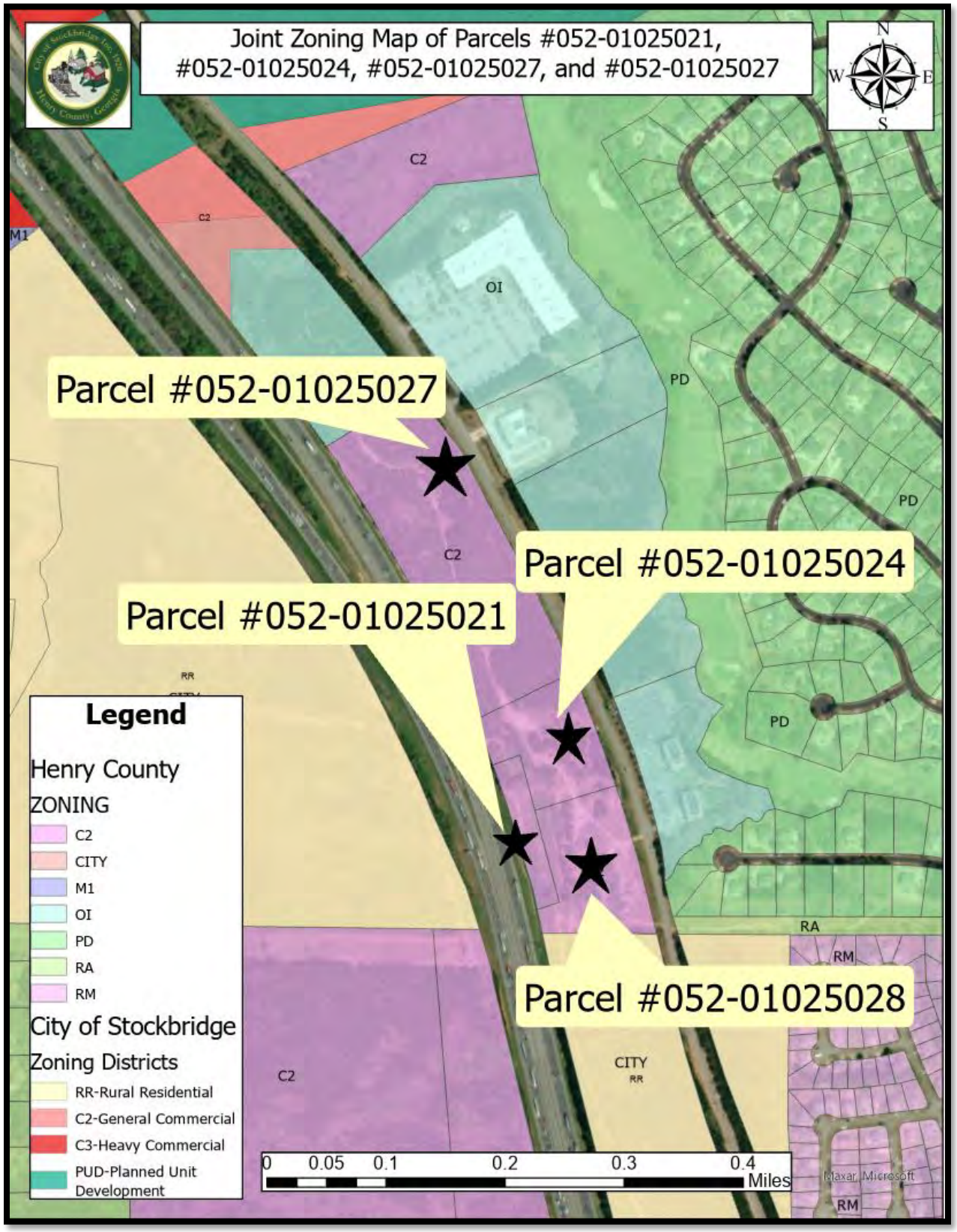
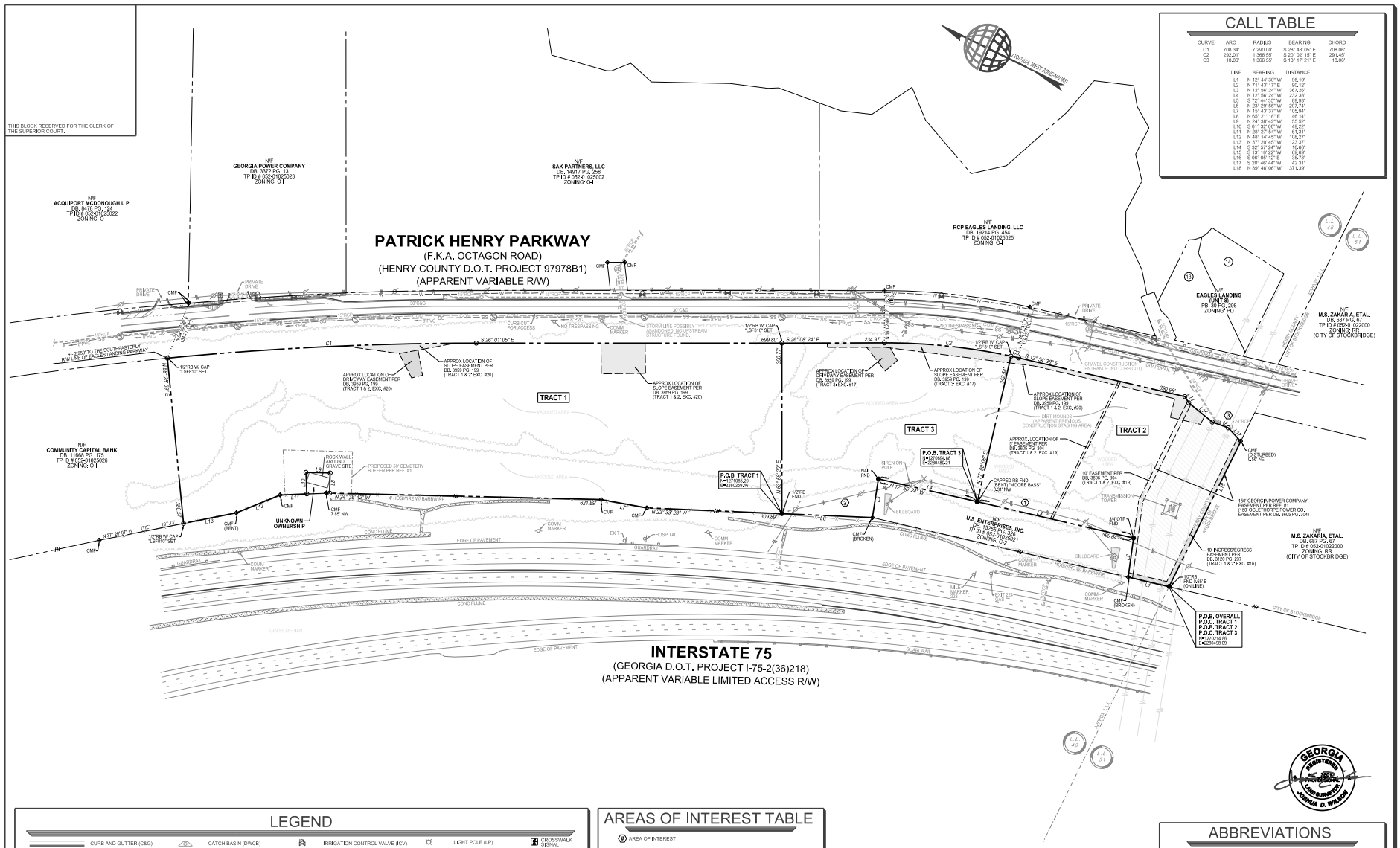

Joint Zoning Map of Parcels #052-01025021, #052-01025024, #052-01025027, and #052-01025027
N
W
E
S
Parcel #052-01025027
Parcel #052-01025024
Parcel #052-01025021
Parcel #052-01025028
C2
OI
PD
RA
RM
CITY
RR
M1
Legend
Henry County
ZONING
C2
CITY
M1
OI
PD
RA
RM
City of Stockbridge
Zoning Districts
RR-Rural Residential
C2-General Commercial
C3-Heavy Commercial
PUD-Planned Unit Development
0 0.05 0.1 0.2 0.3 0.4
Miles
Maxar, Microsoft



CALL TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	708.34'	7,293.00'	S 28° 48' 05" E	708.06'
C2	292.01'	1,366.55'	S 20° 02' 15" E	291.45'
C3	18.06'	1,366.55'	S 13° 17' 31" E	18.06'

LINE	BEARING	DISTANCE
L1	N 12° 44' 30" W	96.19'
L2	N 71° 43' 17" E	90.12'
L3	N 12° 56' 24" W	367.26'
L4	N 12° 56' 24" W	232.38'
L5	S 72° 44' 35" W	89.93'
L6	N 23° 29' 55" W	217.74'
L7	N 15° 43' 37" W	105.94'
L8	N 65° 21' 18" E	46.14'
L9	N 24° 38' 42" W	55.52'
L10	S 61° 37' 09" W	49.22'
L11	N 28° 27' 54" W	61.31'
L12	N 48° 14' 45" W	108.27'
L13	N 37° 28' 45" W	123.37'
L14	S 32° 57' 24" W	15.66'
L15	S 13° 18' 22" W	69.69'
L16	S 08° 05' 12" E	35.78'
L17	S 20° 46' 44" W	49.31'
L18	N 69° 46' 06" W	371.39'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- UGE — UNDERGROUND POWER LINE
- TRANSMISSION LINE
- OHPL — OVERHEAD POWER LINE
- COM — UNDERGROUND COMMUNICATION
- 100 — TOPOGRAPHIC CONTOUR
- LIMITED ACCESS R/W
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MB — MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 — SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
2. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
3. STORM PIPE CROSSES PROPERTY LINE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

SCALE: 1" = 100'

ABBREVIATIONS

A.	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

TerraMark Geospatial
TerraMark Land Surveying, Inc.
1395 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1662
www.TerraMark.com
C.O.A.# LSF000610

No.	Revision	Date
#1	ADDED TRACT 3	09/11/2023
#2	ADDED TRACT 2	09/27/2023
#3	ADDED TRACT 1	10/06/2023
#4	ADDED TRACT 1	10/16/2023
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#239	ADDED TRACT 1	09/16/2024
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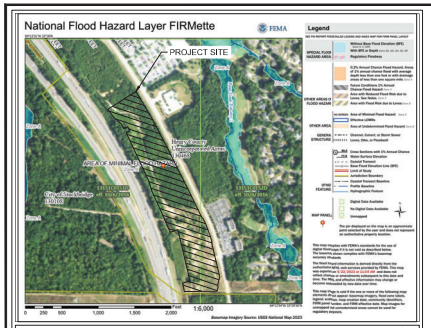
Aerial Photo of #052-01025024, #052-01025027, and #052-01025028



FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
IMPERVIOUS AREA MAXIMUM:	16.78 AC (85.0%)	
IMPERVIOUS AREA PROVIDED:	10.93 AC (55.4%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:
FRONT: 25 FT
FRONT SETBACK INCLUDES 10 FT FIXTURE/PLANTING ZONE, 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT
SIDE: 15 FT
REAR: 20 FT

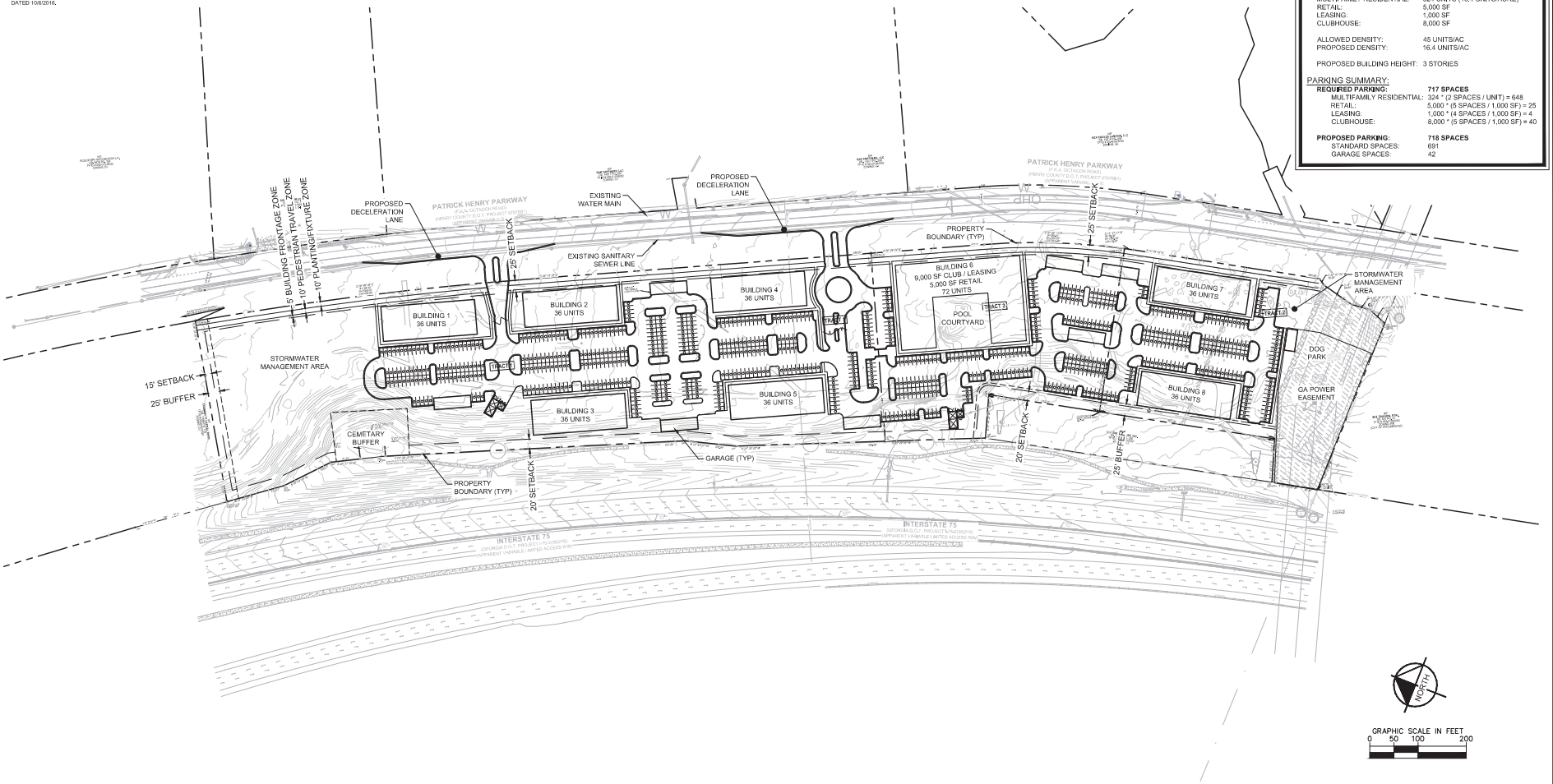
BUFFERS:
ADJACENT OI ZONING (NORTH): 25 FT
ADJACENT RR ZONING (SOUTH): 25 FT
ADJACENT C2 ZONING (SOUTHWEST): 25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF
ALLOWED DENSITY:	45 UNITS/AC
PROPOSED DENSITY:	16.4 UNITS/AC
PROPOSED BUILDING HEIGHT:	3 STORIES

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42



Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-6959

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 46, 6TH DISTRICT
PARCEL ID: 052-01A-001, 052-01A-002, 052-01A-003-27, 052-01B-005-28

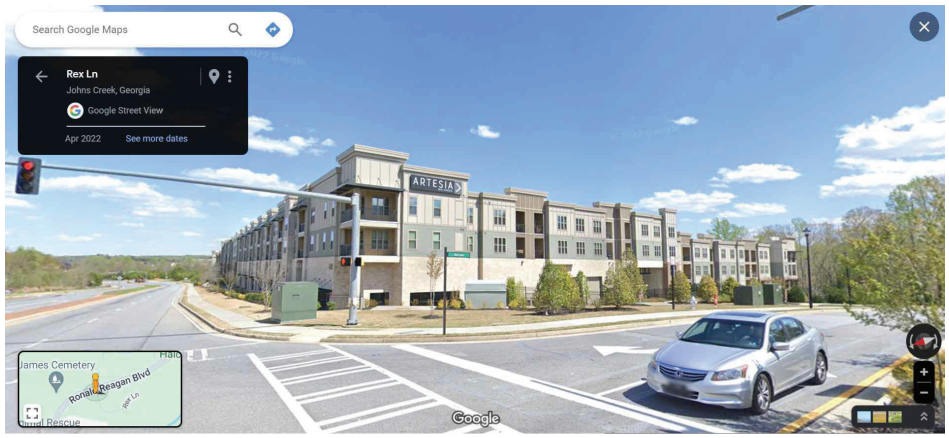
DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

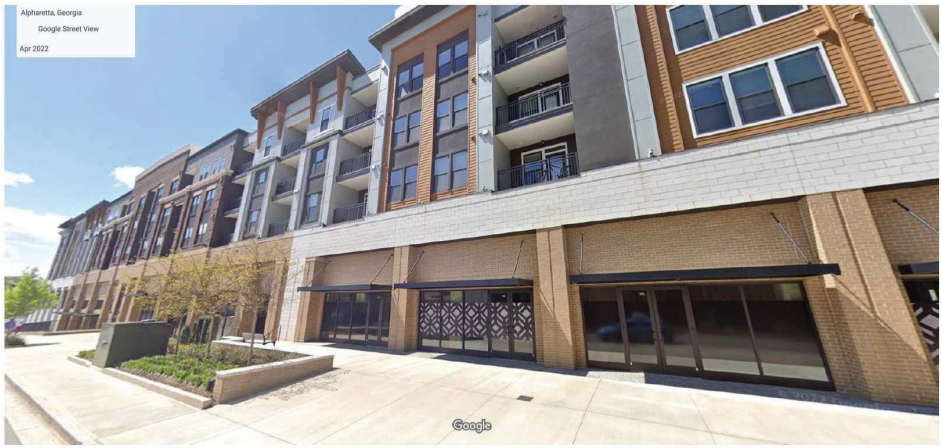
TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-28 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg Layout2 Oct 02, 2023 8:12am by Phil.Naylor





WAYPOINT RESIDENTIAL

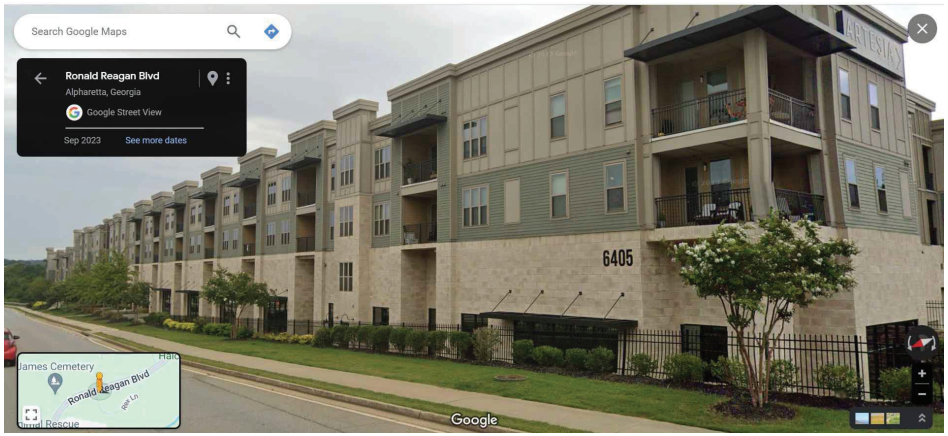
Smith Gambrell Russell

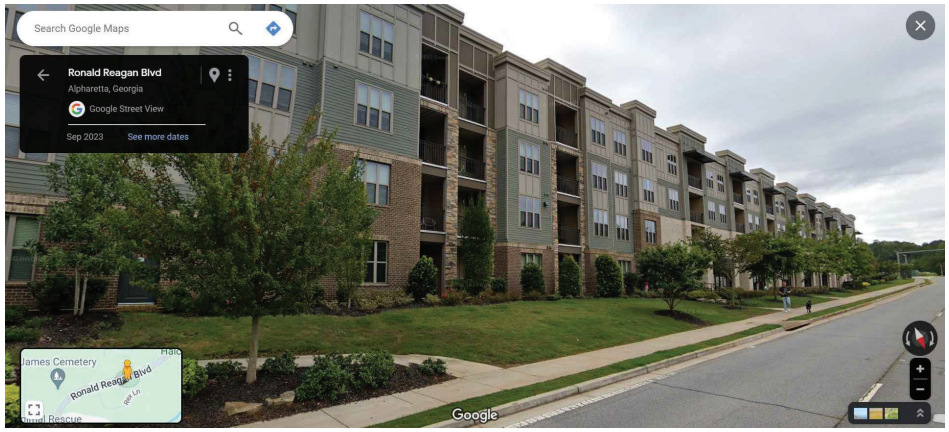
Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 1 OF 2

December 21, 2023





WAYPOINT RESIDENTIAL

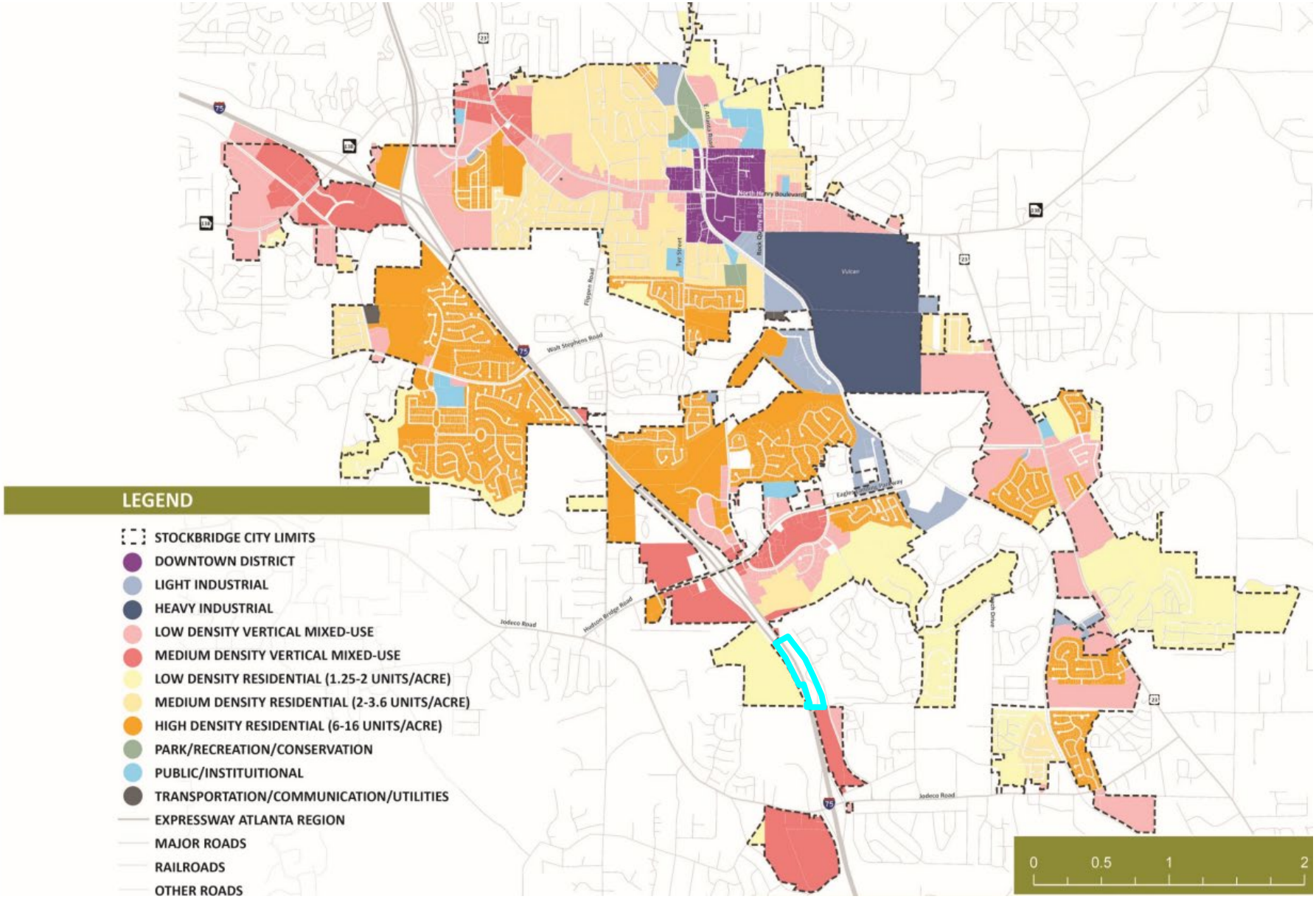
Smith Gambrell Russell

Kimley»Horn

PATRICK HENRY PARKWAY MULTIFAMILY

ARCHITECTURAL SAMPLE EXHIBIT - 2 OF 2

December 21, 2023


LEGEND
STOCKBRIDGE CITY LIMITS
DOWNTOWN DISTRICT
LIGHT INDUSTRIAL
HEAVY INDUSTRIAL
LOW DENSITY VERTICAL MIXED-USE
MEDIUM DENSITY VERTICAL MIXED-USE
LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
PARK/RECREATION/CONSERVATION
PUBLIC/INSTITUITIONAL
TRANSPORTATION/COMMUNICATION/UTILITIES
EXPRESSWAY ATLANTA REGION
MAJOR ROADS
RAILROADS
OTHER ROADS
0
0.5
1
2
Vulcan
Jodeco Road
Hudson Bridge Road
Walt Stephens Road
Flippen Road
North Henry Boulevard
Rock Quarry Road
Tye Street
Eagle Ridge Parkway
Jodeco Road

FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED: 10/8/2018.

SANITARY SEWER DEMAND NOTES:

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2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

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REAR	20 FT

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LEASING:	1,000 SF
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CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-2959

NO.	REVISIONS AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 21, 8TH DISTRICT
PARCEL ID: 085A-01042-000, 085A-01042-035-27, 085A-01042-036

DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-22 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg, Layout2, Sep 28, 2023, 10:18am, by Andrew.Sauer

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Variance 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 VARIANCE 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.

City of Stockbridge Planning and Zoning Division

Community Development Department

VARIANCE APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL VARIANCE APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INTIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (**by appointment only**)	DJW
Application Form	1	1. Signed and **notarized** by owner. Original signature 2. In lieu of owner's signature, applicant has signed and **notarized** a copy of a "Contract", "Power of Attorney" or "Lease"	DJW
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application and must be **notarized.**	DJW
Letter of Ownership	01	Letter stating that the owner is aware of the zoning request and owns the property in question.	DJW
Letter of Intent	1	Must clearly state the proposed use and development intent.	DJW
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	DJW
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed ***within the last five years*** by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	DJW
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal. For properties that receive water and sewer service from the City of Stockbridge, please contact the Stockbridge Public Works Department.	DJW
Form from the Health Department	1	This letter must accompany the application at the time of submittal ***(Only needed if property is not on sewer).***	N/A

Pre-Application Form

From:	Ryan Anderson
To:	Brock, Alex; Linda Logan
Cc:	Webb, Dennis (Den); Thomas, Kylie
Subject:	RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application
Date:	Friday, September 22, 2023 5:03:37 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Alex

That is correct. The previous meeting you had with city officials will serve as your pre-application meeting. Thanks

Sent from Mail for Windows

From: Brock, Alex
Sent: Friday, September 22, 2023 3:13 PM
To: Ryan Anderson; Linda Logan
Cc: Webb, Dennis (Den); Thomas, Kylie
Subject: RE: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Caution: This email originated from outside your organization.
Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ryan,

I just wanted to confirm our phone conversation a moment ago. You noted that we do not need another pre-app meeting and the August 18th meeting would be sufficient. Also, we do not need to submit a signed pre-app form with our rezoning applications. You will note that the pre-app was already complete when you receive our rezoning applications.

Let me know if I misstated anything.

Alexander Brock
Attorney at Law

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Brock, Alex <jabrock@sgrlaw.com>
Sent: Wednesday, September 20, 2023 2:34 PM
To: Ryan Anderson <randerson@cityofstockbridge-ga.gov>; Linda Logan <LLogan@cityofstockbridge-ga.gov>
Cc: Webb, Dennis (Den) <DWEBB@sgrlaw.com>
Subject: Patrick Henry Parkway Annexation and Rezoning - Pre-Application

Ryan,

Hope you are doing well. If you recall, you, the City Manager, Mayor Ford, and Councilman Alexander, met with Den Webb (Smith Gambrell & Russell) and representatives of Waypoint Residential on August 18th to discuss a proposed mixed use development on Patrick Henry Parkway. We are in the process of preparing the applications for the Annexation, Rezoning and a Comprehensive Plan Amendment for that development and need the pre-application form from the City.

Is the August 18th meeting considered the pre-application meeting and if so, can we get the signed pre-app to include with the applications? If not, is this something that we can set up either this week or next? Our goal is to submit by the October 2nd filing deadline.

Alexander Brock
Attorney at Law

---

p | 404-815-3603
f | 404-685-6903
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
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Smith Gambrell Russell

Application

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant: Waypoint Residential (c/o Dennis J. Webb, Jr.) Phone: 404.815.3620 Date: 10.16.2023

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Pager/Cell # 404.815.3620

City: Atlanta State: GA Zip: 30309 E-mail dwebb@sgrlaw.com

Name of Agent: Dennis J. Webb, Jr. Phone: 404.815.3620 Date: 10.16.2023

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Pager/Cell # 404.815.3620

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.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 VARIANCE FOR THE PROPERTY.

Variance(s) being requested

Section 2.5.2.F.2, to allow residential on the first floor of buildings.
Section 2.5.2.H.4, to eliminate the requirement for a vehicular connection between adjoining properties.
Section 2.5.2.H.1, to allow parking in front of the buildings.

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

Acknowledgement

Address of Property: 052-01025024 (no address), 052-01025027 (no address), and 052-01025028 (no address)

Nearest intersection to the property: Patrick Henry Parkway and Holloway Road
(Street Address)

Size of Tract: 19.74 acre(s), Land Lot Number(s): 46, District(s): 6

Property Tax Parcel Number(s): 052-01025024, 052-01025027, and 052-01025028 **(Required)**

Witness' Signature

Signature of Applicant

J. Alexander Brock - Smith, Gambrell, and Russell, LLP
Printed Name of Witness

Jim Lott (Authorized Agent for Waypoint Residential)
Printed Name of Applicant

Notary

(Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP)
Signature of Agent

NOTARY STAMP:

STATE OF GEORGIA NOTARY PUBLIC
SHEILA HAMILTON
Notary Public, Georgia
Cherokee County
My Commission Expires
June 29, 2024

(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: _____

Letter of Ownership

Shama Hospitality Inc. & Henry Pkwy Partners, LLC
2529 Grey Moss Court
Duluth, GA 30097

052-1025028 (no address) and 052-01025027 (no address)

Shama Hospitality Inc. & Henry Pkwy Partners, LLC hereby affirms that it owns the above-referenced tax parcels. Shama Hospitality Inc. & Henry Pkwy Partners, LLC also acknowledges that it is aware of the rezoning request filed by Waypoint Residential (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.

Shama Hospitality Inc. & Henry Pkwy Partners, LLC

By: Dhanani
Its: Tim Dhanani
Date: 18/9/23

Sworn to and subscribed before me
this 18 day of September, 2023

NOTARY PUBLIC

Ashaki A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

Letter of Ownership

Habarri, Inc.
2749 Oak Glen Manor Road
Decatur, GA 30033

052-1025024 (no address)

Habarri, Inc. hereby affirms that it solely owns the above-referenced tax parcel. Habarri, Inc. also acknowledges that it is aware of the rezoning request filed by Waypoint Residential (c/o Dennis J. Webb, Jr.) related to the referenced property and consents to same.

Latifa R Moosajee
Habarri, Inc.

By: LATIFA MOOSAJEE
Its: COO
Date: Sept. 15, 2023

Sworn to and subscribed before me
this 15th day of September, 2023

Armando Vazquez
Notary Public, Fulton County, Georgia
My Commission Expires 07/21/2025

NOTARY PUBLIC

Disclosures

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 rezoning, 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 15th day of September, 2023

LATIFA MOOSAJEE (Authorized agent for Habarri, Inc.)
Applicant's Name - Printed

Latifa R Moosajee
Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 15th day of September, 2023.

Armando Vazquez
Notary Public, Fulton County, Georgia
My Commission Expires 07/21/2025

Notary Public

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

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Yes____ No X

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We certify that the foregoing information is true and correct, this 18th day of September, 2023

Tim Dhanani (Authorized agent for Shama Hospitality, Inc. & Henry Pkwy Partners, LLC)

Applicant's Name - Printed

x Dhanani

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

DJW

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18 day of September 2023.

Ashaki A. Petersen

Notary Public

Ashaki A Petersen
Notary Public, Barrow County, Georgia
My Commission Expires 03/16/2027

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We certify that the foregoing information is true and correct, this 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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We certify that the foregoing information is true and correct, this 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock - Smith, Gambrell, and Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY M ELLINGTON NOTARY PUBLIC Exp. Mar. 13, 2025 GWINNETT COUNTY, GA

Notary Public

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Applicant Campaign Disclosure Form

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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 29th day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk R. Fjelstul - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023

CATHY M ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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

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 rezoning, 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 29 day of September, 2023

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY ELLINGTON NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Mar. 13, 2025

Notary Public

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(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 rezoning, 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 29th day of September, 2023

Jim Lott (Authorized Agent for Waypoint Residential)
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Dennis J. Webb, Jr. - Smith, Gambrell, and Russell, LLP
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of September, 2023.

CATHY M ELLINGTON NOTARY PUBLIC Exp. Mar. 13, 2025 GWINNETT COUNTY, GA

Notary Public

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

Letter of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning,
Future Land Use Map Amendment,
and Concurrent Variance Applications

of

WAYPOINT RESIDENTIAL, LLC

for

± 19.7431 Acres of Land
located in
Land Lot 46,
6th District, Henry County

REZONE: C-2 (Henry County) to PUD and PMU Overlay
FLUMA: Mixed Use (Henry County) to MDMU
VARIANCES: Stockbridge UDC §§ 2.5.2.F.2, 2.5.2.H.4, and 2.5.2.H.1

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The Applicant has filed an application to annex ±20.90 acres[1] of land located in Land Lot 46, 6th District of Henry County, from unincorporated Henry County into the City of Stockbridge. Of the overall ±20.90 acres, the Applicant intends to develop three parcels, totaling ±19.7431-acres (Parcel IDs 052-01025028, 052-01025024, and 052-01025027) ("Subject Property") for a mixed-use development consisting of multifamily residential and retail. Concurrent with the annexation petition, the Applicant files this request to: (a) rezone the Subject Property from its current Henry County zoning designation, General Commercial District (C-2), to the Stockbridge designation of Planned Unit Development District (PUD) and Parkway Mixed Use Overlay District (PMU Overlay); (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to Medium Density Vertical Mixed Use (MDMU) under the City of Stockbridge's Comprehensive Plan; and (c) seek three (3) concurrent variances to the City of Stockbridge's Unified Development Code ("UDC").

The Subject Property is currently vacant[2] and the Applicant seeks to develop it with ±324 residential units (density of ±16.4 units per acre), ±9,000 square feet of space for club area and leasing office and ±5,000 square feet of ground floor retail ("Proposed Development"). The Proposed Development is more particularly described in the site plan titled Waypoint Henry County, prepared by Kimley-Horn and Associates and dated 09/22/2023 ("Site Plan"). The development will consist of seven buildings, four of which will be three stories in height and the remaining three floors with a basement level.[3] The largest building, labeled as Building 6 on the

[1] The annexation petition includes the ±19.7431-acre Subject Property and the adjacent ±1.16-acre property (Parcel ID 052-01025021). The ±1.16-acre parcel is not included in this rezoning and Future Land Use Map Amendment application.

[2] There is an existing cemetery on the northwest portion of the Subject Property, which the Applicant will not disturb. The Applicant intends to meet all State, County and City buffer requirements to ensure its protection.

[3] The buildings with a basement level will have three floors visible on one side and four floors visible on the opposite side.

Site Plan, will contain the retail and other nonresidential uses on the ground floor with residential units above. The non-residential uses will have direct pedestrian access from the proposed Patrick Henry Parkway streetscape. The site design also provides pedestrian connectivity from the streetscape to internal sidewalks throughout the development to foster walkability. The multifamily residents will also enjoy numerous amenities including a pool, courtyard, grill areas and a dog walk area. Further, the Applicant is activating the stormwater detention pond as an amenity by incorporating nature trails around the pond for the use of the residents. Finally, the Proposed Development will provide adequate parking in the form of surface spaces (683) and garage spaces (42). The residential parking will be located behind a gated access, while the retail parking will be freely accessed from the drive entrance off of Patrick Henry Parkway.

The Subject Property is located between U.S. Interstate 75 ("I-75") to the west and directly fronts Patrick Henry Parkway to the east. Patrick Henry Parkway is a connecting road between two larger thoroughfares, Eagles Landing Parkway and Jodeco Road, with little existing development along its length. As a result, the commercial development has been limited to the major thoroughfares, while much of the land along Patrick Henry Parkway remains undeveloped.[4] The viability of commercial development along Patrick Henry Parkway is limited by the lack of residential along that roadway.[5] The Applicant's proposal for a mixed-use development with multi-family will place residential in proximity to the existing office and could serve as catalyst for future development of the vacant commercial parcels in the area.

The City's desire for mixed-use in the area is reflected in the City of Stockbridge's zoning, which designates the City parcels along Patrick Henry Parkway as being within the PMU

[4] The unincorporated Henry County parcels along Patrick Henry Parkway are zoned either Office Institutional (O-I) or C-2 which limits development to office and commercial uses.

[5] The Oaks at Eagle's Landing Senior Retirement Community, zoned PUD within the City of Stockbridge and located at 2700 Patrick Henry Parkway, is the only residential development currently on that roadway.

Overlay with varying base districts. Specifically, the property immediately to the south of the Subject Property (Parcel ID 052-01022000) and the property to the north (Parcel ID 051-01028045) are both within the PMU Overlay.[6] The PMU Overlay's stated purpose is to "encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses." *See the City of Stockbridge UDC §2.5.2.A.4*. Currently, there is little balance among the uses. The addition of residential and retail, however, will help move development in the area in closer to alignment with the PMU Overlay's goals. Moreover, the requested PUD zoning and PMU Overlay is harmonious with the adjacent and nearby properties within the PMU Overlay.

The City of Stockbridge long-term planning documents, Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan ("Comprehensive Plan"), notes that a diversity of housing stock is essential to attract a variety of residents, particularly younger professionals. The larger area surrounding the Subject Property contains single family detached residential and some senior housing, but few other options.[7] Many young professionals are choosing apartments in locations with easy access to employment and retail. The Subject Property meets these needs by being ideally situated in proximity to Eagles Landing Parkway, a large commercial corridor, in addition to the retail provided in Proposed Development. The Subject Property is in close proximity to a number of existing office uses and is a short distance from the on-ramp to I-75 which provides quick access to regional employment centers. In all, the Proposed Development is a natural and fitting use for the Subject Property and a positive step towards furthering the City's long-term goals for growth in the area.

[6] Note that Parcel ID 051-01028045 is separated from the Subject Property by one other property (Parcel ID 052-01025026) that is in unincorporated Henry County, thus outside of the PMU Overlay. Parcel ID 052-01025026 is owned by one of the owners of the Subject Property, however is not included in the instant proposal.

[7] The Jodeco Landing Rental Homes is located approximately 1.2 miles from the Subject Property at 3451 Jodeco Road. This community consists of rental townhomes and single family detached homes. It is not the traditional multifamily apartment.

The Applicant submits this document as a Statement of Intent with regard to this Application a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge UDC § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant's knowledge, no rezoning applications have been filed concerning the Subject Property.

III. IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as MDMU (Medium Density Vertical Mixed Use). The proposed development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles and small families;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the MDMU designation is compatible with character area designations adjacent and nearby (i.e. there is Henry County "Mixed-Use" to the North and East, and City of Stockbridge "Medium Density Vertical Mixed-Use" to the South).

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted above, the proposed rezoning and mixed-use development is entirely compatible with the intent and purpose of the City's zoning regulations. The Proposed Development will add multi-family residential and retail uses to the existing office uses along Patrick Henry Parkway, thus creating a true mix of uses sought by the PMU Overlay. In addition, it adds to the diversity of housing stock in the city and should help attract a wide range of residents, including younger professionals as noted in the Comprehensive Plan. *Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37*

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. As noted above, the City of Stockbridge envisions a mixture of housing options to attract young professionals, singles, and small families. Existing development in the area, however, consists primarily of office buildings and certain other uses (e.g. Bright Generations Henry County Child Care Agency at 2480 Patrick Henry Parkway, Oaks at Eagle's Landing Senior Retirement Community at 2700 Patrick Henry Parkway, and the Piedmont Encompass Health Facility at 2200 Patrick Henry Parkway). The proposed multifamily residential and retail will provide modern residential options and add to the mix of uses in the area, thus furthering the goals of the City of Stockbridge's UDC and long-term planning documents.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is located immediately north of another property (Parcel ID 052-01022000) and just south of another property (Parcel ID 051-01028045) that are located within the PMU Overlay. Additionally, there is another PUD zoning district, also within the PMU Overlay, located approximately 0.28 miles north of the Subject Property on Patrick Henry Parkway that contains the Oaks at Eagle's Landing Retirement Community. The Subject Property is also adjacent to parcels with compatible and complimentary designations on the County's and City's FLUMs (Henry County "Mixed-Use" to the North and East, and City of Stockbridge "Medium Density Vertical Mixed-Use" to the South).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The Proposed Development will blend harmoniously with the surrounding developments and could serve as a catalyst for new growth in the area. The Applicant has provided a thoughtful design that takes into considerations potential impacts on the adjacent properties. For example, the Applicant is preserving a significant amount of green space in the form of an amenitized stormwater detention pond with nature trails that will buffer the adjacent property to the north. Similarly, to the south, there exists a Georgia Power Company easement that acts as an open space buffer along the southern property line. Finally, the Applicant will be providing onsite amenities for the residents to enhance the development's look and appeal.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

The 324 residential units equates to a density of ±16.4 units per acre. Although, the Comprehensive Plan does not designate a maximum density for the MDMU land use, the PMU Overlay allows for a density of up to 45 units per acre. The Applicant has not tried to maximize

the allowed density, but to provide a development that is fitting for the area. Also see Paragraphs C, D and E above.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comprehensive Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant has submitted with its application a Trip Generation Memorandum, prepared by Kimley-Horn and Associates and dated September 28, 2023 ("Trip Gen Memo"). The Trip Gen Memo uses the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, to calculate the anticipated number of vehicular trips. The Proposed Development is expected to generate ±149 trips during the AM weekday peak hour, ±175 trips during the PM weekday peak hour, and ±1,940 total trips on a weekday. It is important to note that the Proposed Development will result in a dramatic decrease in the amount of traffic over what would be generated by a development under the current Henry County C-2 district. The Trip Gen Memo compares a ±160,000 square foot retail shopping center, a building that could be

developed as of right under the current Henry County zoning, with the Proposed Development. When the existing C-2 shopping center development is compared the Applicant's proposal, the Proposed Development is projected to generate approximately 3,982 less daily trips (67% less gross daily trips), 15 more AM peak hour trips (11% increase), and 369 less PM peak hour trips (68% reduction). Consequently, the Proposed Development will be less impactful to the roadways than what is currently allowed on the Subject Property.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also* J, above.

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-use development that will deliver quality design and construction, all of which should "raise-the-bar" for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

The Subject Property is currently zoned C-2 within unincorporated Henry County. This zoning district allows a variety of retail and service uses. The intent of the C-2 district is to encourage businesses to be part of planned commercial centers or community shopping centers

and does not allow a mix of uses. Commercial shopping centers, however, have been struggling to compete with the rise of online shopping. As a result, around the City and around the nation, many large, centralized shopping centers are failing. If the Subject Property remains C-2, it is likely to remain vacant until a more suitable use or zoning is allowed.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The Subject Property does not adjoin any existing residential development and will not impact the integrity of residential neighborhoods.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking three concurrent variances with its request.

A. Stockbridge Unified Development Code § 2.5.2.F.2 to allow residential on the first floor of buildings.

The proposed design provides 5,000 square feet of retail space in the first floor of Building 6 along with 9,000 square feet of amenity space. The other buildings fronting Patrick Henry Parkway will be strictly multifamily residential with no commercial space. The Applicant does not believe that the area in which the Subject Property is located can support more commercial space. To meet the spirit of the zoning code, however, the Applicant is proposing that the first floor building façade for all multifamily buildings fronting Patrick Henry Parkway will mimic commercial frontage to provide the aesthetic that Stockbridge UDC is trying to advance along the parkway.

B. <u>Stockbridge Unified Development Code § 2.5.2.H.4 to eliminate the requirement for a vehicular connection between adjoining properties.</u>

The proposed site design locates the stormwater detention ponds at the northern and southern ends of the property. The location of the stormwater ponds are dictated by the site's topography and must be located at the lower portions of the property to facilitate drainage. Additionally, a Georgia Power Company easement runs the length of the southern property line and limits development in that area. These factors frustrate the ability to provide inter-parcel connection to the adjacent properties. Moreover, the multifamily residential portion of the site is limited to gate access for the security of residents. The limited gate access would prevent any access from the adjacent parcels for non-residents and defeats the stated purpose of the inter-parcel access. *Refer to Stockbridge Unified Development Code §2.5.2.H.4.b ("This* [inter-parcel access] *keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once, if desired.")*

C. <u>Stockbridge Unified Development Code §2.5.2.H.1 to allow parking in front of the buildings.</u>

It is the Applicant's belief that the proposed site design meets the requirement to locate the parking to the side and rear of the buildings, but is requesting the variance out of an abundance of caution. There are several areas of the parking that are not located behind a building and front either Patrick Henry Parkway or I-75. These areas, however, have fully enclosed garage spaces between most of the surface parking spaces and the right-of-way, which partially blocks the view from Patrick Henry Parkway. Additionally, the Subject Property is bounded both to the front and rear by right-of-way, which limits the ability to locate the parking completely behind or to the side of a building.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters

of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment and Variance Applications at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 2nd day of October, 2023.

Respectfully submitted,

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys for Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan

FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/8/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
IMPERVIOUS AREA MAXIMUM:	16.78 AC (85.0%)	
IMPERVIOUS AREA PROVIDED:	10.93 AC (55.4%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:
- FRONT: 25 FT
  - FRONT SETBACK INCLUDES 10 FT FIXTURE/PLANTING ZONE, 10 FT PEDESTRIAN TRAVEL ZONE AND 5 FT BUILDING FRONTAGE ZONE PER PMU OVERLAY DISTRICT
- SIDE: 15 FT
- REAR: 20 FT

BUFFERS:

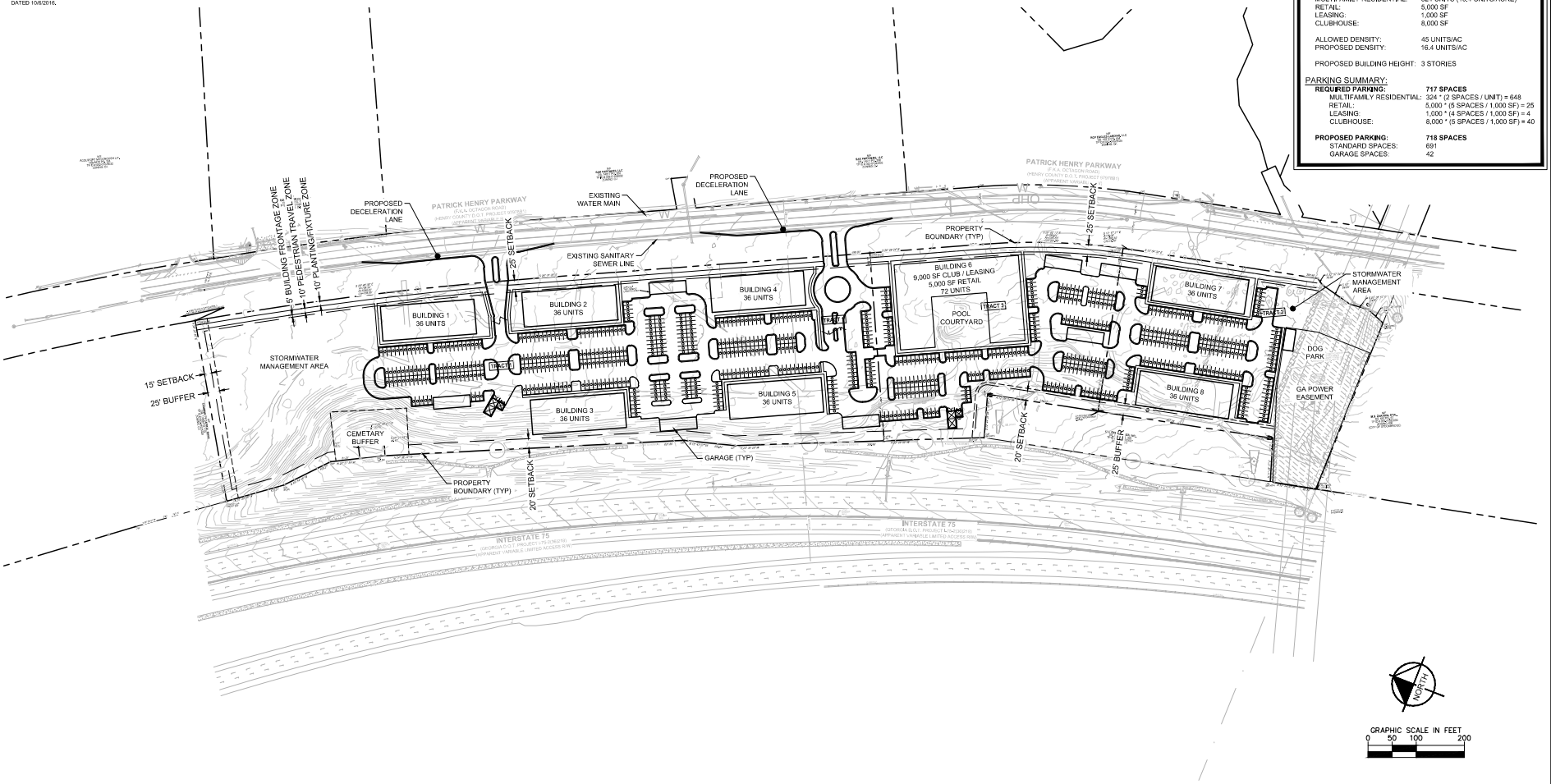
ADJACENT OI ZONING (NORTH):	25 FT
ADJACENT RR ZONING (SOUTH):	25 FT
ADJACENT C2 ZONING (SOUTHWEST):	25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF
ALLOWED DENSITY:	45 UNITS/AC
PROPOSED DENSITY:	16.4 UNITS/AC
PROPOSED BUILDING HEIGHT:	3 STORIES

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42



Kimley»Horn
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11720 AMBER PARK DRIVE, SUITE 600
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WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-6999

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 46, 6TH DISTRICT
PARCEL ID: 052-01N-05-027, 052-01N-05-028, 052-01N-05-030-031, 052-01N-05-028

DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-28 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg Layout2 Oct 02, 2023 8:12am by Phil.Naylor

Survey

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

LIDAR NOTE

SITE IMPROVEMENTS SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD SURVEY LOCATION BY TERRAMARK LAND SURVEYING, INC., AND LOW ALTITUDE AERIAL LIDAR PERFORMED BY PHOENIX AIR UNMANNED, LLC. A FREEFLY SYSTEMS ALTA X & VUX-1 LIDAR EQUIPMENT WERE USED TO OBTAIN LIDAR DATA. THE LIDAR DATA WAS OBTAINED VIA FLIGHT PERFORMED ON AUGUST 30, 2023. LIDAR DATA OBTAINED IS WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS. HOWEVER, CERTAIN FEATURES SUCH AS ON-SITE BUILDINGS, STRUCTURES, UTILITIES, TREES, CEMETERIES, STORED MATERIALS, OR OTHER FEATURES MAY NOT BE OBSERVED FROM THE AIR THAT COULD BE OBSERVED BY FIELD PERSONNEL DURING AN OVERALL FIELD SURVEY. TERRAMARK WOULD NOT BE RESPONSIBLE FOR IMPROVEMENTS FOUND OR DISCOVERED THAT COULD BE DETECTED DURING AN OVERALL FIELD RUN SURVEY.

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. AS OF THE DATE OF THE FIELDWORK SHOWN HEREON IN THE SURVEY NOTES, THERE WERE NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE SUBJECT PROPERTY BY TERRAMARK PERSONNEL DURING FIELDWORK. THE UNDERSIGNED HAS NO KNOWLEDGE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY. THE LOCATION OF THE CEMETERY OR BURIAL GROUND SHOWN ON THE SURVEY IS LOCATED ON AN ADJACENT PROPERTY.
5. THERE WERE NO WETLAND DELINEATION MARKINGS OBSERVED BY TERRAMARK AS OF THE DATE OF FIELDWORK SHOWN HEREON IN THE SURVEY NOTES.
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDINGS, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE DATE OF FIELDWORK SHOWN HEREON IN THE SURVEY NOTES.
7. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND DURING THE COURSE OF PROPERTY RESEARCH OR FIELD WORK EXAMINATION.
8. PARCELS/TRACTS SHOWN HEREON ARE CONTIGUOUS, WITH NO GAPS OR GORES.
9. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS OVERALL SURVEY (TRACTS 1-3) HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 726,977 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED, ARE WITHIN THE POSITIONAL TOLERANCES ALLOWED FOR ALTA/NSPS LAND TITLE SURVEYS PER THE 2021 MINIMUM TECHNICAL STANDARDS ESTABLISHED BY ALTA AND NSPS AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON SEPTEMBER 7, 2023.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

REFERENCE MATERIAL

1. BOUNDARY SURVEY FOR TIM DHANANI PREPARED BY CONCEPTUAL DESIGN ENGINEERING, INC. DATED NOVEMBER 14, 2007
2. DEEDS AND PLATS CONTAINED WITHIN TITLE NOTES AND AS SHOWN HEREON

SITE INFORMATION

TRACT 1

CURRENT OWNER: SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST) DB. 10612 PG. 43

TAX PARCEL ID # 052-01025027

ADDRESS: UNASSIGNED

TRACT 2

CURRENT OWNER: SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST) DB. 10612 PG. 43

TAX PARCEL ID # 052-01025028

ADDRESS: UNASSIGNED

TRACT 3

CURRENT OWNER: HABARRI, INC. DB. 17579 PG. 74

TAX PARCEL ID # 052-01025024

ADDRESS: UNASSIGNED

TITLE NOTES - TRACTS 1 & 2

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF HENRY COUNTY, GEORGIA (PANEL NUMBERS 13151C0151D & 13151C0152D), EACH DATED OCTOBER 6, 2016; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING.

II. SUBJECT PROPERTY CURRENTLY DIRECT VEHICULAR ACCESS TO THE PUBLIC RIGHT-OF-WAY OF PATRICK HENRY PARKWAY VIA CURB CUT SHOWN ON SURVEY.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO LIE VESTED IN SHAMA HOSPITALITY, INC. (50% INTEREST) AND HENRY PARKWAY PARTNERS, LLC (50% INTEREST), PER DEED RECORDED AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA IN DEED BOOK 10612, PAGE 43.

IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT (COMMITMENT NO. 231302GA, EFFECTIVE DATE OF JUNE 14, 2023), PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND RECEIVED ON AUGUST 21, 2023. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

11. EASEMENT FOR SEWER LINE, RECORDED IN DEED BOOK 8831, PAGE 287, AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA. **(DOES NOT AFFECT SUBJECT PROPERTY)**

12. INGRESS/EGRESS EASEMENT, RECORDED IN DEED BOOK 8831, PAGE 307, AFORESAID RECORDS. **(NO LONGER AFFECTS SUBJECT PROPERTY, TEMPORARY INGRESS/EGRESS EASEMENT EXPIRED PER DEED)**

13. PERMIT FOR ANCHORS, GUY POLES AND WIRES, RECORDED IN DEED BOOK 4111, PAGE 88, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

14. DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED IN DEED BOOK 3282, PAGE 114, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)**

15. DEED OF CONVEYANCE AND EASEMENT, RECORDED IN DEED BOOK 3322, PAGE 7, AFORESAID RECORDS. **(UNABLE TO DETERMINE AFFECT BASED ON VAGUE DESCRIPTION. EASEMENT IS POSSIBLY SITUATED ON THE EAST SIDE OF PATRICK HENRY PARKWAY DUE TO THE LOCATION OF THE EXISTING WATERLINE.)**

16. EASEMENT, RECORDED IN DEED BOOK 3120, PAGE 237, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY)**

17. RESTRICTED COVENANT, RECORDED IN DEED BOOK 3831, PAGE 114, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE. WETLAND AREAS LIE OUTSIDE OF SUBJECT PROPERTY BOUNDARIES.)**

18. TEMPORARY ACCESS EASEMENT AND PERMANENT UTILITY EASEMENT AGREEMENT, RECORDED IN DEED BOOK 3224, PAGE 209, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY. GEORGIA POWER EASEMENT ON TRACT 2 IS SHOWN ON EXHIBITS, BUT EASEMENT IS NOT CONVEYED WITHIN INSTRUMENT PROVIDED.)**

19. EASEMENT, RECORDED IN DEED BOOK 3605, PAGE 304, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, EASEMENTS SHOWN ON SURVEY PER EXHIBIT WITHIN INSTRUMENT PROVIDED)**

20. SLOPE EASEMENTS, RECORDED IN DEED BOOK 3959, PAGE 199, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, EASEMENTS SHOWN ON SURVEY)**

21. SLOPE EASEMENTS, RECORDED IN PLAT BOOK 44, PAGE 27(B), AS REVISED ON PLAT BOOK 44, PAGE 101, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY, EASEMENTS LIE NORTH OF TRACT 1)**

22. MATTERS AS SHOWN ON PLAT BOOK 44, PAGE 28, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

23. ATTENTION IS CALLED TO THE FACT THAT THE SOUTHWESTERN PROPERTY LINE OF THE SUBJECT PROPERTY IS THE NORTHEASTERN RIGHT-OF-WAY OF INTERSTATE 75, A LIMITED ACCESS HIGHWAY WITH POINTS OF ACCESS DESIGNATED BY DEPARTMENT OF TRANSPORTATION. **(SUBJECT BOUNDARY AND INTERSTATE 75 LIMITED ACCESS R/W SHOWN ON SURVEY)**

24. ATLANTA TECH CENTER DECLARATION OF COVENANATS AND RESTRICTIONS, RECORDED IN DEED BOOK 4192, PAGE 284, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

25. DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED IN DEED BOOK 1517, PAGE 233, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

PROPERTY DESCRIPTION (OVERALL: TRACTS 1-3)

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the Intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence,
3. North 12° 56' 24" West, 599.64 feet to a nail found; thence,
4. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
5. North 23° 29' 55" West, 207.74 feet to a 1/2-inch rebar found; thence,
6. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
7. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
8. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
9. North 65° 21' 18" East, 46.14 feet; thence,
10. North 24° 38' 42" West, 55.52 feet; thence,
11. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
12. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
13. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
14. North 37° 20' 45" West, 123.37 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
15. North 58° 25' 59" East, 380.57 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
16. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
17. South 26° 01' 05" East, 699.80 feet to a 1/2-inch rebar with cap "LSF810" set; thence,
18. South 26° 08' 24" East, 234.97 feet; thence,
19. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a 1/2-inch rebar with cap "LSF810" set; thence,
20. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
21. South 12° 54' 38" East, 390.96 feet; thence,
22. South 32° 57' 24" West, 16.66 feet; thence,
23. South 13° 18' 22" West, 69.69 feet; thence,
24. South 06° 05' 12" East, 38.78 feet; thence,
25. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
26. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 860,008 square feet or 19.7431 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

TITLE NOTES - TRACT 3

I. ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF HENRY COUNTY, GEORGIA (PANEL NUMBERS 13151C0151D & 13151C0152D), EACH DATED OCTOBER 6, 2016; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER GRAPHICAL PLOTTING.

II. SUBJECT PROPERTY CURRENTLY HAS NO DIRECT VEHICULAR ACCESS POINTS TO THE PUBLIC RIGHT-OF-WAY OF PATRICK HENRY PARKWAY.

III. AS OF THE DATE OF THIS SURVEY, TITLE TO SUBJECT PROPERTY APPEARS TO LIE VESTED IN HABARRI, INC., PER DEED RECORDED AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA IN DEED BOOK 17579, PAGE 74.

IV. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY, RECORDED AND UNRECORDED.

V. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT (COMMITMENT NO. 231303GA, EFFECTIVE DATE OF JUNE 8, 2023), PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND RECEIVED ON AUGUST 21, 2023. APPLICABLE ENCUMBRANCES AND SPECIAL EXCEPTIONS ARE SHOWN BELOW AND/OR ON THIS SURVEY.

11. A PORTION OF THE SOUTHWESTERN PROPERTY LINE OF THE LAND IS THE NORTHEASTERN RIGHT-OF-WAY OF INTERSTATE 75, A LIMITED ACCESS HIGHWAY WITH POINTS OF ENTRY DESIGNATED BY DEPARTMENT OF TRANSPORTATION. **(SUBJECT BOUNDARY AND INTERSTATE 75 LIMITED ACCESS R/W SHOWN ON SURVEY)**

12. INDEMNITY AGREEMENT, RECORDED IN DEED BOOK 971, PAGE 297, AMONG THE LAND RECORDS OF HENRY COUNTY, GEORGIA. **(UNABLE TO DETERMINE AFFECT BASED ON VAGUE DESCRIPTION. NO EVIDENCE OF AN IRRIGATION SYSTEM, VINYL COATED FENCE OR LANDSCAPING OBSERVED ON SUBJECT PROPERTY)**

13. TEMPORARY ACCESS EASEMENT AND PERMANENT UTILITY EASEMENT AGREEMENT, RECORDED IN DEED BOOK 3224, PAGE 209, AS AFFECTED BY DEEDS RECORDED IN DEED BOOK 3282, PAGE 152 & DEED BOOK 3372, PAGE 13, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY)**

14. ATLANTA TECH CENTER DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED IN DEED BOOK 3282, PAGE 114, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)**

15. DEED OF CONVEYANCE AND EASEMENT, RECORDED IN DEED BOOK 3322, PAGE 7, AFORESAID RECORDS. **(UNABLE TO DETERMINE AFFECT BASED ON VAGUE DESCRIPTION. EASEMENT IS POSSIBLY SITUATED ON THE EAST SIDE OF PATRICK HENRY PARKWAY DUE TO THE LOCATION OF THE EXISTING WATERLINE.)**

16. RESTRICTED COVENANT, RECORDED IN DEED BOOK 3831, PAGE 114, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE. WETLAND AREAS LIE OUTSIDE OF SUBJECT PROPERTY BOUNDARIES.)**

17. EASEMENTS, RECORDED IN DEED BOOK 3959, PAGE 199, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, EASEMENTS SHOWN ON SURVEY)**

18. RIGHT-OF-WAY DEED, RECORDED IN DEED BOOK 4918, PAGE 39, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, CURRENT RIGHT-OF-WAY OF PATRICK HENRY PARKWAY SHOWN ON SURVEY)**

19. DISTRIBUTION TREE TRIM / CLEARING EASEMENT, RECORDED IN DEED BOOK 18195, PAGE 69, AFORESAID RECORDS. **(DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT AREA LIES WITHIN THE RIGHT-OF-WAY OF PATRICK HENRY PARKWAY BASED ON DIMENSIONS FROM ELECTRIC LINES)**

20. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 13, PAGE 111, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, APPLICABLE MATTERS SHOWN ON SURVEY)**

21. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 15, PAGE 285, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, APPLICABLE MATTERS SHOWN ON SURVEY)**

22. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 31, PAGE 163, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, NO PLOTTABLE MATTERS)**

23. MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 44, PAGE 101, AFORESAID RECORDS. **(AFFECTS SUBJECT PROPERTY, APPLICABLE MATTERS SHOWN ON SURVEY)**

PROPERTY DESCRIPTION (TRACT 1)

All that tract or parcel of land lying and being In Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence, North 12° 56' 24" West, 599.64 feet to a nail found; thence, South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75, North 23° 29' 55" West, 207.74 feet to a 1/2-inch rebar found, being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing along the said line of Interstate 75

1. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
2. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
3. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
4. North 65° 21' 18" East, 46.14 feet; thence,
5. North 24° 38' 42" West, 55.52 feet; thence,
6. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
7. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
8. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
9. North 37° 20' 45" West, 123.37 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
10. North 58° 25' 59" East, 380.57 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
11. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
12. South 26° 01' 05" East, 699.80 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
13. South 63° 58' 20" West, 390.77 feet to the Point of Beginning, containing 497,813 square feet or 11.4282 acres of land, more or less.

Property Is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION (TRACT 2)

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence,
3. North 12° 56' 24" West, 367.26 feet; thence,
4. North 77° 00' 06" East, 342.54 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
6. South 12° 54' 38" East, 390.96 feet; thence,
7. South 32° 57' 24" West, 16.66 feet; thence,
8. South 13° 18' 22" West, 69.69 feet; thence,
9. South 06° 05' 12" East, 38.78 feet; thence,
10. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
11. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 186,411 square feet or 4.2794 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

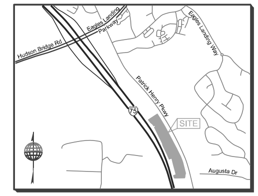
PROPERTY DESCRIPTION (TRACT 3)

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the Intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans - Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a 1/2-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a 3/4-inch open top pipe found; thence, North 12° 56' 24" West, 367.26 feet to a point being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running

1. North 12° 56' 24" West, 232.38 feet to a nail found; thence,
2. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
3. North 23° 29' 55" West, 207.74 feet to a 1/2-inch rebar found; thence, leaving the aforesaid line of Interstate 75 and running
4. North 63° 58' 20" East, 390.77 feet to a 1/2-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans - Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. South 26° 08' 24" East, 234.97 feet; thence,
6. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a 1/2-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
7. South 77° 00' 06" West, 342.54 feet to the Point of Beginning, containing 175,784 square feet or 4.0355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.



LOCATION MAP

NOT TO SCALE
LAT - 33°29'41.72" N
LONG - 84°13'11.31" W

ZONING INFORMATION

ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
JURISDICTION: HENRY COUNTY

SETBACKS: (NOT PROVIDED ON SURVEY)
FRONT - 50 FEET FROM R/W LINE
SIDE - NONE, EXCEPT 30 FEET ON CORNER LOTS
REAR - 20 FEET

MAX. BUILDING HEIGHT - UNLIMITED FOR NEW DEVELOPMENT

PARKING COUNT: NO MARKED PARKING SPACES OBSERVED

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC.
1227 N PEACHTREE PARKWAY, SUITE 178
PEACHTREE CITY, GA. 30269
PHONE: 404-312-6912
ATTENTION: HANS WONNEBERGER

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS

SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGGIE TERRELL
(404) 584-3474

POWER

GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
ENGINEERING DEPARTMENT
(404) 506-6539

WATER

HENRY COUNTY WATER AUTHORITY
1695 HIGHWAY 20 W
MCDONOUGH, GA 30253
CODY MILLER
(770) 914-3699

COMMUNICATION

AT&T
208 S AKARD STREET
DALLAS, TX 75202
ANGELO HINES
(210) 821-4105

COMCAST
OLIVER BROOKS
(770) 559-6879

CHARTER COMMUNICATIONS
(866) 447-4188

UNITI FIBER
9501 INTERNATIONAL CT. NORTH
ST. PETERSBURG, FL 33716
(727) 471-5600

TOWER CLOUD
9501 INTERNATIONAL CT. NORTH
ST. PETERSBURG, FL 33716
(888) 897-2568

RECORDING CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3501 PROFESSIONAL LAND SURVEYOR JOSHUA D. WILSON

JOSHUA D. WILSON, PLS
REGISTERED NUMBER: 3501

ALTA/NSPS CERTIFICATE

TO: WPR DEVELOPMENT HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),6(b),7(a),7(b1),7(c),8,9,10,11(b),13,14,15,16,17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 7, 2023. THE DATE OF THE SURVEY OR MAP SEPTEMBER 11, 2023.

GEORGIA REGISTERED No. 3501 PROFESSIONAL LAND SURVEYOR JOSHUA D. WILSON

JOSHUA D. WILSON, PLS
REGISTERED NUMBER: 3501

Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000810

TerraMark Geospatial

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066

Project No.	2023-201
Survey Crew:	JH
Drawn By:	JDW
Approved By:	JDW
Date:	09/11/2023
Scale:	1"=100'

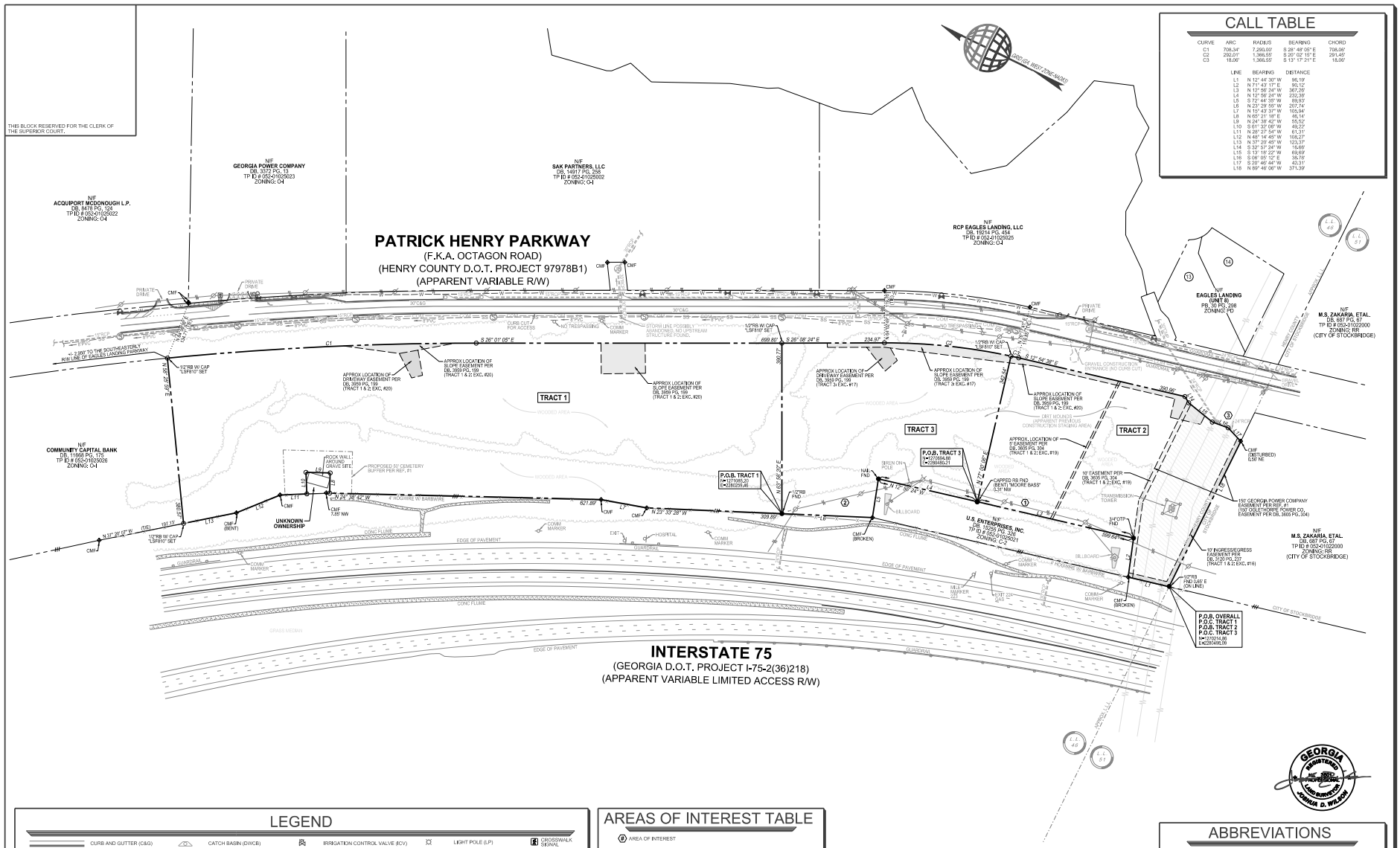
No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

PATH: S:\SURVEY\2023\2023-201\DGN\ALTA.DGN

ALTA/NSPS LAND TITLE SURVEY
FOR
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOT 46, 6TH DISTRICT
HENRY COUNTY, GEORGIA

SHEET NO.
1/2

DRAWING# TM 23-201



CALL TABLE

CURVE	ARC	RADIUS	BEARING	CHORD
C1	708.34'	7,293.00'	S 28° 48' 05" E	708.06'
C2	292.01'	1,366.55'	S 20° 02' 15" E	291.45'
C3	18.06'	1,366.55'	S 13° 17' 31" E	18.06'

LINE	BEARING	DISTANCE
L1	N 12° 44' 39" W	96.19'
L2	N 71° 43' 17" E	93.12'
L3	N 12° 56' 24" W	367.26'
L4	N 12° 56' 24" W	232.38'
L5	S 72° 44' 35" W	89.93'
L6	N 23° 29' 55" W	217.74'
L7	N 15° 43' 37" W	105.94'
L8	N 65° 21' 18" E	46.14'
L9	N 24° 38' 42" W	55.52'
L10	S 61° 37' 08" W	49.22'
L11	N 28° 27' 54" W	61.31'
L12	N 48° 14' 45" W	108.27'
L13	N 37° 28' 45" W	123.37'
L14	S 32° 57' 24" W	15.66'
L15	S 13° 18' 22" W	69.69'
L16	S 08° 05' 12" E	35.78'
L17	S 20° 46' 44" W	49.31'
L18	N 89° 46' 06" W	371.39'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- UGE — UNDERGROUND POWER LINE
- TRANSMISSION LINE
- OHP — OVERHEAD POWER LINE
- COM — UNDERGROUND COMMUNICATION
- 100 — TOPOGRAPHIC CONTOUR
- LIMITED ACCESS R/W
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
2. POWER POLES, ELECTRIC LINES & GUY WIRES ON SUBJECT PROPERTY
3. STORM PIPE CROSSES PROPERTY LINE

AREA TABLE

TRACT 1:	497,813 SQ.FT. OR 11.4282 AC.
TRACT 2:	186,411 SQ.FT. OR 4.2794 AC.
TRACT 3:	175,784 SQ.FT. OR 4.0355 AC.
TOTAL:	860,008 SQ.FT. OR 19.7431 AC.

ABBREVIATIONS

A.	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

JOB NUMBER 2023-201 PLOT SIZE 24 X 36

TerraMark Geospatial
TerraMark Land Surveying, Inc.
1395 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1662
www.TerraMark.com
C.O.A.# LSF000610

No.	Revision	Date
#1	ADDED TRACT 3	09/11/2023
#2	ADDED TRACT 3	09/18/2023
#3	ADDED TRACT 3	09/19/2023
#4	ADDED TRACT 3	09/20/2023
#5	ADDED TRACT 3	09/21/2023

Project No: 2023-201
Survey Date: JA
Drawn By: JDW
Approved By: JDW
Date: 08/11/2023
Scale: 1"=100'

ALTA/NSPS LAND TITLE SURVEY
FOR:
WPR DEVELOPMENT HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AND FIDELITY NATIONAL TITLE INSURANCE COMPANY
(PATRICK HENRY PARKWAY SITE)
LOCATED IN
LAND LOTS 46, 47, 51 & 52 OF THE 7TH DISTRICT
HENRY COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 23-201

Legal Description

PROPERTY DESCRIPTION

TRACT 1
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 599.64 feet to a nail found; thence, South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75, North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found, being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and continuing along the said line of Interstate 75

1. North 23° 33' 28" West, 309.89 feet to a concrete r/w monument found; thence,
2. North 15° 43' 37" West, 105.94 feet to a concrete r/w monument found; thence,
3. North 24° 38' 42" West, 621.89 feet; thence, leaving the aforesaid line of Interstate 75 and running
4. North 65° 21' 18" East, 46.14 feet; thence,
5. North 24° 38' 42" West, 55.52 feet; thence,
6. South 61° 32' 06" West, 49.22 feet to a point on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
7. North 28° 27' 54" West, 61.31 feet to a concrete r/w monument found; thence,
8. North 48° 14' 45" West, 108.27 feet to a bent concrete r/w monument found; thence,
9. North 37° 20' 45" West, 123.37 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Interstate 75 and running
10. North 58° 25' 59" East, 380.57 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
11. 708.34 feet along the arc of a curve deflecting to the right, having a radius of 7,290.00 feet and a chord bearing and distance of South 28° 48' 05" East, 708.06 feet; thence,
12. South 26° 01' 05" East, 699.80 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
13. South 63° 58' 20" West, 390.77 feet to the Point of Beginning, containing 497,813 square feet or 11.4282 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 2
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75

1. North 12° 44' 30" West, 96.19 feet to a broken concrete r/w monument found; thence, leaving the aforesaid line of Interstate 75 and running
2. North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence,
3. North 12° 56' 24" West, 367.26 feet; thence,
4. North 77° 00' 06" East, 342.54 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. 18.06 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 13° 17' 21" East, 18.06 feet; thence,
6. South 12° 54' 38" East, 390.96 feet; thence,
7. South 32° 57' 24" West, 16.66 feet; thence,
8. South 13° 18' 22" West, 69.69 feet; thence,
9. South 06° 05' 12" East, 38.78 feet; thence,
10. South 20° 46' 44" West, 42.31 feet to a point on the aforesaid land lot line; thence, leaving the aforesaid line of Patrick Henry Parkway and running with the said land lot line
11. North 89° 46' 06" West, 371.39 feet to the Point of Beginning, containing 186,411 square feet or 4.2794 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

PROPERTY DESCRIPTION

TRACT 3
"PATRICK HENRY PARKWAY SITE"

All that tract or parcel of land lying and being in Land Lot 46, 6th District, Henry County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the intersection of the Northeasterly Right-of-Way Line of Interstate 75, (apparent variable width limited access r/w) as per GDOT Right-of-Way Plans – Project No. I-75-2(36)218, and the Land Lot Line common to land lots 46 and 51, said point being 0.65' west of a ½-inch rebar found; thence, leaving said point and the said land lot line and running with the said line of Interstate 75, North 12° 44' 30" West, 96.19 feet to a concrete r/w monument found; thence, leaving the said line of Interstate 75 and running, North 71° 43' 17" East, 90.12 feet to a ¾-inch open top pipe found; thence, North 12° 56' 24" West, 367.26 feet to a point being the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and running

1. North 12° 56' 24" West, 232.38 feet to a nail found; thence,
2. South 72° 44' 35" West, 89.93 feet to a broken concrete r/w monument found on the aforesaid line of Interstate 75; thence, running with the said line of Interstate 75
3. North 23° 29' 55" West, 207.74 feet to a ½-inch rebar found; thence, leaving the aforesaid line of Interstate 75 and running
4. North 63° 58' 20" East, 390.77 feet to a ½-inch rebar with cap "LSF810" set on the Northwesterly Right-of-Way Line of Patrick Henry Parkway (f.k.a. Octagon Road), (apparent variable width r/w) as per Henry County DOT Right-of-Way Plans – Project No. 97978B1; thence, running with the said line of Patrick Henry Parkway
5. South 26° 08' 24" East, 234.97 feet; thence,
6. 292.01 feet along the arc of a curve deflecting to the right, having a radius of 1,366.55 feet and a chord bearing and distance of South 20° 02' 15" East, 291.45 feet to a ½-inch rebar with cap "LSF810" set; thence, leaving the aforesaid line of Patrick Henry Parkway and running
7. South 77° 00' 06" West, 342.54 feet to the Point of Beginning, containing 175,784 square feet or 4.0355 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

Water and Sewer Availability Letter/Email

Henry County Water Authority
Engineering Division

Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the Henry County Planning and Zoning Board and/or the Henry County Board of Commissioners (or respective cities that are within HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

The HCWA charges an application fee for the preparation of a Water/Sewer Availability Letter. A deposit and additional costs may be required for proposed larger developments, industrial projects, or unusual cases that require a feasibility/basin study.

Payment of the fee(s) is due at the time of the submittal of the application for a Water/Sewer Availability Letter. This fee is non-refundable even if it is determined that water and/or sewer service is not available.

Water/Sewer Availability Letters are valid for twelve (12) months.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.

Henry County Water Authority
Engineering Division

Availability Letter Checklist/Summary

Please complete this form when requesting water/sewer availability letters. Attach the checklist to the application and sign. (This does not apply to existing service verification letters or letters for conditional use/exception and some variances).

ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form *(Originals only. No photocopies accepted.)*	01	1. Signed by owner and **notarized**. OR 2. Signed by owner's agent and **notarized.**	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Preliminary Site Plan drawn to scale that clearly presents the following minimum details: • Location of Proposed Development (identify all adjacent roads used to access development) • Overall size of proposed development • Land Lot(s) and District(s) of the proposed development • Current and proposed zoning classification • Proposed improvement for the development, for subdivision, show proposed lot layout, identifying total # of lots • Topography – clearly label contour information • Existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. (*Preliminary profiles of the proposed sewer routing may be required.)* • Estimated sanitary sewer flow along with the method of calculation. • Buildings, road frontage, north arrow, • The plan/layout must be dated and correspond with the submittal to the County or respective City. • **All plans/layouts must include a statement of whether or not the property is within a protected watershed district.**	

Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the Water Quality Critical Area.	
Payment $200.00		Cash or check made payable to *Henry County Water Authority for* **$200.00** for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department **(Only if property is not on sewer and located within a protected watershed district)**	01	This letter is required **only** if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations.

Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: 09/28/2023

Name of Applicant: Chris Moore Phone: 561-961-7226 Mobile: 262-751-5014

Address of Applicant: 150 E Palmetto Park Rd Fax: _____

City: Boca Raton State: FL Zip: 33432 E-mail: cmoore@waypointresidential.com

Name of Agent: Brian West Phone: 470-273-3299 Mobile: 941-724-2022

Address of Agent: 645 Molly Ln #110 Fax: _____

City: Woodstock State: GA Zip: 30189 E-mail: brian.west@kimley-horn.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN **ALL** APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ **Conditional Use/Exception** ☐ **Variance** ☐ **In-law Suite/Addition** ☐ **Bank Loan**

AVAILABILITY: ■ **General Availability** ■ **Rezoning**

Availability letters will require a **minimum** of three weeks from the date of payment and application submittal.

Request from C-2 (Present Zoning)) to PUD (Requested Zoning)

For the Purpose of Multifamily/Mixed-Use (Type of Development)

Address of Property: 2400 Patrick Henry Pkwy (Street Address, if Applicable, Nearest Intersection, Etc) Nearest Intersection to Property Patrick Henry Pkwy & Country Club Dr

Size of Tract: 20.3 acre(s), Land Lot Number(s): 46, District(s): 6

Development Estimated Average Daily Sewer Flow (GPD): 106,071

Property Tax Parcel Number: 052 - 010 - 250 - 28 ~~27~~ 24 Proposed number of lots: 1

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____units per acre Net Density: _____units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness _____ Signature of Owner(s)/Agent(s) _____

Clayton Robinson Christopher J. Moore

Printed Name of Witness Printed Name of Owner/s

Notary _____ Signature of Agent _____

Notary Public State of Florida
Cristina Schwartz
My Commission HH 319753
Expires 10/6/2026

Kimley»Horn

MEMORANDUM

To: Henry County Water Authority
1695 GA-20
McDonough, GA 30253

From: Brian B. West, P.E.
645 Molly Ln #110
Woodstock, GA 30189
Kimley-Horn and Associates, Inc.

Date: 09/28/2023

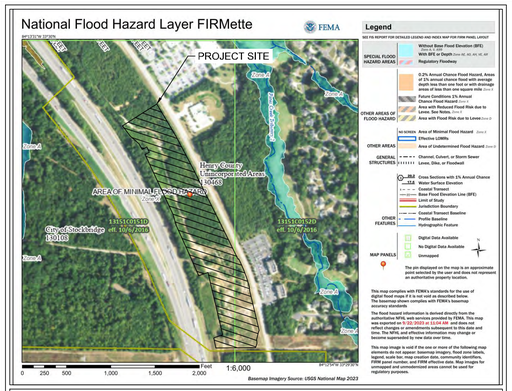
Subject: Letter of Intent – Waypoint Henry County Multifamily

---

The subject property for this proposed development encompasses parcels 052-010-250-28, 052-010-250-27, and 052-010-250-24 along Patrick Henry Parkway. The subject property is currently zoned General Commercial (C2) in unincorporated Henry County, while the intent is to annex this property into the City of Stockbridge and rezone it to Planned Unit Development (PUD) within the Parkway Mixed Use (PMU) overlay district. The intended use for this property is a mixed-use of multifamily and commercial. Conceptual site planning efforts have yielded a residential unit count of 324 units with 5,000 SF of retail space. Construction is anticipated to take place from August 2024 to July 2026, with the first units being delivered in October 2025.

Sincerely,

Brian B. West, P.E.



FEMA MAP
N.T.S.

SITE MAP
SCALE: 1:1000

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13151C0151D AND 13151C0152D DATED 10/6/2016.

SANITARY SEWER DEMAND NOTES:

1. SANITARY SEWER DEMAND IS CALCULATED BASED ON PRIOR EXPERIENCE WITH RESIDENTIAL PROJECTS AND IN CONSULTATION WITH THE "FORSYTH COUNTY SEWER CAPACITY BY LAND USE".
2. ESTIMATED SANITARY SEWER DEMAND: 74,250 GPD

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)	
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)	
SITE AREA:	19.74	ACRES
FLOOR AREA:	9.09	ACRES
OPEN SPACE REQUIRED:	3.95 AC (20.0%)	
OPEN SPACE PROVIDED:	3.96 AC (20.1%)	
PUBLIC SPACE REQUIRED:	0.09 AC (1.0% OF FLOOR AREA)	
PUBLIC SPACE PROVIDED:	0.28 AC (3.0% OF FLOOR AREA)	

BUILDING SETBACK:

FRONT	25 FT
SIDE	15 FT
REAR	20 FT

BUFFERS:

ADJACENT OI ZONING (NORTH):	25 FT
ADJACENT RR ZONING (SOUTH):	25 FT
ADJACENT C2 ZONING (SOUTHWEST):	25 FT

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL:	324 UNITS (16.4 UNITS/ACRE)
RETAIL:	5,000 SF
LEASING:	1,000 SF
CLUBHOUSE:	8,000 SF

PARKING SUMMARY:

REQUIRED PARKING:	**717 SPACES**
MULTIFAMILY RESIDENTIAL:	324 * (2 SPACES / UNIT) = 648
RETAIL:	5,000 * (5 SPACES / 1,000 SF) = 25
LEASING:	1,000 * (4 SPACES / 1,000 SF) = 4
CLUBHOUSE:	8,000 * (5 SPACES / 1,000 SF) = 40
PROPOSED PARKING:	**718 SPACES**
STANDARD SPACES:	691
GARAGE SPACES:	42

SITE NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM SURVEY FILES PROVIDED BY TERRAMARK, DATED 09/14/2023.
2. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPERTY IS NOT LOCATED WITHIN A PROTECTED WATERSHED DISTRICT.

PREPARED BY
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: 770-818-4200
WWW.KIMLEY-HORN.COM

PREPARED FOR
WAYPOINT RESIDENTIAL
3475 PIEDMONT RD NE
ATLANTA, GA 30305
PHONE: 770-817-3959

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
WAYPOINT HENRY COUNTY
PATRICK HENRY PKWY, HENRY COUNTY, GA
LAND LOT 21, 6TH DISTRICT
PARCEL ID: 052-010-250-24, 052-010-250-27, 052-010-250-28

DRAWN BY	PTN
DESIGNED BY	PTN
REVIEWED BY	BBW
DATE	09/28/2023
PROJECT NO.	118449002

TITLE
ZONING SITE PLAN

SHEET NUMBER
ZSP

Drawing name: K:\ALP_PRJ\118449002_Patrick Henry Pkwy\CAD\Exhibits\2023-09-22 Rezoning Site Plan\2023-09-22 Waypoint Henry Zoning Site Plan.dwg Layout2 Sep 28, 2023 10:18am by: Andrew.Sauer

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Presentation For VR-2023-04: **VARIANCE**

For a Proposed Mixed-Use Development on The West Side of Patick Henry Pkwy.

Presented To:

Planning Commission – December 21, 2023

City Council – January 08, 2024

Presented By:

City of Stockbridge Community Development Department, Planning and Zoning Division

Linda Logan, Senior Planner

INTRODUCTION

PURPOSE OF APPLICATION -- Consider a Variance application **(#VR-2023-04)** by Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP) for the development of three parcels on the west side of Patrick Henry Parkway to allow for the construction of a mixed-use development consisting of multifamily residential (apartments) and retail commercial uses. The applicant has requested three variances.

APPLICANT'S THREE VARIANCE REQUESTS:

Variance Request #1-- A variance from Section 2.5.2.F.2. to allow residential uses on the first floor of buildings.

Variance Request #2-- A variance from Section 2.5.2. H.4. to eliminate the requirement for a vehicular connection between adjoining properties.

Variance Request #3-- A variance from Section 2.5.2.H.1. to allow parking in front of the buildings.

INTRODUCTION, CONTINUED

COMPANION APPLICATIONS -- The applicant also simultaneously submitted three other applications to the City of Stockbridge for the subject property, as are listed below.

1. **Annexation Application (Case #AX-2023-06)—**This is a request to consider the annexation of four parcels into the Stockbridge City Limits. (The fourth parcel would not be a part of the proposed development.)

2. **Comprehensive Plan Amendment Application (Case #CP-2023-02) –** This is a request to assign the future land use designation of 'Medium-Density Mixed-Use' to the three parcels upon their annexation into the City.

3. **Rezoning Application (Case #RZ-2023-03) –**This is a request for a rezoning to assign the zoning districts of 'PUD' (Planned Unit Development) and 'PMU' (Parkway Mixed-Use Overlay District) upon the annexation of the three parcels into the City.

The variance application pertains to three parcels, as are shown on the next two slides.

AERIAL PHOTO OF PARCEL #052-01025024

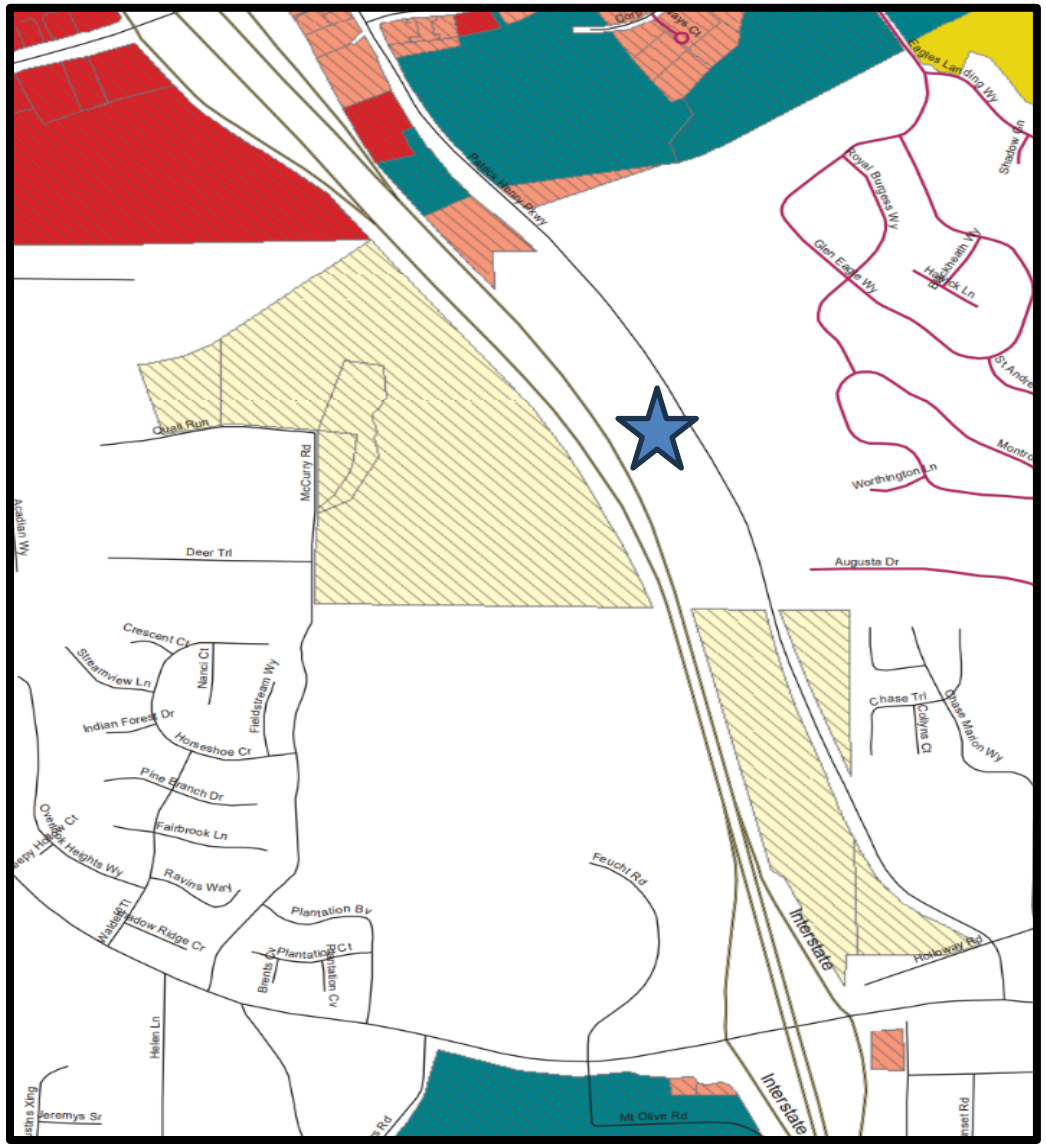
(The aerial photos of the other two parcels are shown on the next slide.)

AERIAL PHOTOGRAPHS OF TWO MORE PARCELS

AERIAL PHOTOGRAPH OF PARCEL #052-01025027

AERIAL PHOTOGRAPH OF PARCEL # #052-01025028

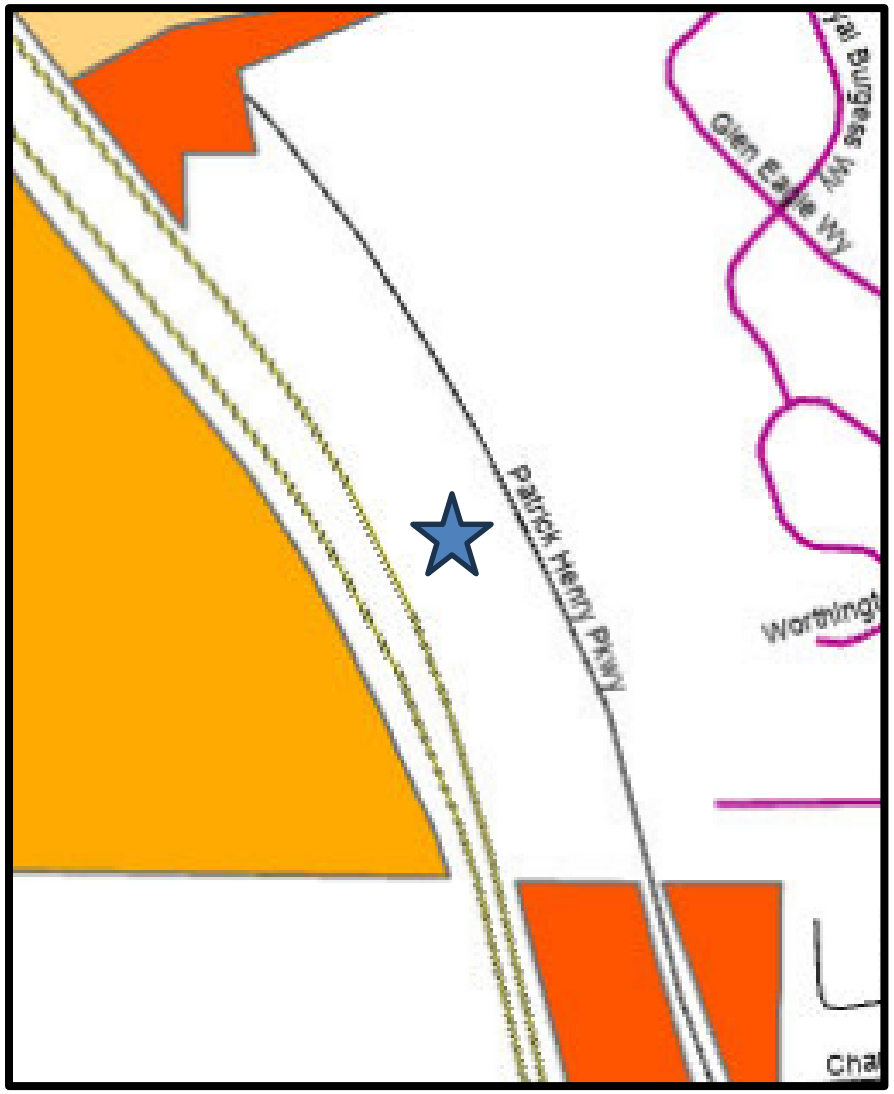
SURROUNDING ZONING



KEY:

Main Road – Patrick Henry Parkway
Adjacent Road to the West—I-75
Pale Yellow—RR (Rural Residential)
Gold—MFR (Multiple Family Residential)
Salmon – C-2 (General Commercial)
Red—C-3 (Heavy Commercial)
Teal—PUD (Planned Unit Development)
White Areas—Unincorporated Henry County

SURROUNDING LAND USE DESIGNATIONS

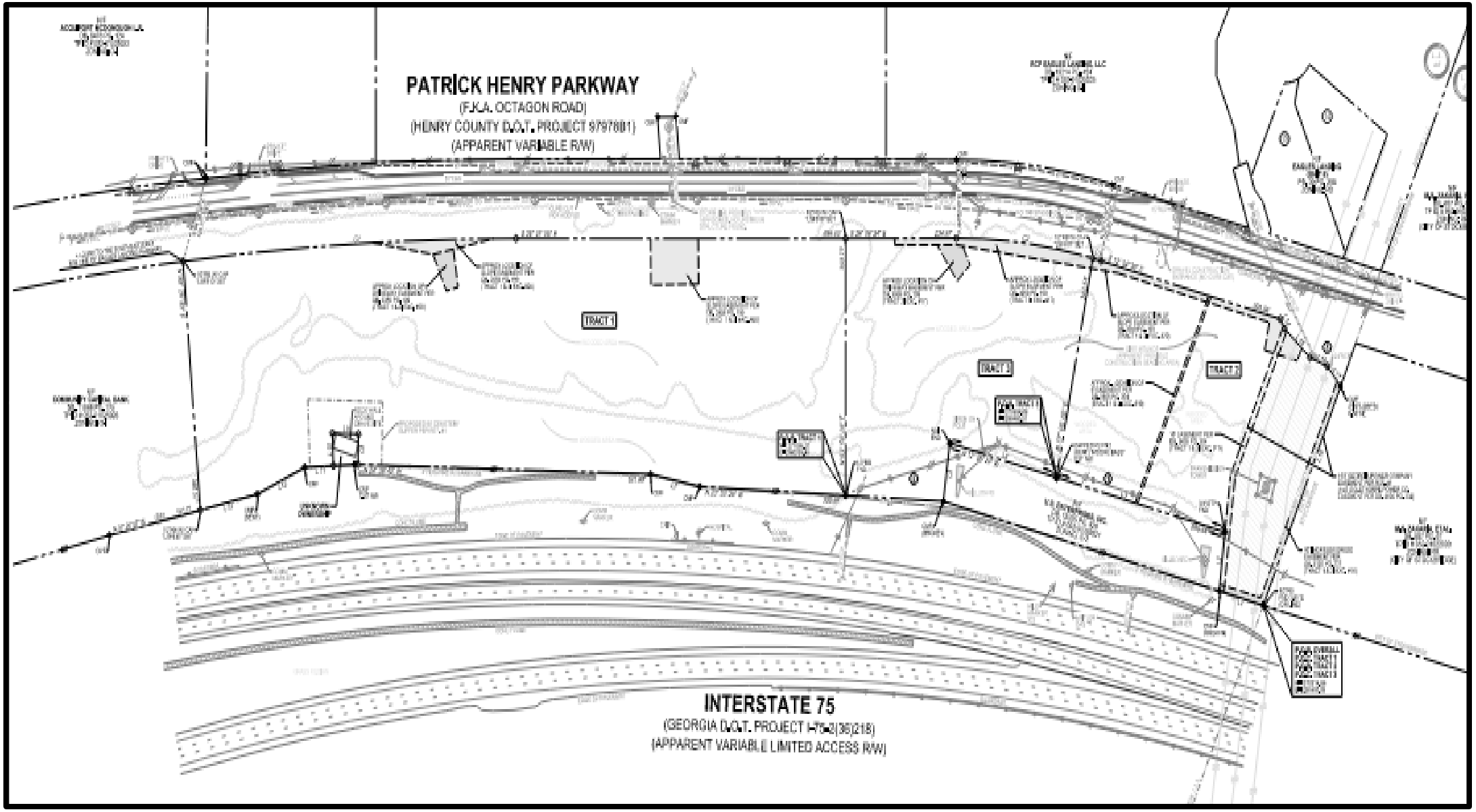


KEY:

Main Road—Patrick Henry Parkway
Adjacent Road to the West—Interstate 75
Orange—High-Density Residential
Red—Medium-Density Mixed-Use
White Areas—Unincorporated Henry County

CASE FACTS: SUBJECT	DESCRIPTION
Proposed Development	A mixed-use development to contain 324 apartment units plus 5,000 square feet of retail space.
Property Location	Three parcels on the west side of Patrick Henry Parkway. Located in Land Lot 45 of District 6, and in Council District 5.
Parcel Identification	Parcel #052-01025024, Parcel #052-01025027, and Parcel #052-01025028.
Parcel Acreage	20.91 +/- total acres.
Applicant	Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP)
Property Owners	1) Shama Hospitality, Inc. & Henry Pkwy. Partners, LLC; and 2) Habarri, Inc.
Henry County Zoning	C-2 (General Commercial).
Surrounding Zoning	C-2, OI (Office-Institutional), and PD (Planned Development) in unincorporated Henry County; C-2 and RR (Rural Residential) in the City of Stockbridge.
Henry County Future Land Use Designation	High-Density Mixed-Use
Property Conditions	Parcel #052-01025028 has dirt roads and piles of debris, plus a Georgia Power Company easement at the south end. The other two parcels are vacant.
Surrounding Land Uses	Two large office buildings to the west; vacant land & I-75.

BOUNDARY SURVEY



PROPOSED DEVELOPMENT

PROJECT TYPE AND SIZE:

a. Project Components—Would consist of 324 apartments (at a density of 16.4 units per acre) plus 5,000 square feet of retail space on 19.7431 +/- acres of land.

b. Project Buildings—There would be 7 total buildings having three stories, and three of the buildings would also have a basement level. Building 6 would be the largest, having retail and other non-residential uses on the ground floor and 72 apartments above it.

SITE PLAN DESIGN:

a. Site Access—Would have two accesses off Patrick Henry Parkway, with deceleration lanes. The southern entrance would be the main entrance. Both entrances would be gated.

b. Parking – Would include 691 surface parking spaces plus 42 garage parking spaces, exceeding the required parking requirement of 558 parking spaces.

c. Amenities – Would include a swimming pool, a leasing office, a clubhouse, and a courtyard, all to be located within or adjacent to Building 6. A dog park would be located at the south end.

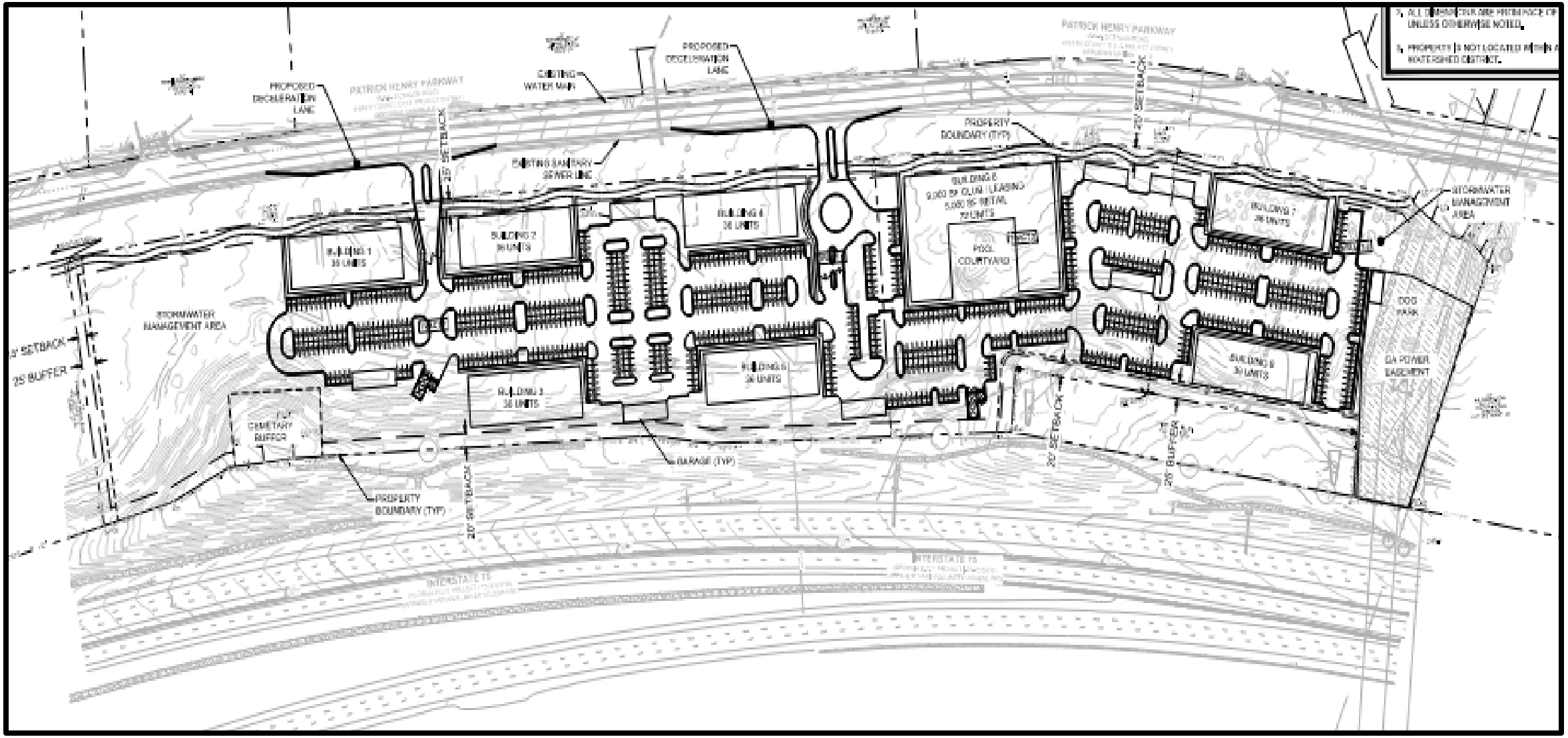
d. Detention Ponds—One would be provided at each end of the property, and would feature walking trains.

e. Building Setbacks—No specific setbacks are required since the property would be rezoned to PUD. However, the applicant plans to provide the following setbacks: front yard—25 feet; side yards—15 feet; and rear yards—20 feet.

f. Buffers—Would include 25-foot on three sides of the property as zoning buffers.

CONCEPTUAL SITE PLAN, ENLARGED

(Entitled "Waypoint Henry County", which was prepared by Kimley-Horn and Associates, and dated 09/22/23)



“DEVELOPMENT SUMMARY” FROM THE CONCEPTUAL SITE PLAN

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)

SITE AREA:	19.74	ACRES
FLOOR AREA	9.09	ACRES

OPEN SPACE REQUIRED	3.95 AC (20.0%)
OPEN SPACE PROVIDED	3.96 AC (20.1%)

PUBLIC SPACE REQUIRED	0.09 AC (1.0% OF FLOOR AREA)
PUBLIC SPACE PROVIDED	0.28 AC (3.0% OF FLOOR AREA)

BUILDING SETBACK

FRONT	25 FT
SIDE	15 FT
REAR	20 FT

BUFFERS

ADJACENT OI ZONING (NORTH)	25 FT
ADJACENT RR ZONING (SOUTH)	25 FT
ADJACENT C2 ZONING (SOUTHWEST)	25 FT

PROPOSED LAND USES & DENSITIES

MULTIFAMILY RESIDENTIAL	324 UNITS (16.4 UNITS/ACRE)
RETAIL	5,000 SF
LEASING	1,000 SF
CLUBHOUSE	8,000 SF

PARKING SUMMARY

REQUIRED PARKING	**717 SPACES**	
MULTIFAMILY RESIDENTIAL	324 * (2 SPACES / UNIT)	648
RETAIL	5,000 * (5 SPACES / 1,000 SF)	25
LEASING	1,000 * (4 SPACES / 1,000 SF)	4
CLUBHOUSE	8,000 * (5 SPACES / 1,000 SF)	40
PROPOSED PARKING	**718 SPACES**	
STANDARD SPACES	691	
GARAGE SPACES	42	

ANALYSIS OF VARIANCE REQUESTS—INTRODUCTION

The applicant's Variance application includes three variance requests, as are listed below, for the development of the proposed mixed-use development on three parcels at the west side of Patrick Henry Parkway. In all three variance requests, the applicant is seeking permission to forego compliance with a particular requirement within the Unified Development Code (UDC) regulations for the Parkway Mixed-Use (PMU) Overlay District.

Variance Request #1—To forego compliance with Section 2.5.2(F)(2) of the UDC, in order to allow residential uses on the first floor of all buildings within the proposed development.

Variance Request #2—To forego compliance with Section 2.5.2(H)(4) of the UDC, in order to eliminate the requirement for a vehicular connection between adjoining properties.

Variance Request #3—To forego compliance with Section 2.5.2(H)(1) of the UDC, in order to allow parking in front of the proposed buildings.

Each variance request has been analyzed by the Planning and Zoning Staff and is discussed in the forthcoming slides.

ANALYSIS OF VARIANCE REQUEST #1

Analysis of Variance Request #1 — To forego compliance with Section 2.5.2(F)(2) of the Stockbridge UDC, in order to locate all residential uses on the first floor of all buildings within the property.

Section 2.5.2(F)(2) within the UDC's regulations for the Parkway Mixed-Use (PMU) Overlay District states as follows:

> ***2. At least the first floor (sidewalk grade) of residential buildings in the overlay district are required to be commercial space.***

The applicant would provide 5,000 square of retail space on the first floor of Building 6, but no commercial space within the apartment buildings because the applicant believes that no more commercial space could be supported, from a marking standpoint, in this area. Instead, the applicant proposes to design the apartment buildings so that the facades of their first floors would give the appearance of commercial space.

However, the Staff believes that the intent of the Section 2.5.2(F)(2) is not to just convey the appearance of commercial uses within residential buildings, but to actually have multiuse buildings, with both residential and commercial uses in the same building. But simply providing commercial-appearing facades would still not meet this requirement.

Nevertheless, since the applicant already plans to provide 5,000 square feet of commercial space within Building 6, there is no apparent reason why commercial space also needs to also be provided on the first floors of the apartment buildings. Therefore, Variance Request #1 is reasonable and should be granted. (The applicant may have the option to provide commercial-appearing facades on the first floors of the residential buildings.)

ANALYSIS OF VARIANCE REQUEST #2

Analysis of Variance Request #2 — To forego compliance with Section 2.5.2(H)(4) of the UDC, in order to eliminate the requirement for a vehicular connection between adjoining properties.

Section 2.5.2(H)(4) within the UDC's regulations for the Parkway Mixed-Use (PMU) Overlay District states as follows:

4. Access.

a. Adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks.

b. Properties that are adjoining are required to have curb cuts to adjacent properties to create a connection between the two (2) properties. This keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once, if desired.

However, this is not possible due to the following:

1. **The property's topography -- This would require detention ponds to be located at the northern and southern ends of the property to facilitate drainage. Such locations would prevent the ability to provide interparcel accesses to the adjacent properties to the north and south.**
2. **The presence of a Georgia Power Company easement across the southern end of the property -- This would prevent the ability to provide an interparcel access at the southern end of the property.**

These are physical limitations of the development site, which are not attributed to the applicant's site design. To enforce Section 2.5.2(H)(4) for the proposed development would create an unfair hardship for this applicant. Also, from a logistical standpoint, the location of a gated community at the northern end of the property would make the provision of any interparcel access irrelevant since non-residents would not be able to access the proposed apartments.

ANALYSIS OF VARIANCE REQUEST #3

Analysis of Variance Request #3 -- To forego compliance with Section 2.5.2(H)(1) of the UDC, in order to allow parking in front of the proposed buildings.

Section 2.5.2.(H)(1) within the UDC's regulations for the Parkway Mixed-Use (PMU) Overlay District states:

H. Site Design Standards. All development in this district must meet the following minimum site design standards.

1. Parking must be located to the rear or side of buildings, where feasible.

Since the applicant's requested PUD (Planned Unit Development) zoning is not restricted by any specific building setbacks, the proposed buildings may be positioned in any direction, with parking facilities located in the front, side, or rear of the buildings. The internal location of surface parking lots within the site should not be a concern. Rather, the only concern would be the visibility of surface parking lots from Patrick Henry Parkway. The provision of parking lots in the fronts of commercial buildings is to be expected for customers' visibility and convenience.

It does not appear on the site plan that any surface parking lots would be located in front of the apartment buildings, but some would be located between the apartment buildings. Yet, enclosed garages would be located between the surface parking lots and the right-of-way for Patrick Henry Parkway, and they would partially block the view of the surface parking lots from the road. In addition, it is likely that full blockage could be achieved by using dense landscaping.

ANALYSIS OF VARIANCE REQUEST #3, CONTINUED

For the reasons above, it seems to be unnecessary to grant Variance Request #3. Instead, the issue could be handled by simply imposing the following condition on any approval of the applicant's rezoning case (RZ-2023-08):

"All non-commercial parking facilities shall be screened from the view of Patrick Henry Parkway by the use and maintenance of tall, dense landscaping."

STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning and Zoning Staff has reached the following conclusions:

1. **Variance Request #1 (to allow residential uses on the first floor of buildings) – Since the applicant already plans to provide 5,000 square feet of commercial space within Building 6, there is no apparent need to also provide commercial space on the first floor of the residential buildings. Therefore, this request is reasonable, and it should be granted.**

2. **Variance Request #2 (to eliminate the requirement for a vehicular connection between adjoining properties) – This variance request is reasonable because it is physically necessary for the subject property, and it should be granted in order to prevent a hardship for the applicant.**

3. **Variance Request #3 (to allow parking in front of the buildings) – This variance request is unnecessary, and the parking issue may instead be handled by imposing the suggested zoning condition above on any approval for the rezoning of the property via Rezoning Case #RZ-2023-08.**

STAFF RECOMMENDATIONS

Based on the Staff Conclusions above, the Planning and Zoning Staff therefore recommends the following actions for these three variance requests:

1. **Variance Request #1—Granting of the request, conditioned upon a site plan which is similar to the one which the applicant submitted, entitled, "Waypoint Henry County", prepared by Kimley-Horn and Associates, dated 09/22/23, and received by Planning & Zoning on 10/19/23.**

2. **Variance Request #2—Granting of the request, conditioned upon a site plan which is similar to the one which the applicant submitted, entitled, "Waypoint Henry County", prepared by Kimley-Horn and Associates, dated 09/22/23, and received by Planning & Zoning on 10/19/23.**

3. **Variance Request #3—Dismissal of the request, replacing it with the imposition of the following condition on any approval of the applicant's Rezoning Case #RZ-2023-08:**

   "All non-commercial parking facilities shall be screened from the view of Patrick Henry Parkway by the use and maintenance of tall, dense landscaping."

TO: Mayor and City Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Interim Community Development Director

DATE: December 21, 2023

SUBJECT: **Staff Report for Variance Case #RZ-2023-04 for Three Parcels on the West Side of Patrick Henry Parkway (Council District 5)**

I. PURPOSE

Consider a Variance application (#RZ-2023-04) by Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP) for the development of three parcels on the west side of Patrick Henry Parkway allow for the construction of a mixed-use development consisting of multifamily residential (apartments) and retail commercial uses. The applicant also simultaneously submitted three other applications to the City of Stockbridge, as are listed below.

- An Annexation Application (Case #AX-2023-06)—This is a request to consider the annexation of four parcels into the Stockbridge City Limits. (The fourth parcel would not be a part of the proposed development.)
- A Comprehensive Plan Amendment Application (Case #CP-2023-07) — This is a request for a Comprehensive Plan amendment to assign the future land use designation of 'Medium-Density Mixed-Use' to the three parcels upon their annexation into the City.
- A Rezoning Application (Case #RZ-2023-08)—This is a request for a rezoning to assign the zoning districts of 'PUD' (Planned Unit Development) and 'PMU' (Parkway Mixed-Use Overlay District) upon the annexation of the three parcels into the City.

The variance application contains three variance requests, as are listed below.

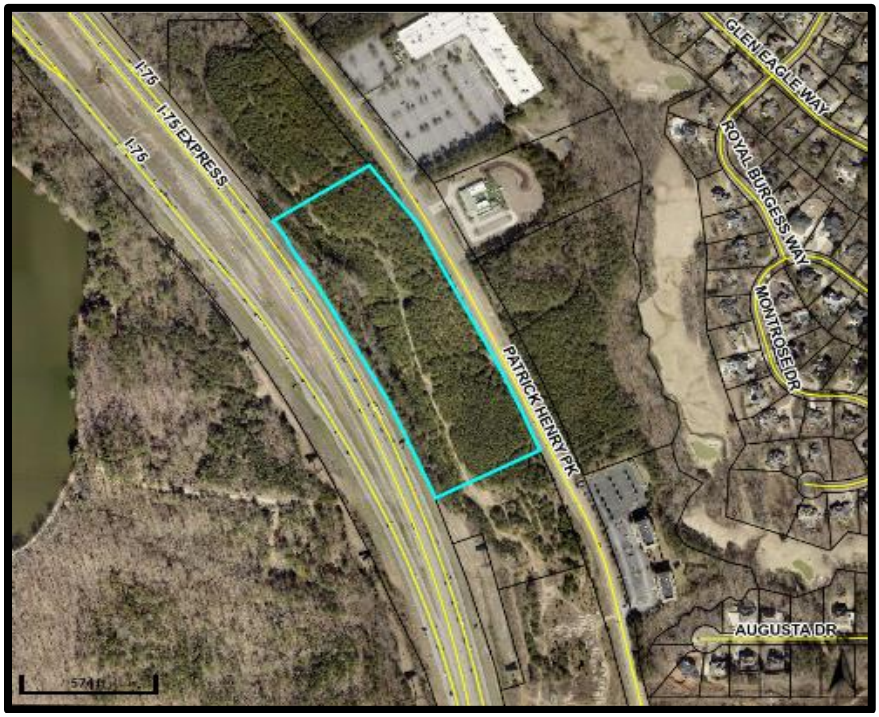
1. Request for a variance from Section 2.5.2.F.2. to allow residential uses on the first floor of buildings.
2. Request for a variance from Section 2.5.2. H.4. to eliminate the requirement for a vehicular connection between adjoining properties.
3. Request for a variance from Section 2.5.2.H.1. to allow parking in front of the buildings.

The subject property contains three parcels in Land Lot 46 of District 6, as are listed below, with 20.91 +/- total acres in unincorporated Henry County. (The fourth parcel, Parcel #052-01025021, is to be included within the proposed annexation, but it would not be a part of the proposed development and is therefore not included within the variance requests.) Aerial photographs of the three parcels comprising the variance requests are provided on the following pages.

- Parcel #052-01025024—Contains 4.035 +/- acres.
- Parcel #052-01025027—Contains 11.428 +/- acres.
- Parcel #052-01025028—Contains 4.279 +/- acres.

AERIAL PHOTOGRAPH -- Parcel #052-01025024

AERIAL PHOTOGRAPH -- Parcel #052-01025027



AERIAL PHOTOGRAPH -- Parcel #052-01025028

II. CASE FACTS

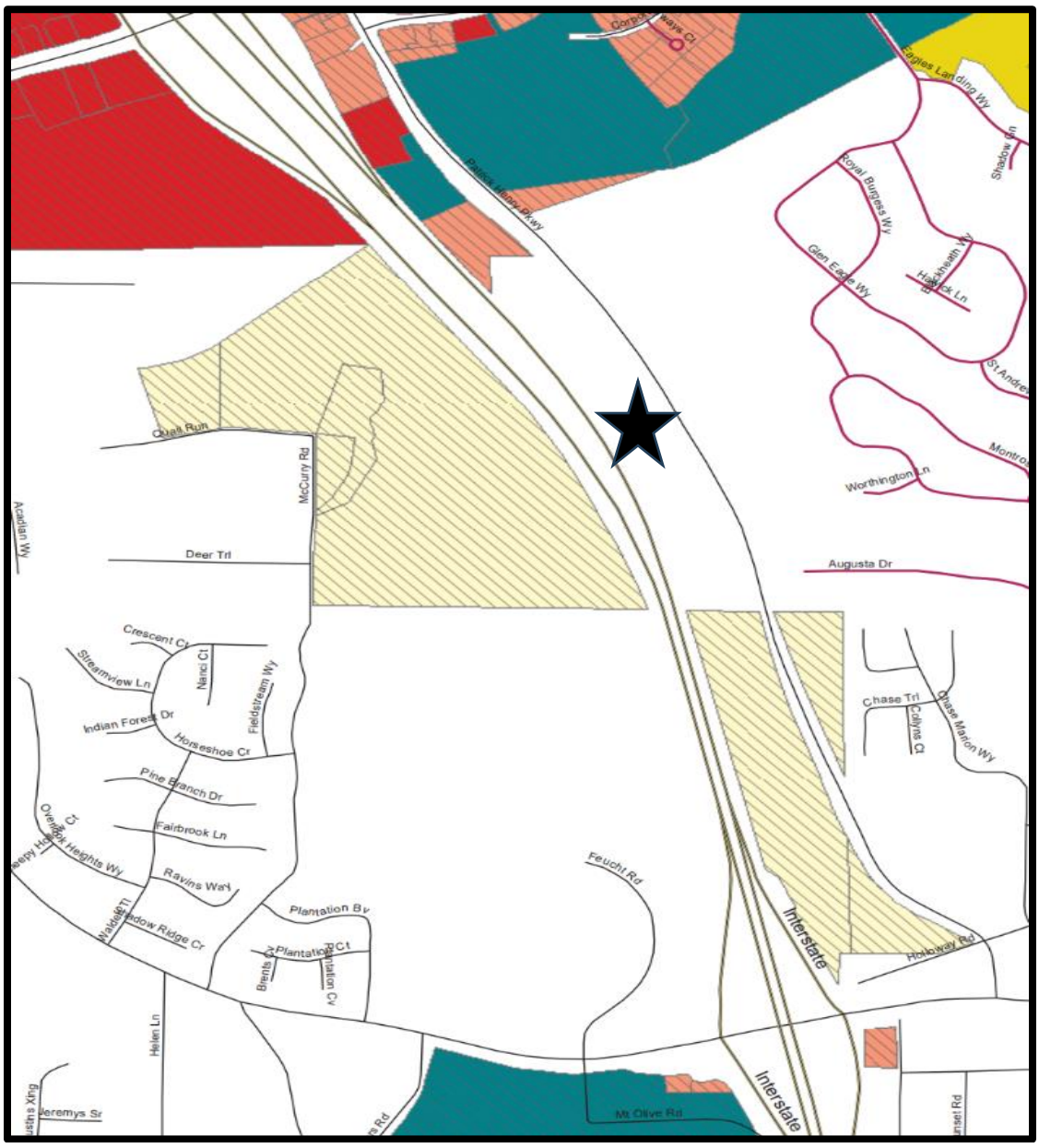
Proposed Development	A mixed-use development to contain 324 apartment units plus 5,000 square feet of retail space.
Property Location	Three parcels on the west side of Patrick Henry Parkway.
Parcel Identification	Parcel #052-01025024, Parcel #052-01025027, and Parcel #052-01025028.
Parcel Acreage	20.91 +/- total acres.
Land District and Land Lot	District 6, Land Lot 46.
Council District	5
Applicant	Waypoint Residential (c/o Dennis J. Webb, Jr. of Smith, Gambrell, and Russell, LLP)
Property Owners	1) Shama Hospitality, Inc. & Henry Pkwy. Partners, LLC; and 2) Habarri, Inc.
Henry County Zoning	C-2 (General Commercial).
Surrounding Zoning	C-2, OI (Office-Institutional), and PD (Planned Development) in unincorporated Henry County; C-2 and RR (Rural Residential) in the City of Stockbridge.
Henry County Land Use Designation	High-Density Mixed-Use
Property Conditions	The aerial photo shows dirt roads and piles of debris on Parcel #052-01025028, as well as a Georgia Power Company easement at the south end. The other two parcels are vacant.
Current Use	Undeveloped, except for a small cemetery in the northern area of the site.
Surrounding Land Uses	~ North—Vacant land. ~ South—Vacant land. ~ East—Two office buildings with a large parking lot. ~ West—Vacant land and Interstate 75.

CITY OF STOCKBRIDGE 2023 ZONING MAP

(The subject property is indicated by a star.)

Legend:

Main Road – Patrick Henry Parkway
Pale Yellow—RR (Rural Residential)
Gold—MFR (Multiple Family Residential)
Salmon – C-2 (General Commercial)
Red—C-3 (Heavy Commercial)
Teal—PUD (Planned Unit Development)
White Areas—Unincorporated Henry County

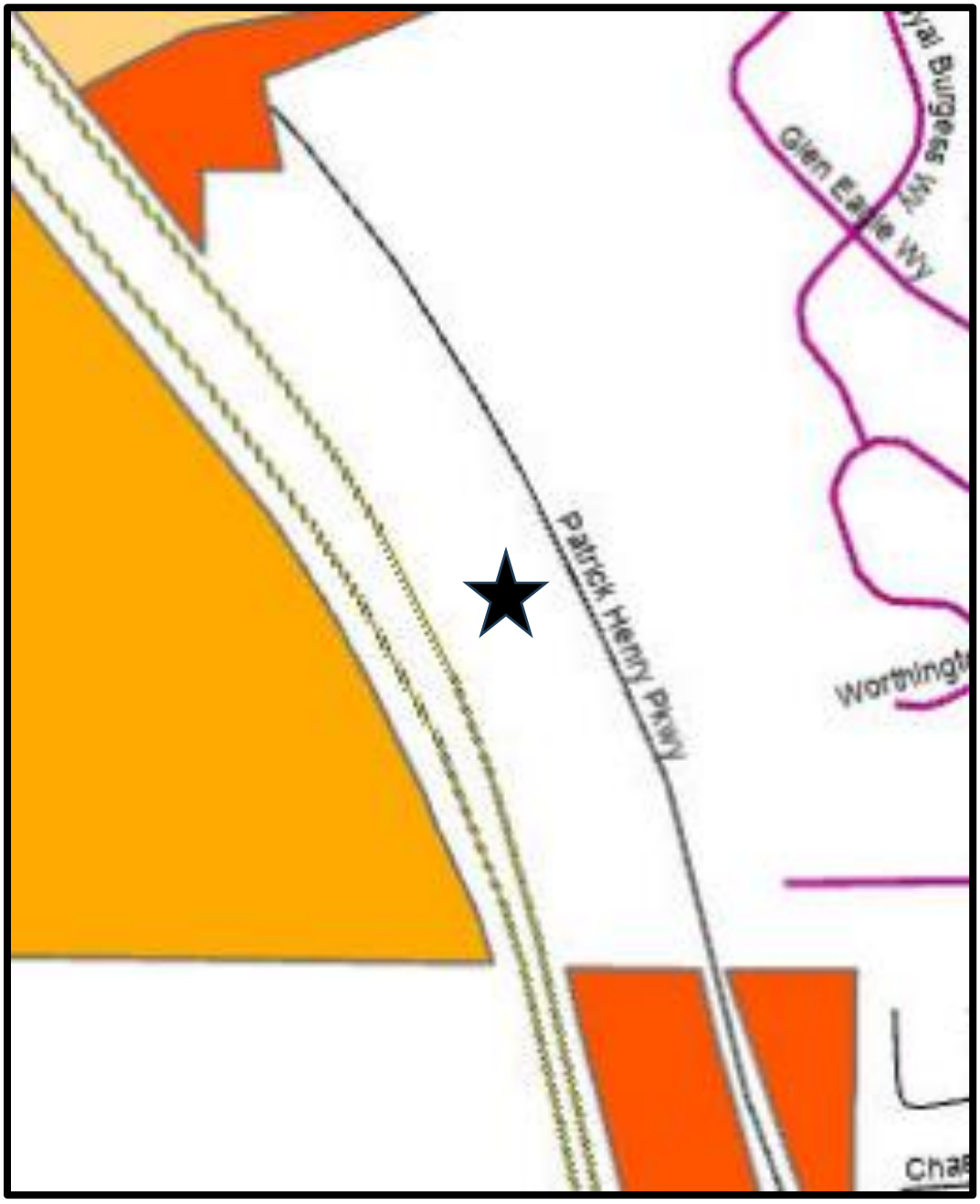


CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

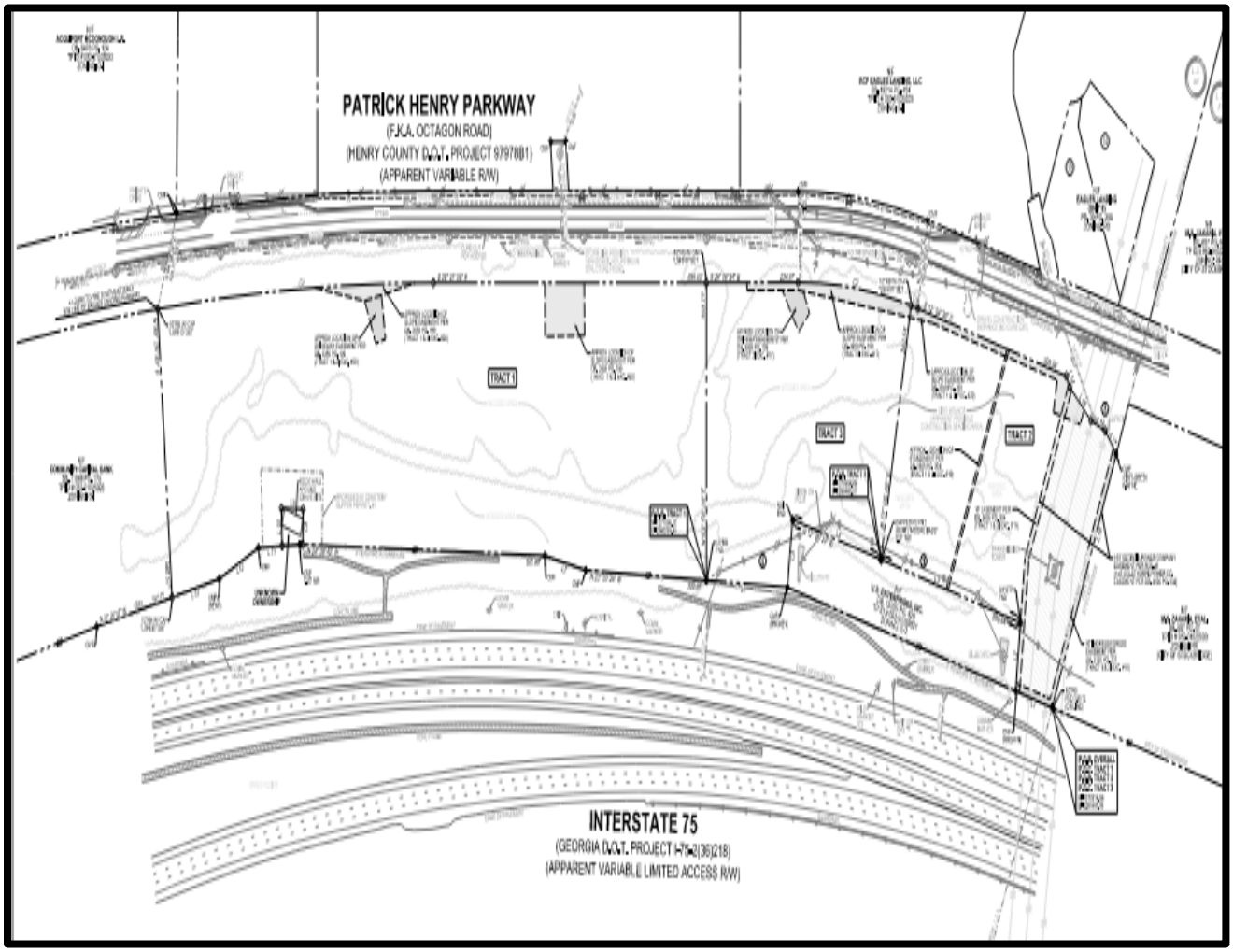
(The subject property is indicated by a star.)

KEY:

Main Road—Patrick Henry Parkway
Adjacent Road to the West—Interstate 75
Orange—High-Density Residential
Red—Medium-Density Mixed-Use
White Areas—Unincorporated Henry County



BOUNDARY SURVEY



III. PROPOSED DEVELOPMENT

A. Project Size. The applicant proposes to build 324 apartment units (at a density of 16.4 units per acre) plus 5,000 square feet of retail space on 19.7431 +/- acres, which currently contain three parcels. The apartments would include 162 one-bedroom units, 135 two-bedroom units, and 27 three-bedroom units. The apartment community would also include 9,000 square feet of space for a club area and a leasing office. The applicant's submitted site plan is entitled, "Waypoint Henry County", prepared by Kimley-Horn and Associates and dated 09/22/23. The proposed development would consist of seven buildings. Four of them would be three stories high and the other three buildings would also have a basement level. Building 6, the largest building, would have retail and other non-residential uses on the ground floor, and residential units above it. Sidewalks would be provided throughout the development. Projected traffic impacts are described in the applicant's submitted traffic impact study, which is summarized within the Staff Report for Rezoning Case #RZ-2023-08.

B. Parking. Parking facilities would include 691 surface parking spaces plus 42 garage parking spaces. This would exceed the total of 558 parking spaces that are required. The total parking requirement is calculated by bedroom size, according to Section 4.8.5 (Parking and Loading Space Standards) of the Stockbridge Unified Development Code (UDC). It states on Page 151 that one-bedroom or efficiency units should each have 1.4 parking spaces; two-bedroom units should each have 2.4 parking spaces; and three-or-more-bedroom units should each have 2.25 parking spaces. Although the applicant's site plan states that the number of required parking spaces would be based on two spaces per unit, that is not correct, and it should be modified to reflect the standards from the UDC. All residential parking spaces would be located behind a gated access, and the retail parking would be located directly off the main entrance.

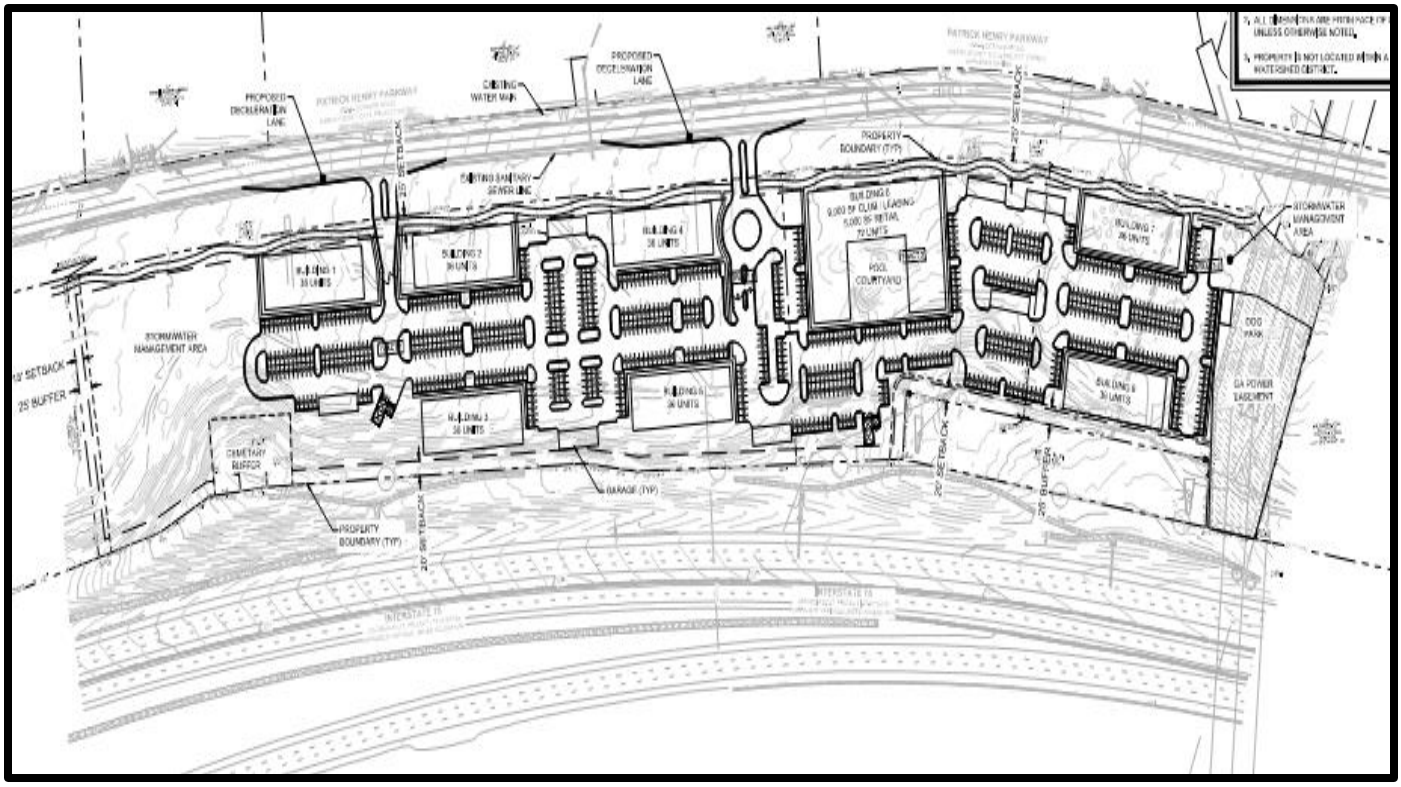
C. Site Plan Design. The applicant's submitted site plan shows that two entrances would be provided off Patrick Henry Parkway, with a deceleration lane for each. The southern entrance would be the main entrance, with a roundabout driveway. Building 6 would be the largest building, containing 5,000 square feet of ground-floor retail space and 72 apartment units above. A swimming pool, leasing office, clubhouse, and courtyard would all be provided within or adjacent to this building. Four apartment buildings would be located to the north, and two more would be located to the south. A detention pond would be located at both the northern and southern ends of the subject property, with walking trails to be provided around one or both of them. A dog park would be located adjacent to the Georgia Power easement to the south. Slightly more (20.1 percent) than the required 20 percent of open space would be provided, and substantially less impervious area (85.0 percent) would exist than would be required (55.4 percent). The open space to be provided would mostly be the two detention ponds, so more usable open space is desirable. In addition, fencing should be provided adjacent to the proposed dog park, and along the Georgia Power Company easement on the south side of the property.

D. Building Setbacks. Since the applicant has requested the zoning district of PUD (Planned Unit Development), no specific building setbacks would be required. However,

the applicant's site plan states that the proposed development would have the following setbacks: front yard—25 feet; side yards—15 feet; and rear yards—20 feet. In addition, 25-foot buffers would be located to the north, south, and southwest since the bordering properties in those areas have differing zoning districts.

CONCEPTUAL SITE PLAN

(Entitled "Waypoint Henry County", which was prepared by Kimley-Horn and Associates, and dated 09/22/23)



"DEVELOPMENT SUMMARY"
FROM THE CONCEPTUAL SITE PLAN

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING (HENRY COUNTY):	C2 (COMMERCIAL)
PROPOSED ZONING (STOCKBRIDGE):	PUD (PLANNED UNIT DEVELOPMENT)

SITE AREA:	19.74	ACRES
FLOOR AREA	9.09	ACRES

OPEN SPACE REQUIRED	3.95 AC (20.0%)
OPEN SPACE PROVIDED	3.96 AC (20.1%)

PUBLIC SPACE REQUIRED	0.09 AC (1.0% OF FLOOR AREA)
PUBLIC SPACE PROVIDED	0.28 AC (3.0% OF FLOOR AREA)

BUILDING SETBACK

FRONT	25 FT
SIDE	15 FT
REAR	20 FT

BUFFERS

ADJACENT OI ZONING (NORTH)	25 FT
ADJACENT RR ZONING (SOUTH)	25 FT
ADJACENT C2 ZONING (SOUTHWEST)	25 FT

PROPOSED LAND USES & DENSITIES

MULTIFAMILY RESIDENTIAL	324 UNITS (16.4 UNITS/ACRE)
RETAIL	5,000 SF
LEASING	1,000 SF
CLUBHOUSE	8,000 SF

PARKING SUMMARY

REQUIRED PARKING	**717 SPACES**	
MULTIFAMILY RESIDENTIAL	324 * (2 SPACES / UNIT)	648
RETAIL	5,000 * (5 SPACES / 1,000 SF)	25
LEASING	1,000 * (4 SPACES / 1,000 SF)	4
CLUBHOUSE	8,000 * (5 SPACES / 1,000 SF)	40
PROPOSED PARKING	**718 SPACES**	
STANDARD SPACES	691	
GARAGE SPACES	42	

IV. ANALYSIS OF REQUESTS

The applicant has submitted a **Variance** application to request three variances, as are listed below, for the development of the proposed mixed-use development on three parcels at the west side of Patrick Henry Parkway. In all three variance requests, the applicant is seeking permission to forego compliance with a particular requirement within the Unified Development Code (UDC) regulations for the Parkway Mixed-Use (PMU) Overlay District Each variance request has been analyzed by the Planning and Zoning Staff and is discussed below.

1. Variance Request #1—To forego compliance with Section 2.5.2(F)(2) of the UDC, in order to allow residential uses on the first floor of all buildings within the proposed development.
2. Variance Request #2—To forego compliance with Section 2.5.2(H)(4) of the UDC, in order to eliminate the requirement for a vehicular connection between adjoining properties.
3. Variance Request #3—To forego compliance with Section 2.5.2(H)(1) of the UDC, in order to allow parking in front of the proposed buildings.

Analysis of Variance Request #1 — To forego compliance with Section 2.5.2(F)(2) of the Stockbridge UDC, in order to locate all residential uses on the first floor of all buildings within the property.

Section 2.5.2(F)(2) within the UDC's regulations for the Parkway Mixed-Use (PMU) Overlay District states as follows:

> *2. At least the first floor (sidewalk grade) of residential buildings in the overlay district are required to be commercial space.*

The applicant proposes to provide 5,000 square of retail space on the first floor of Building 6, which has frontage on Patrick Henry Parkway. The apartment buildings, though, would not have any commercial space on their first floors. The applicant believes that no additional commercial space could be supported, from a marking standpoint, in the vicinity of the subject property. Instead, the applicant proposes to design the apartment buildings so that the facades of their first floors would give the appearance of commercial space. This would be done for aesthetic reasons.

However, the Staff believes that the intent of the Section 2.5.2(F)(2) is not to just convey the appearance of commercial uses within residential buildings, but to actually have multiuse buildings within a mixed-use development, with both residential and commercial uses in the same building, rather than just providing them as separate uses on the same property. But under the applicant's proposed design, even if commercial-appearing facades were provided on the first floor of the apartment buildings, the buildings would still not contain commercial uses, so this requirement would still not be

met.
Nevertheless, since the applicant already plans to provide 5,000 square feet of commercial space within Building 6, there is no apparent reason why commercial space also needs to be provided on the first floors of the proposed residential buildings. Therefore, it is reasonable to grant this variance request. The applicant may have the option to provide commercial-appearing facades on the first floors of the residential buildings.

Analysis of Variance Request #2 — To forego compliance with Section 2.5.2(H)(4) of the UDC, in order to eliminate the requirement for a vehicular connection between adjoining properties.

Section 2.5.2(H)(4) within the UDC's regulations for the Parkway Mixed-Use (PMU) Overlay District states as follows:

4. Access.

a. Adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks.

b. Properties that are adjoining are required to have curb cuts to adjacent properties to create a connection between the two (2) properties. This keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once, if desired.

The applicant's "Statement of Intent" within the applicant's variance application states that, due to the topography of the subject property, it would be necessary to locate two detention ponds at the northern and southern ends of the property to facilitate drainage. Such locations would prevent the ability to provide interparcel accesses to the adjacent properties to the north and south. In addition, the presence of a Georgia Power Company easement across the southern end of the property would prevent the developer from providing an interparcel access at the southern end of the property. These are physical limitations of the development site, which are not attributed to the applicant's site design. To enforce Section 2.5.2(H)(4) for the proposed development would create an unfair hardship for this applicant. Also, from a logistical standpoint, the location of a gated community at the northern end of the property would make the provision of any interparcel access irrelevant since non-residents would not be able to access the proposed apartments.

For these reasons, Variance Request #2 is reasonable and should be granted.

Analysis of Variance Request #3 -- To forego compliance with Section 2.5.2(H)(1) of the UDC, in order to allow parking in front of the proposed buildings.

Section 2.5.2.(H)(1) within the UDC's regulations for the Parkway Mixed-Use (PMU) Overlay District states as follows:

H. Site Design Standards. All development in this district must meet the following minimum site design standards.

1. Parking must be located to the rear or side of buildings, where feasible.

Since the applicant has requested PUD (Planned Unit Development) zoning for the subject property, the proposed site plan is not restricted by any specific building setbacks. This means that the proposed buildings may be positioned in any direction, with parking facilities provided in the front, side, or rear of the buildings. The internal location of surface parking lots within the site should not be a concern. Rather, the only concern would be the visibility of surface parking lots from Patrick Henry Parkway. The provision of parking lots in the fronts of commercial buildings is to be expected for customers' visibility and convenience.

Regarding the provision of parking facilities for the proposed apartments, it does not appear from the applicant's submitted site plan that any surface parking lots would be located in front of the apartment buildings, but parking lots are present between some of the apartment buildings. Yet, the applicant has stated that enclosed garages are to be located between the surface parking lots and the right-of-way for Patrick Henry Parkway, and that the garages would partially block the view of the surface parking lots from the road. In addition, it is likely that full blockage could be achieved by using dense landscaping.

For the reasons above, it seems to be unnecessary to grant Variance Request #3. Instead, the issue could be handled by simply imposing the following condition on any approval of the applicant's rezoning case (RZ-2023-08):

"All non-commercial parking facilities shall be screened from the view of Patrick Henry Parkway by the use and maintenance of tall, dense landscaping."

V. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning and Zoning Staff has reached the following conclusions:

1. Variance Request #1 (to allow residential uses on the first floor of buildings) – Since the applicant already plans to provide 5,000 square feet of commercial space within Building 6, there is no apparent need to also provide commercial space on the first floor of the residential buildings. Therefore, this request is reasonable, and it should be granted.

2. Variance Request #2 (to eliminate the requirement for a vehicular connection between adjoining properties) – This variance request is reasonable because it is physically necessary for the subject property, and it should be granted in order to prevent a

hardship for the applicant.

3. Variance Request #3 (to allow parking in front of the buildings) – This variance request is unnecessary, and the parking issue may instead be handled by imposing the suggested zoning condition above on any approval for the rezoning of the property via Rezoning Case #RZ-2023-08.

VI. STAFF RECOMMENDATIONS

Based on the Staff Conclusions above, the Planning and Zoning Staff therefore recommends the following actions for these three variance requests:

1. **Variance Request #1—**Granting of the request, conditioned upon a site plan which is similar to the one which the applicant submitted, entitled, “Waypoint Henry County”, prepared by Kimley-Horn and Associates, dated 09/22/23, and received by Planning & Zoning on 10/19/23.

2. **Variance Request #2—**Granting of the request, conditioned upon a site plan which is similar to the one which the applicant submitted, entitled, “Waypoint Henry County”, prepared by Kimley-Horn and Associates, dated 09/22/23, and received by Planning & Zoning on 10/19/23.

3. **Variance Request #3—**Dismissal of the request, replacing it with the imposition of the following condition on any approval of the applicant’s Rezoning Case #RZ-2023-08: “All non-commercial parking facilities shall be screened from the view of Patrick Henry Parkway by the use and maintenance of tall, dense landscaping.”

City of Stockbridge

AGENDA ITEM

MEETING DATE

January 8, 2024

■	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☐	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
☐	CHANGE ORDER
☐	BUDGET AMENDMENT
☐	BUDGET TRANSFER
☐	PAYMENT APPROVAL
☐	OTHER

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST or TSPLOST
☐	ARPA
☐	GRANT
☐	HOTEL/MOTEL TOURISM
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
■	DEPARTMENT FUND BALANCE
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Frank Trammer

DEPARTMENT: Police Department

ITEM/PROJECT/EVENT:

Council consideration to approve a job description for Property & Evidence Custodian.

BACKGROUND INFORMATION:

The Stockbridge Police Department seeks to reclassify a Crime Scene Investigator position to a Property & Evidence Custodian within the existing pay grade, therefore there will be no financial impact on the 2024 budget. This strategic shift supports our pursuit of state and national accreditation by placing an experienced professional in charge of property and evidencemanagement, ensuring compliance with established standards.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ■ N/A

AMOUNT $ 0

ATTACHMENTS: ■

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature Frank Trammer Digitally signed by Frank Trammer Date: 2023.07.11 16:17:57 -04'00'

Position Description

Job Title: Property/Evidence Custodian
Department: Police
Pay Grade: 108
FLSA Status: Non-Exempt
Designation: Safety Sensitive

JOB SUMMARY

This position is responsible for effectively and securely managing all items and materials collected by the police department. The Property and Evidence Custodian's responsibilities encompass properly handling, storing, and documenting evidence, property, and contraband, with a focus on ensuring the integrity of the chain of custody. In addition to evidence management, this role extends to assisting in crime scene processing.

MAJOR DUTIES

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

- Receives, catalogs, and stores all items collected by law enforcement personnel as evidence in criminal investigations.
- Maintain a meticulous record-keeping system, documenting the details of each item, its source, and date and time of collection.
- Organization and maintaining a secure and organized evidence storage facility.
- Establish and uphold a strict chain of custody to ensure the legal admissibility of evidence in court.
- Monitor and track the movement of evidence from the moment it is collected until its final disposition.
- Collaborate with law enforcement officers and legal personnel to provide accurate and timely information on the status of evidence.
- Prepare and present evidence in court when required, maintaining a thorough understanding of the legal procedures and requirements.
- Work closely with legal professionals to facilitate the seamless presentation of evidence during legal proceedings.
- Oversee the proper disposal of evidence in accordance with established policies and legal guidelines.
- Process requests for the release of property and evidence, ensuring compliance with department protocols.
- Conduct regular inventories to ensure the accuracy of records and the proper storage of items.
- Coordinate with law enforcement personnel to reconcile discrepancies and address any issues related to the inventory.
- Stay updated on relevant law, regulations, and best practices pertaining to the management of property and evidence.
- Provide training to law enforcement officers and staff on proper evidence handling procedures.

KNOWLEDGE, SKILLS AND ABILITIES REQUIRED BY THE POSITION

- Knowledge of common office productivity software, computers, and other office/technical equipment.
- In-depth understanding of local, state, and federal laws governing evidence handling, preservation, and storage.
- Knowledge of courtroom procedures and requirements for the admissibility of evidence.
- Familiarity with law enforcement policies and procedures related to evidence collection, documentation, and chain of custody.
- Understanding of the role of evidence in criminal investigations.
- Knowledge of inventory control methods, cataloging, and tracking systems.
- Familiarity with technologies and software used for managing evidence databases.
- Understanding of forensic principles and crime scene processing techniques.
- Awareness of best practices in evidence collection and preservation.
- Knowledge of security protocols to prevent tampering, loss, or unauthorized access to evidence.
- Understanding of physical and technological safeguards for evidence storage.
- Exceptional organizational skills to categorize, store, and retrieve evidence efficiently.
- Ability to maintain meticulous records and documentation.
- Proficiency in using computerized databases and record management systems.
- Skills in utilizing technology for evidence tracking and inventory management.
- Strong written and verbal communication skills to liaise effectively with law enforcement personnel, legal professionals, and other stakeholders.
- Ability to prepare clear and concise reports and documentation.
- Strong analytical and problem-solving skills to address challenges in evidence management.
- Ability to troubleshoot and resolve issues related to chain of custody or evidence discrepancies.
- Demonstrate ability to handle sensitive information with the utmost confidentiality and discretion.
- Capacity to navigate ethical considerations related to evidence management.
- Flexibility to adapt to changing priorities, workload, and responsibilities.
- Ability to respond effectively to unexpected situations, especially in a dynamic law enforcement environment.

PHYSICAL DEMANDS

The role of a Police Property and Evidence Custodian involves various physical demands essential for the effective execution of responsibilities. The position requires physical dexterity and stamina to handle, catalog, and move items within the evidence storage facility. Duties involve lifting and transporting packages of varying sizes and weights, particularly when managing bulk evidence or processing items from crime scenes. Additionally, Custodians must be prepared for potential physical demands associated with crime scene processing, such as assisting with collecting and documenting evidence on-site. Given the dynamic nature of law enforcement, adaptability to physical challenges is crucial, and custodians should be able to maintain compliance with safety and health standards, ensuring the secure and efficient management of evidence in a variety of situations.

WORK ENVIRONMENT:

The work environment for a Police Property and Evidence Custodian is characterized by a unique blend of administrative and hands-on tasks within a secure and often fast-paced setting.

Custodians primarily operate in evidence storage facilities, ensuring the proper organization, storage, and documentation of items collected by law enforcement. These facilities are typically secure and may involve controlled access points to maintain the confidentiality and integrity of the evidence. The work environment may extend beyond the storage facility to include crime scenes, where custodians could be involved in processing evidence. The nature of the job also involves frequent interactions with law enforcement personnel, legal professionals, and occasionally the community, necessitating strong interpersonal and communication skills. Attention to detail is paramount, and the work environment demands a high level of focus to uphold the chain of custody and adhere to legal protocols. Overall, the work environment for a Police Property and Evidence Custodian is dynamic, requiring adaptability and a commitment to maintaining the standards of evidence management within the law enforcement framework.

MINIMUM QUALIFICATIONS

An associate degree in forensic science, criminal justice, or a related field is desired; a bachelor's degree is preferred. At least two (2) years of experience as a primary property and evidence custodian is required. Any equivalent combination of education, training, and experience that provides the knowledge, skills, and abilities for the job may be considered in lieu of the educational requirement. Valid Georgia Driver's License; must be able to successfully pass pre-employment physical ability testing, medical and drug screening; satisfactory motor vehicle record (MVR); and acceptable background investigation.

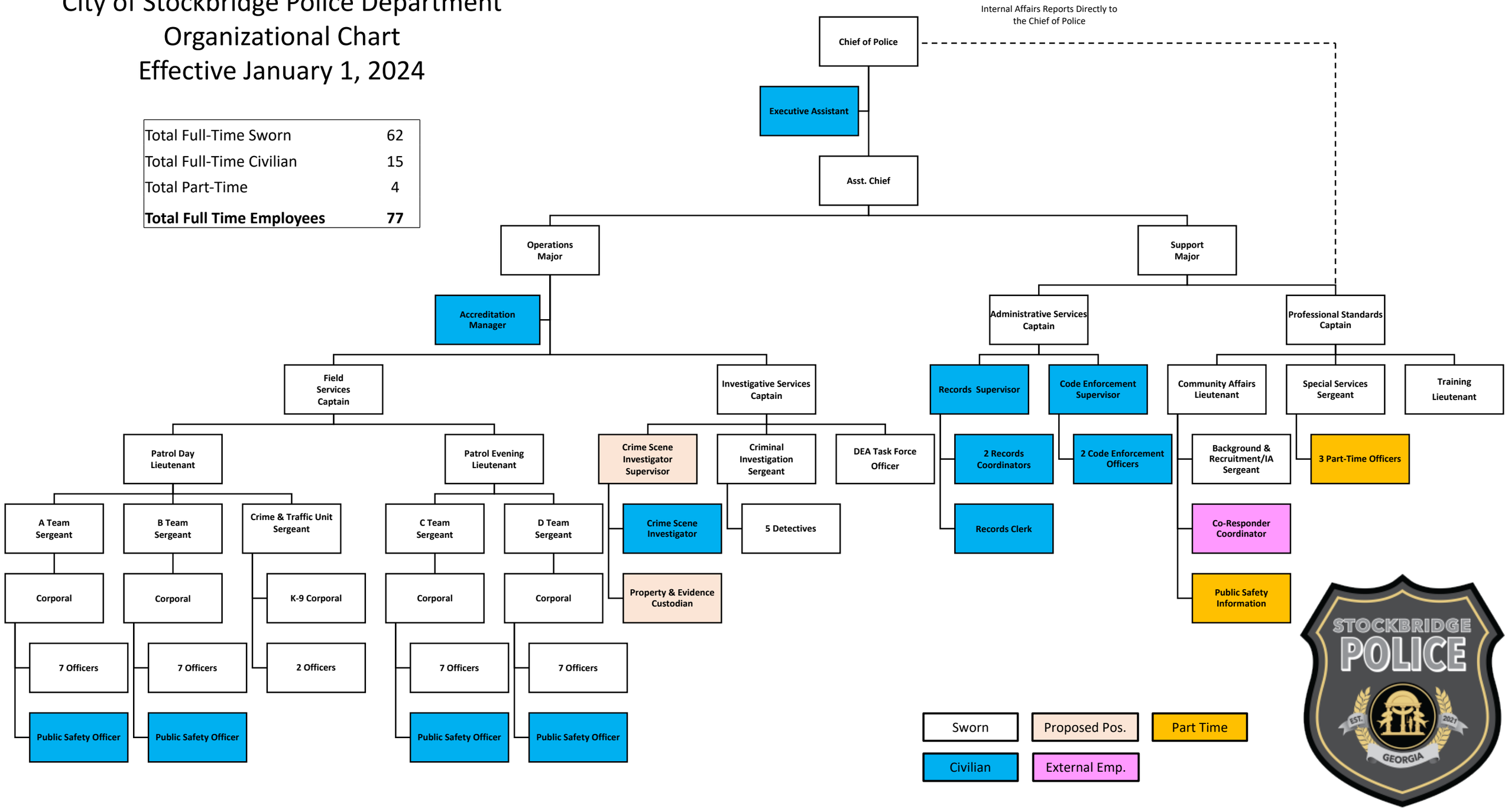
The City of Stockbridge, Georgia, is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

The City has the right to revise this position description at any time and does not representin any way a contract of employment.

_____	_____
Employee Signature	Date
_____	_____
Supervisor (or HR) Signature	Date

City of Stockbridge Police Department
Organizational Chart
Effective January 1, 2024

Total Full-Time Sworn	62
Total Full-Time Civilian	15
Total Part-Time	4
Total Full Time Employees	**77**



DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
Executive	City Manager	Receptionist	101	$31,200.31	$39,780.39	$48,360.47
MMCC	Conference Center Manager	Public Works Technician	102	$32,760.32	$41,769.41	$50,778.50
Public Works	PW Operations Manager	Public Works Technician	102	$32,760.32	$41,769.41	$50,778.50
Public Works	PW Operations Manager	Public Works Equipment Operator	102	$32,760.32	$41,769.41	$50,778.50
Unassigned	Unassigned	Unassigned	103	$34,398.00	$43,858.00	$53,317.00
Police	Police Administrative Manager	Records Clerk/TAC	104	$36,118.25	$46,050.77	$55,983.29
Sanitation	Utility Billing Supervisor	Utility Billing Clerk	104	$36,118.25	$46,050.77	$55,983.29
Sewer	Utility Billing Supervisor	Utility Billing Clerk	104	$36,118.25	$46,050.77	$55,983.29
Sewer	Wastewater Superintendent	Wastewater Collections Operator I	104	$36,118.25	$46,050.77	$55,983.29
Sewer	Wastewater Superintendent	Wastewater Systems Operator I	105	$37,924.17	$48,353.31	$58,782.46
Sewer	Wastewater Superintendent	Wastewater Technician I	105	$37,924.17	$48,353.31	$58,782.46
Water	Water Systems Superintendent	Water Systems Technician I	105	$37,924.17	$48,353.31	$58,782.46
Public Works	Public Works Director	Administrative Assistant	106	$39,820.37	$50,770.98	$61,721.58
Public Works	Public Works Operations Manager	Facility Maintenance Technician	106	$39,820.37	$50,770.98	$61,721.58
Public Works	Public Works Operations Manager	Mechanic	106	$39,820.37	$50,770.98	$61,721.58
Stormwater	Stormwater Supervisor	Stormwater Technician	106	$39,820.37	$50,770.98	$61,721.58
Administration	Senior Accountant	Accounts Payable Clerk	107	$41,811.39	$53,309.53	$64,807.66
Business Services	Business Services Supervisor	Occupational Tax Clerk	107	$41,811.39	$53,309.53	$64,807.66
Administration	Procurement Manager	Procurement Clerk	107	$41,811.39	$53,309.53	$64,807.66
Public Works	General Maintenance Supervisor	Public Works Crew Leader	107	$41,811.39	$53,309.53	$64,807.66
Sewer	Wastewater Superintendent	Wastewater Systems Operator II	107	$41,811.39	$53,309.53	$64,807.66
Information Technology	IT Director	IT Technician/Help Desk	107	$41,811.39	$53,309.53	$64,807.66
Water	Water Superintendent	Water Systems Technician II	107	$41,811.39	$53,309.53	$64,807.66
Permitting	Chief Building Official	Building Permit Technician	108	$43,901.96	$55,975.00	$68,048.04
Code Enforcement	Police Captain	Code Enforcement Officer	108	$43,901.96	$55,975.00	$68,048.04
Main Street	Main Street Manager	Downtown Dev. Marketing Specialist	108	$43,901.96	$55,975.00	$68,048.04
Police	Police Administrative Manager	Records Coordinator/TAC	108	$43,901.96	$55,975.00	$68,048.04
Police	Police Sergeant	Public Safety Officer	108	$43,901.96	$55,975.00	$68,048.04
Water	Water Superintendent	Water Systems Technician III	108	$43,901.96	$55,975.00	$68,048.04
Permitting	Community Development Director	Building Permit Coordinator	109	$46,536.08	$59,333.50	$72,130.92
Business Services	Community Development Director	Business Services Supervisor	109	$46,536.08	$59,333.50	$72,130.92
Permitting`	Community Development Director	Building Inspector	109	$46,536.08	$59,333.50	$72,130.92
Police	Police Sergeant	Property & Evidence Custodian	109	$46,536.08	$59,333.50	$72,130.92

DEPARTMENT	REPORTS TO	CLASS TITLE	Pay Grade	Min	Mid	Max
MMCC	Conference Center Manager	Conference Center Coordinator	109	$46,536.08	$59,333.50	$72,130.92
Municipal Court	Court Clerk/Administrator	Deputy Court Clerk	109	$46,536.08	$59,333.50	$72,130.92
Human Resources	Human Resources Manager	Human Resources Coordinator	109	$46,536.08	$59,333.50	$72,130.92
Administration	Treasurer/CFO	Payroll Specialist	109	$46,536.08	$59,333.50	$72,130.92
Police	Police Sergeant	Police Officer	109	$46,536.08	$59,333.50	$72,130.92
City Clerk	City Clerk	Records Coordinator	109	$46,536.08	$59,333.50	$72,130.92
Water	Treasurer/CFO	Utility Billing Clerk Supervisor	109	$46,536.08	$59,333.50	$72,130.92
Police	Police Sergeant	Detective	110	$49,328.24	$62,893.51	$76,458.78
MMCC	Conference Center Manager	Events Coordinator	110	$49,328.24	$62,893.51	$76,458.78
Executive	City Manager	Executive Assistant	110	$49,328.24	$62,893.51	$76,458.78
Police	Police Chief	Executive Assistant to Chief of Police	110	$49,328.24	$62,893.51	$76,458.78
Governing Body	Mayor & Council	Executive Assistant to Mayor & Council	110	$49,328.24	$62,893.51	$76,458.78
Planning	Senior Planner	GIS Technician	110	$49,328.24	$62,893.51	$76,458.78
Police	Police Sergeant	Senior Crime Scene Investigator	110	$49,328.24	$62,893.51	$76,458.78
Police	Police Sergeant	Senior Police Officer	110	$49,328.24	$62,893.51	$76,458.78
Administration	Senior Accountant	Accountant	111	$52,287.94	$66,667.12	$81,046.31
City Clerk	City Clerk	Deputy City Clerk	111	$52,287.94	$66,667.12	$81,046.31
Planning	Senior Planner	Planner 1	112	$55,425.22	$70,667.15	$85,909.08
Police	Police Sergeant	Police Corporal	112	$55,425.22	$70,667.15	$85,909.08
Finance	Procurement Manager	Procurement Specialist	112	$55,425.22	$70,667.15	$85,909.08
Executive	City Manager	Public Information Officer	112	$55,425.22	$70,667.15	$85,909.08
Stormwater	Asst. Public Works Director	Stormwater Supervisor	112	$55,425.22	$70,667.15	$85,909.08
Public Works	PW Operations Manager	Public Works Operations Analyst	112	$55,425.22	$70,667.15	$85,909.08
Administration	Treasurer/CFO	Budget Analyst	113	$58,750.73	$74,907.18	$91,063.63
MMCC	City Manager	Conference Center Manager	113	$58,750.73	$74,907.18	$91,063.63
Municipal Court	City Manager	Court Administrator	113	$58,750.73	$74,907.18	$91,063.63
Main Street	Economic Development Director	Downtown Dev. Manager	113	$58,750.73	$74,907.18	$91,063.63
Administration	Treasurer/CFO	Senior Accountant	113	$58,750.73	$74,907.18	$91,063.63
Sewer	Wastewater Superintendent	Wastewater Collections Chief Operator	113	$58,750.73	$74,907.18	$91,063.63
Sewer	Wastewater Superintendent	Wastewater Systems Chief Operator	113	$58,750.73	$74,907.18	$91,063.63
Water	Water Superintendent	Water Systems Chief Operator	113	$58,750.73	$74,907.18	$91,063.63

| DEPARTMENT | REPORTS TO | CLASS TITLE | Pay Grade | Min | Mid | Max |

Executive	City Manager	Management Analyst	113	$58,750.73	$74,907.18	$91,063.63
Unassigned	Unassigned	Unassigned	114			
Code Enforcement	Police Captain	Code Enforcement Supervisor	115	$66,012.32	$84,165.71	$102,319.09
Public Works	Public Works Director	Public Works Operations Manager	115	$66,012.32	$84,165.71	$102,319.09
Public Works	Public Works Director	Facilities Maintenance Supervisor	115	$66,012.32	$84,165.71	$102,319.09
Information Technology	Information Technology Director	Network Administrator	115	$66,012.32	$84,165.71	$102,319.09
Police	Police	Crime Scene Supervisor	115	$66,012.32	$84,165.71	$102,319.09
Police	Police Lieutenant	Police Sergeant	115	$66,012.32	$84,165.71	$102,319.09
Planning	Community Development Director	Senior Planner	115	$66,012.32	$84,165.71	$102,319.09
Community Development	Community Development Director	Chief Building Official	116	$69,973.06	$89,215.65	$108,458.24
Police	Police Captain	Police Administrative Manager	116	$69,973.06	$89,215.65	$108,458.24
Public Works	Public Works Director	Assistant Public Works Director	116	$69,973.06	$89,215.65	$108,458.24
Executive	City Manager	Grants Administrator	116	$69,973.06	$89,215.65	$108,458.24
Police	Police Captain	Police Lieutenant	116	$69,973.06	$89,215.65	$108,458.24
Sewer	Public Works Director	Wastewater Plant Superintendent	116	$69,973.06	$89,215.65	$108,458.24
Water	Public Works Director	Water Superintendent	116	$69,973.06	$89,215.65	$108,458.24
Planning	Community Development Director	Chief Planner	117	$74,171.44	$94,568.59	$114,965.73
Econ Development	City Manager	Economic Development Director	117	$74,171.44	$94,568.59	$114,965.73
Executive	City Manager	Information Technology Director	117	$74,171.44	$94,568.59	$114,965.73
Police	Police Major	Police Captain	117	$74,171.44	$94,568.59	$114,965.73
Finance	Treasurer/CFO	Procurement Manager	117	$74,171.44	$94,568.59	$114,965.73
Executive	City Manager	Project Manager	117	$74,171.44	$94,568.59	$114,965.73
Permitting	Community Development Director	Fire Marshal	118	$79,363.44	$101,188.39	$123,013.34
Police	Police Chief	Police Major	118	$79,363.44	$101,188.39	$123,013.34
City Clerk	Mayor & Council	City Clerk	119	$84,918.88	$108,271.58	$131,624.27
Human Resources	City Manager	Human Resources Manager	119	$84,918.88	$108,271.58	$131,624.27
Executive	City Manager	Community Development Director	120	$90,863.21	$115,850.59	$140,837.97
Public Works	City Manager	Public Works Director	120	$90,863.21	$115,850.59	$140,837.97
Executive	Mayor & Council	Treasurer/CFO	121	$97,223.63	$123,960.13	$150,696.63
Executive	City Manager	Police Chief	123	$111,311.33	$141,921.95	$172,532.57
Executive	Mayor & Council	City Manager	125	$127,440.35	$162,486.44	$197,532.54

City of Stockbridge

AGENDA ITEM

MEETING DATE

January 8, 2024

☒	RESOLUTION
☐	ORDINANCE
☐	CONTRACT APPROVAL/RENEWAL
☐	PUBLIC HEARING
☐	PRESENTATION
☐	BID SELECTION/AWARD
☐	TASK ORDER
☐	CHANGE ORDER
☐	BUDGET AMENDMENT
☐	BUDGET TRANSFER
☐	PAYMENT APPROVAL
☐	OTHER

FUNDING SOURCE

☐	GENERAL FUND
☐	FUND BALANCE
☐	SPLOST or TSPLOST
☐	ARPA
☐	GRANT
☐	HOTEL/MOTEL TOURISM
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
☒	DEPARTMENT FUND BALANCE
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Frank Trammer

DEPARTMENT: Police Department

ITEM/PROJECT/EVENT:

Council consideration to approve job description for Crime Scene Investigation Supervisor.

BACKGROUND INFORMATION:

The Stockbridge Police Department seeks to reclassify a Police Sergeant position to Crime Scene Investigator Supervisor within the exisiting pay grade, therefore ther will be no financial impact on the 2024 budget. Recent grant funding has enabled the Stockbridge Police Department to significantly enhance forensic capabilities. This reclassification will allow us to attract a highly qualified individual to lead our unit and oversee the expanded forensics lab.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT $ ~~0~~

ATTACHMENTS: ☒

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature Frank Trammer Digitally signed by Frank Trammer Date: 2023.07.11 16:17:57 -04'00'

Position Description

Stockbridge
Where Community Connects

Job Title: Crime Scene Investigation Supervisor
Department: Police
Pay Grade: 115
FLSA Status: Non-Exempt
Designation: Safety Sensitive

JOB SUMMARY

Oversees and manages the activities of crime scene investigators and property and evidence custodians. Ensures that all crime scenes are processed in a timely and efficient manner, that all evidence is collected and preserved properly, and that all reports are accurate and complete. Provides training and supervision to crime scene investigators and property and evidence custodians and serves as a liaison between the crime scene investigation team and other investigative units. Assists in the processing of crime scenes including the collection, identification, documentation, analysis, preservation, storage, presentation, and disposition of physical evidence in criminal cases.

MAJOR DUTIES

The following duties are normal for this position. The omission of specific statements of the duties does not exclude them from the classification if the work is similar, related, or a logical assignment for this classification. Other duties may be required and assigned.

- Supervises, directs, and evaluates assigned staff, processing employee concerns and problems, directing work, counseling, disciplining and completing employee performance appraisals; participates in the hiring process; schedules shift assignments and on-call rotations to cover Crime Scene and Property and Evidence Units; develops plans and goals for units
- Provides technical assistance and principal training to employees in work methods; provides written and verbal instructions; answers questions and resolves problem situations
- Delegates special case work, assignments or other shift task to subordinate personnel; schedules and coordinates in-service training; approves time cards, payroll, vacations, leave time; adjusts schedules, staffing, and/or requests overtime to ensure adequate manpower at all times
- Instructs and directs subordinates regarding proper procedure and protocol of the agency; develops training needs and implements instruction ensuring compliance with all related rules and regulations; assists in the development of forensic courses for IAI, local LEA's and the Georgia Public Safety Training Center; inspects personnel for compliance with guidelines, uniform requirements, and other agency regulations; conducts peer review and verification of complex comparative analysis of evidence such as fingerprints and shoe impressions
- Investigates complaints or allegations of misconduct against subordinates; researches, approves, implements, and documents counseling and/or disciplinary action resulting from subordinate misconduct; recommends rewards and commendations for subordinates
- Directs the collection, preservation, examination, intake, storage, and disposition of property and evidence in crime scene investigations; responds to crime scenes; develops latent prints; analyzes, identifies, and classifies fingerprints; compares latent fingerprints of unknown persons or suspects with fingerprint records to verify identity; oversees and maintains the storage of all latent prints
- Manages users as well as searches finger and palm prints on the agency finger print database and Automated Fingerprint Identification System (AFIS)

- Oversees the integrity and efficiency of intake, storage and disposition of property and evidence, ensuring compliance with applicable laws and regulations; ensures security measures are adhered to, integrity of evidence is maintained, and chain of custody is preserved
- Provides instruction to precinct for collection and delivery of evidence to appropriate parties; oversees destruction or conversion of items to be disposed of; reviews and approves court orders, newspaper advertisements, release, sale, destruction, and recycling of property and evidence; oversees special projects; conducts audits of evidence as required; inspects property and evidence filing system
- Ensures quality in the forensic analysis of digital photography, video enhancement, latent print enhancement, computer forensics, and drug identification
- Researches, recommends, and implements methods of latent fingerprint development as well as other techniques in crime scene processing; assists in the development of practical examinations and empirical testing of chemicals, biologicals and forensic equipment; researches and implements safety procedures regarding hazardous chemicals and infectious diseases
- Schedules and conducts crime information sharing meetings to discuss Criminal Analysis trends, to coordinate criminal analysis of reported crimes, and to develop appropriate apprehension and deterrent strategies
- Oversees fleet management for assigned department vehicles; supervises the mechanical services and inventory of assigned vehicles
- Performs a variety of administrative tasks; prepares monthly and annual activity reports; establishes and maintains procedural guidelines for the unit; creates worksheets, spreadsheets and reports to aid in workflow and management of data; maintains inventory of equipment and products; researches, prepares, and justifies purchasing requests; confers with vendors
- Researches, prepares and justifies annual budget; monitors budget to maximize expenditures; ensures compliance with budgetary guidelines and regulations; conducts research regarding expenditures for specific projects including new and replacement equipment purchases
- Prepares information for court and testifies as needed
- Provides assistance to other departments, agencies, and court systems
- Interacts with community leaders and attends meetings with regard to services provided by the unit; responds to questions from judicial personnel and the general public in reference to the status of property and evidence

KNOWLEDGE, SKILLS AND ABILITIES REQUIRED BY THE POSITION

- Requires the ability to review, classify, categorize, prioritize, and/or analyze data.
- Includes exercising discretion in determining data classification, and in referencing such analysis to established standards for the purpose of recognizing actual or probable interactive effects and relationships.
- Human Interaction: Requires the ability to perform in a supervisory capacity over subordinate supervisors.
- Equipment, Machinery, Tools, and Materials Utilization:
- Requires the ability to operate, maneuver and/or control the actions of equipment, machinery, tools, and/or materials used in performing essential functions.
- Verbal Aptitude: Requires the ability to utilize a wide variety of reference, descriptive, and/or advisory data and information.
- Mathematical Aptitude: Requires the ability to perform addition, subtraction, multiplication, and division; the ability to calculate decimals and percentages; the ability to utilize principles of fractions; and the ability to interpret graphs.
- Functional Reasoning: Requires the ability to apply principles of rational systems; to interpret instructions furnished in written, oral, diagrammatic, or schedule form; and to exercise independent judgment to adopt or modify methods and standards to meet variations in assigned objectives.
- Situational Reasoning: Requires the ability to exercise judgment, decisiveness and

creativity in situations involving the evaluation of information against sensory, judgmental, or subjective criteria, as opposed to that which is clearly measurable or verifiable.

PHYSICAL DEMANDS

- Tasks require the ability to exert moderate, though not constant physical effort, typically involving some combination of climbing and balancing, stooping, kneeling, crouching, and crawling, and which may involve some lifting, carrying, pushing and/or pulling of objects and materials of moderate weight (12-20 pounds).
- Sensory Requirements: Some tasks require the ability to perceive and discriminate sounds, depth, texture, and visual cues or signals.
- Some tasks require the ability to communicate orally.
- Environmental Factors: Performance of essential functions may require exposure to adverse environmental conditions, such as dirt, dust, pollen, odors, wetness, humidity, rain, fumes, temperature and noise extremes, machinery, vibrations, electric currents, traffic hazards, toxic agents, disease, or pathogenic substances.

WORK ENVIRONMENT:

The work environment for a Crime Scene Manager is characterized by a unique blend of administrative and hands-on tasks within a fluid work environment. The work environment will include internal and external crime scenes, where Manager will be involved in processing evidence. The nature of the job also involves frequent interactions with law enforcement personnel, legal professionals, and occasionally the community, necessitating strong interpersonal and communication skills. Attention to detail is paramount, and the work environment demands a high level of focus to uphold the chain of custody and adhere to legal protocols. Overall, the work environment for a Crime Scene Manager is dynamic, requiring adaptability and a commitment to maintaining the standards of crime scene investigation within the law enforcement framework.

MINIMUM QUALIFICATIONS

Bachelor's degree from an accredited college or university with course work emphasis in scientific analysis of chemistry and biology, criminal justice, crime scene analysis or related field of study; five (5) years of experience in forensic science with analysis of various types of crime scene evidence and some supervisory experience; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job. Must possess certification and/or training in FBI latent print comparison, development and classification, blood pattern analysis, crime scene photography and video, crime scene reconstruction, and other area as required. Any equivalent combination of education, training, and experience that provides the knowledge, skills, and abilities for the job may be considered in lieu of the educational requirement. Valid Georgia Driver's License; must be able to successfully pass pre-employment physical ability testing, medical and drug screening; satisfactory motor vehicle record (MVR); and acceptable background investigation.

The City of Stockbridge, Georgia, is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

The City has the right to revise this position description at any time and does not representin any way a contract of employment.

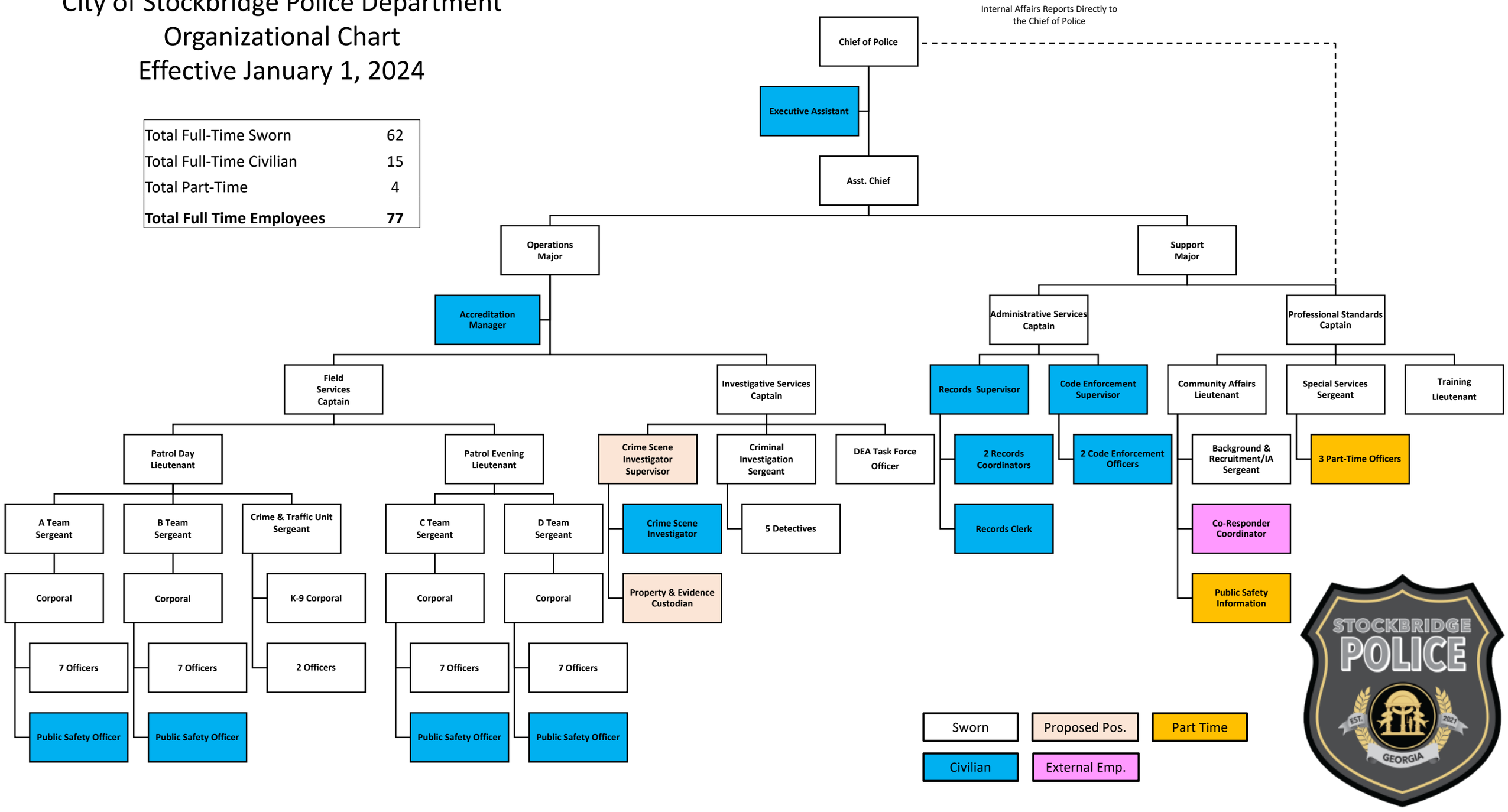
_____ _____

Employee Signature Date

Supervisor (or HR) Signature	Date

City of Stockbridge Police Department
Organizational Chart
Effective January 1, 2024

Total Full-Time Sworn	62
Total Full-Time Civilian	15
Total Part-Time	4
Total Full Time Employees	**77**



City of Stockbridge

AGENDA ITEM

MEETING DATE

January 8, 2023

- [x] RESOLUTION
- [ ] ORDINANCE
- [ ] CONTRACT APPROVAL/RENEWAL
- [ ] PUBLIC HEARING
- [ ] PRESENTATION
- [ ] BID SELECTION/AWARD
- [ ] TASK ORDER
- [ ] CHANGE ORDER
- [ ] BUDGET AMENDMENT
- [ ] BUDGET TRANSFER
- [ ] PAYMENT APPROVAL
- [ ] OTHER

FUNDING SOURCE

- [ ] GENERAL FUND/POLICE DEPT.
- [ ] FUND BALANCE
- [ ] SPLOST
- [ ] TSPLOST
- [ ] GRANT
- [ ] HOTEL/MOTEL TOURISM
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [x] DEPARTMENT FUND BALANCE
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Chief Frank Trammer

DEPARTMENT: POLICE DEPARTMENT

ITEM/PROJECT/EVENT: Purchase of four (4) Ford Maverick XL trucks.

Council consideration to approve the emergency purchase of four Ford Maverick XL trucks from Brannen Motors at the lowest quoted price, not exceeding $117,200, due to immediate vehicle needs and as an exception to the city's procurement code.

BACKGROUND INFORMATION:

The Stockbridge Police Department is implementing a Public Safety Officer Program in 2024, adding four (4) new positions to enhance community engagement and support existing patrol operations. To effectively perform their duties, these new Public Safety Officers require dedicated vehicles for timely response to community needs and increased patrol coverage throughout the city. The purchase of these vehicles was allocated in the department's 2024 operating budget.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

CHIEF OF POLICE Frank Trammer

- [x] FINANCIAL IMPACT [ ] N/A

AMOUNT $ 117,200.00

ATTACHMENTS: [x]

BRANNEN
UNADILLA, GA
1080 2nd Street
PO Box 746
Unadilla, GA 31091
P: (478) 627-3221 F: (478) 627-9550
www.brannenmotorcompany.com

DATE 12/20/2023

City of Stockbridge GA.

INVOICE NO. 231220

CUST. NO.	STOCK NO	YEAR MAKE	MODEL	NEW OR USED	SERIAL NO.		SALESMAN
		2024 Ford	Maverick XL	New	1. 3FTTW8B95RRA16634 2. 3FTTW8B90RRA15293		J. Reed

INSURANCE COVERAGE INCLUDES

FIRE AND THEFT
COLLISION AMT. DEDUCT.
PUBLIC LIABILITY - AMT.
PROPERTY DAMAGE - AMT.

PRICE OF CAR	$29,300.00
FREIGHT AND HANDLING	
OPTIONAL EQUIP. ACCESS.	ea.
TAVT	
LICENSE AND TITLE	N/A
FINANCING	
INSURANCE	N/A
SETTLEMENT:	
DEPOSIT	-
CASH ON DELIVERY	-
USED CAR:	-
TYPE	-
SERIAL NO	-
ENGINE NO.	-
PAYMENTS.	-
TOTAL	$117,200.00

[3. VIN AVAILABLE ON THE NEXT ONE THAT ARRIVES.
4. VIN AVAILABLE ON THE SECOND ONE TO ARRIVE.]

*MULTIPLE UNITS OF THIS VEHICLE ARE SCHEDULED TO ARRIVE WITHIN THE NEXT WEEK.

VIN: 3FTTW8A92RRA24076 Stock #: 24T236 Model Code: W8A

2024 Ford Maverick XL DP

Confirm Availability

Status: In Stock | Show Window Sticker

5 (5 Reviews) - Edmunds.com

CITY/HWY
23/30 MPG

BODY STYLE
4D Crew Cab

EXT. COLOR / INT. COLOR
Oxford White / 9W

ENGINE
4 Cyl - 2 L

TRANSMISSION / DRIVE TYPE
8-Speed Automatic / FWD

Vehicle Description

DP means Deal Pending. We can order the same unit at the same discount. Equipment Group 100A Standard.

MSRP: $25,095

Just Want to Text?

Get Pre-Approved

Payment Calculator

Accessorize This Vehicle

DRIVE IT NOW
$346/mo
Pre-qualify Instantly

Buy Now / Start Your Deal

Instant Trade-In Offer

Accessories

Options | Specs | Warranty

ENGINE: 2.0L ECOBOOST

- (STD)

- Equipment Group 100A Standard
- 6 Speakers
- AM/FM radio
- Radio data system
- Radio: AM/FM Stereo w/6 Speakers
- Air Conditioning
- Automatic temperature control
- Power steering

Info Currently Unavailable

This site no longer offers this Kelley Blue Book information, but it might be available on KBB.com

2024 Ford Maverick for sale in

/VehicleDetails/new-2024-Ford-Maverick-XL-Loganville-GA/5734439510

Sales: (770) 790-5753 | Service: (7

Hours & Map Cont

Express Store | Search Used | Work Trucks | Specials | Service & Parts | Financing | Research | About Us | Social Media | Contact

averick

INTERNET PRIC

Ford > Maverick > XL

ERACTIVE MEDIA GALLERY

1 of 18

Pricing Information	
MSRP	$24,995
Internet Price	Contact Us

Speci	
Stock Number	
VIN	
Vehicle Status	
Exterior	
Interior	
Engine	
Transmission	
Body Style	
Cylinders	
Doors	
Fuel Type	

See Payment Options | Start Buying Process | Get Approved Today

Save | Price Watch

Schedule