Stockbridge

Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor Anthony S. Ford

At-Large

Mayor Pro Tem Kyle D. Berry, Sr.

Council District 3

Councilmember Elton Alexander

Council District 5

Councilmember Yolanda Barber

Council District 4

Councilmember LaKeisha Gantt

Council District 1

Councilmember Alphonso Thomas

Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Vacant

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda August 12, 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, AUGUST 12, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

1 Council Meeting Minutes July 8, 2024
Special Called Meeting Minutes - SPLOST VI July 15, 2024
Millage Rate Public Hearing Meeting Minutes July 15, 2024
Millage Rate Public Hearing Meeting Minutes July 19, 2024
Millage Rate Public Hearing Meeting Minutes July 22, 2024
Council Work Session Meeting Minutes July 30, 2024

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

2 Review of Proclamations issued for: Briana's Heart of Gold; Dr. Amanda Phllips; National Black Business Month; and Swearing In Ceremony for Oaths issued to: Mark Glenn, Antonio Gordon, and Samantha Samuels to the Public Facilities Authority Board; and Recognition of the Platinum Award to the Water Plant and the Gold Award to the Wastewater Treatment Plant and the Stockbridge Citizens-Police Advisory Council as runner-up for the "Dr. Curtis McClung Award of Excellence".

OLD BUSINESS

3 DE-ANNEXATION CASE #DX-2024-02 FOR THE MANDERLEY SUBDIVISION, PHASE 2. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 2, as are listed below. The request was made by the owners of the nine parcels, which are located in Land Lots 8 and 9 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved (on April 30, 2024) De-Annexation Case #DX-2024-01 for the Manderley Subdivision, Phase 1, which concerned ten nearby parcels.

1. 160 Jasper Drive (Parcel #013A01023000).
2. 165 Jasper Drive (Parcel #013A01024000).
3. 195 Jasper Drive (Parcel #013A01050000).
4. 310 Kerrith Drive (Parcel #013A01039000).
5. 320 Kerrith Drive (Parcel #013A01038000).
6. 325 Kerrith Drive (Parcel #013A01025000).
7. 510 Portloe Court (Parcel #013A01049000).
8. 515 Portloe Court (Parcel #013A01047000).
9. 520 Portloe Court (Parcel #013A01048000). - Presented by: Ryan Anderson

PUBLIC HEARING

4 **COMPREHENSIVE PLAN CASE #CP-2024-04. (To be located in Council District 5.)**
Consideration of a request for a **Comprehensive Land Use Amendment** of property at **425 Country Club Drive,** to change the property's future land use designation from 'High-Density Residential' to 'Low-Density Mixed-Use' to allow for the conversion of an assisted living facility to a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits. - Presented by: Ryan Anderson

5 **REZONING CASE #RZ-2024-05. (To be located in Council District 5.)**
Consideration of a request for the **Rezoning** of property at **425 Country Club Drive,** to rezone the property from 'OI' (Office Institutional) to 'C2' (General Commercial) to allow for a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.

- Presented by: Ryan Anderson

NEW BUSINESS

6 Council consideration to approve the Stormwater Division to use the $573,653.00 allocated to SPLOST V to perform stormwater repairs within the stormwater management system. The Stormwater Division proposes to utilize Site Engineering, the City's On-Call Water & Sewer Emergency & Operational Repair/Maintenance and Construction Services vendor. - Presented by: Decius Aaron

7 Council Consideration to fill vacancy on the Ethics Committee for an unexpired term. - Presented by: Quinton Washington

8 Council consideration to appoint a member to the Downtown Development Authority to fill an unexpired term. - Presented by: Quinton Washington

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, 6:00 p.m.- City Hall Levi Meeting Room (Aug 13)**
- **Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Aug 15)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Aug 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Aug 20)**
- **City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Aug 27)**
- **Community Zoning and Information Meeting: Thursday, August 7th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Sep 4)**
- **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. – (Sep 5)**
- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Sep 9)**
- **Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Sep 9)**
- **The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. Sep 13)**

UPCOMING CITY EVENTS/INITIATIVES

- **Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, August 14th *f*rom 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!**
- **Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – August 15th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.**

- **Join Councilman Thomas for the 2nd District Curb, Gutter and Sidewalks Town Hall on Thursday, August 15th from 6:30pm – 8:00pm at Floyd Chapel Baptist Church Family Life Center located at 104 First Street Stockbridge, GA**
- **Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, August 26th from 10am – noon at Stockbridge City Hall.**
- **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.**

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

SAVE THE DATE! BridgeFest 2024 is coming! Are you ready! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September 28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendor opportunities.
2024 Stockbridge Amphitheater Summer Concert Series

1. **Saturday, August 17th – Monica, featuring Tamar, Sevyn Streeter, and Pretty Tammy the DJ.**
2. **Sunday, October 20, 2024, (Rescheduled Show) Charlie Willson with Special Guest El Debarge**
3. **Saturday, October 26, 2024, Boney James Slow Burn Tourn with Special Guest Damien Escobar.**

Chris Tucker & Friends

1. **Saturday, August 24, 2024, Chris Tucker & Friends. Live Music and Comedy. Benefits the Chris Tucker Foundation.**

Stockbridge Main Street Tiny Tent Concert Series

1. **Fridays (Weather Permitting) The show will start at 6 pm and will end at 8 pm. The show will take place at 130 MLK Sr Heritage Trail in Stockbridge, GA. Enjoy good music, local restaurants, and OUR community... all in ONE gorgeous location! Bring your family or make it a date night! Just don't forget your lawn chair!**

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT

CITY COUNCIL WORK SESSION MEETING
SUMMARY MINUTES

MONDAY, JULY 8, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Lakeisha Gaines – Interim 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.

Invocation by Mayor Ford at 6:04 p.m.

Invocation by: Dr. Renee Gourdine

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All the members were present except Mayor Pro Tem Berry.

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

Motion to approve the Main Street Advisory Board, Downtown Development Authority and City Council Joint Retreat Meeting Minutes for April 13, 2024, Council Meeting Minutes for June 10, 2024, and Work Session Meeting Minutes for June 26, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

PUBLIC COMMENTS

There were no public comments.

CEREMONIAL REVIEW

4. Mayor Ford reviewed the swearing in of Kenya Cook to the Downtown Development Authority, and Monica Jones, Kim Mays, and Ivy D. Sears to the Citywide Development Authority; and issued a proclamation and recognized Vanessa Holiday for being selected as the 2024 Georgia Municipal Clerk of the Year.

NEW BUSINESS

5. Council consideration to approve City of Stockbridge Citizens Police Advisory Council Zone 4 Replacement Member Application.
   Presented by: Police Chief, Frank Trammer
   Motion to approve Judy Neal to fill the unexpired term for Zone 4 was made by Councilmember Alexander; seconded by Yolanda Barber. The motion passed unanimously 4-0.

   Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING

6. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-02. (Council District 4) The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council to consider a Comprehensive Plan Amendment for property at 111 Old Conyers Road to change the property's future land use designation of "Low-Density Residential" to "Special Purpose" to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson gave an overview of the request for the Comprehensive Plan Amendment #CP-2024-02, noting staff recommends approval.

   Mayor Pro Tem Berry joined the meeting at 6:21 p.m.

   Councilwoman Barber made a request to vote on the Comprehensive Plan Amendment, noting the other items associated with the development would not factor in if the Comp Plan Amendment were not approved.

   The consensus of the Council was to hear all items associated with the development and vote on each item separately following the public hearing.

   Mr. Anderson noted Item #6 through Item #10 are associated with the same development and planned to present the proposed development as one overall presentation, noting Item #9 would not be considered as it is not in compliance with the city's Unified Development Code, and also noted the Site Plan was subject to change.

7. REZONING CASE #RZ-2024-02. (Council District 4)
   The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council to consider a request for the Rezoning of property at 111 Old Conyers Road, to rezone the property from 'SR' (Suburban Residential) to 'PUD' (Planned Unit Development) to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
   Mr. Anderson continued with an overview of Rezoning Case #RZ-2024-02, noting staff recommends approval with staff conditions, and to reduce the number of units from 200 to 160.

8. VARIANCE CASE #VR-2024-01. (Council District 4) Variance to reduce the parking requirements according to the number of bedrooms per apartment unit, whereby studio and one-bedroom apartment units would have only 1.00 parking spaces instead of the required 1.25 parking spaces per unit, and two-bedroom units would have only 1.25 parking spaces per unit instead of the required 1.75 parking spaces per unit. The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council to consider a variance for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
   Mr. Anderson continued with an overview of Variance Case #VR-2024-01, noting approval would be contingent upon final approval of the site plan, and noted staff recommends approval with a reduction of 30 parking spaces.

9. VARIANCE CASE #VR-2024-02. (Council District 4) Variance Request VR-2024-02 - Variance to modify the ground-floor retail square footage requirement by changing the residential-to-retail space ratio from the required ratio of 75%/25% to a proposed ratio of 87.5%/12.5%. The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the Council is to consider a variance for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
   This item was not presented. Mr. Anderson noted VR-2024-02 is not in compliance with the city's UDC.

10. VARIANCE CASE #VR-2024-03. (Council District 4) Variance to increase the project density from twenty-four (24) units per acre to twenty-nine (29) units per acre. The City of Stockbridge Planning Commission held a public meeting on Thursday, June 20, 2024 at 6:30 p.m. This request of the

Council is to consider a variance for property at 111 Old Conyers Road, to allow for the construction of a mixed-use development, including commercial and residential uses. The applicant is Charlie Hightower, on behalf of First National Land Trust, LLC. The property is located in Land Lot 68 of District 12, with 6.71 +/- acres within the Stockbridge City Limits.
Mr. Anderson continued with an overview of Variance Case #VR-2024-03, noting staff recommends approval of not more than 24 units per acre.

Mr. Cassius Coleman, the project's developer, spoke in favor of the project noting density brings in better businesses, tax dollars, younger demographic, a younger workforce, and overall, the positives outweigh the negatives, and referenced developments he has completed in Union City, and McDonough.

Councilmember Gantt spoke in favor of building up the downtown area and providing housing for young adults, noting the development is near a park, grocery store, and retail and is in close proximity to the city's Amphitheater.

Councilmember Barber expressed concerns of the impact to the community and noted there has not been information or data included regarding infrastructure and road improvements in the area, considering the number of developments in the area over the last year; and also expressed a concern that there was only one entry/exit point.

Mr. Gardiner noted the city is responsible for addressing the infrastructure and water/sewer needs to sustain the development.

Mayor Pro Tem Berry expressed safety concerns of attempting to turn left onto Old Conyers and the increased traffic in the area. Councilmember Barber and Councilmember Thomas echoed the safety and increased traffic concerns that were raised.

Mr. Anderson noted a Traffic Study was completed.

Councilmember Barber noted the Traffic Study does not include the Diamante development still under construction and does not include the D. R. Horton development on Valley Hill Rd, or the Townhome Development on East Atlanta Rd., noting all are within one mile of this proposed development.

Councilmember Alexander recommended the conditions of a 10' path along the entire frontage along Old Conyers Rd. and East Atlanta Rd., the installation of an EV Charging Station and Decorative Streetlights.
Mr. Anderson stated that the HOA would be responsible for streetlight fees.

Councilmember Thomas referenced the commercial component of the development and asked if there were any commercial commitments.

Mr. Coleman stated the Applicant has requested a feasibility study to determine the best type of business for the location.

Councilmember Barber stated that she supports the revitalization of the city's downtown area, noting apartment developments have been placed along the city's major corridors, and this location is an interior corridor, and does not fit, and prefers to see single-family homes, noting that it will be a challenge to expand East Atlanta Rd. with the railroad there; further stating the Councilmembers need to consider the people that live in the area and will be the most impacted.

Mr. Coleman responded there is not enough room for single-family homes, and noted young adults use the parks and walk along the belt line in other areas of metro Atlanta.

Councilmember Gantt noted Public Hearings are advertised, and citizens usually come to the meeting when they oppose.

Councilmember Barber stated citizens are not there because the Council is not listening to the residents of District 4, who she represents, noting there have been five high density developments approved in spite of their opposition with no plans to expand East Atlanta Rd or infrastructure improvements.

Mayor Ford referenced the Quiet Zone for the railroad in the Valley Hill Rd. area.

Councilmember Alexander noted East Atlanta Rd. will be expanded in the future.

Mayor Pro Tem Berry restated concerns regarding the traffic flow along Old Conyers Road, noting the development is a great plan and wants to have the infrastructure and roads addressed in the area.

Councilmember Gantt asked Mr. Gardiner if the development ties into the plans for the downtown.

Mr. Gardiner noted the property is constrained because of the flood plain and there are limits to what can be developed on the site, and noted the development is a good concept and makes sense, and reminded the Council that you cannot deny a project because of infrastructure.
Mr. Coleman stated that if approved, the project would start immediately, with permits pulled over the next 10 – 11 months.

Public Hearing Opened
Speakers in Favor: Cassius Coleman (Project Developer) and Maria Clay
Speakers Opposed: Luke Williams
Speaker – Comment Only: Shavoka Harris
The Public Hearing was closed.

Item #6
Motion to deny Comprehensive Plan Amendment Case #CP-2024-02 was made by Councilmember Barber. The motion died for lack of a second.

Motion to approve Comprehensive Plan Amendment Case #CP-2024-02 was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 3-1-1 (Alexander, Berry and Gantt Approved) (Barber Opposed) (Thomas Abstained).

Item #7
Motion to deny Rezoning Case #RZ-2024-02 was made by Councilmember Barber. The motion died for lack of a second.

Motion to approve Rezoning Case #RZ-2024-02 to include Staff Recommended Conditions and the following Conditions: 10' path along the entire frontage along Old Conyers Rd. and East Atlanta Rd., the installation of an EV Charging Station and Decorative Streetlights and to reduce the number of units from 200 to 160 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1 (Alexander, Berry, Gantt Approved) (Barber Opposed) (Thomas was not present for the vote).

Item #8
Motion to approve Variance Case #VR-2024-01 with the reduction of 30 parking spaces was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved) (Barber Opposed).

Item #9
Motion to remove Item #9 from the Agenda made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt, and Thomas approved) (Barber Opposed).

Item #10
Motion to approve Variance Case #VR-2024-03 with not more than (24) twenty-four units per acre was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved) (Barber Opposed).

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, 6:00 p.m.- City Hall Levi Meeting Room (Jul 9)
- 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. – July 11th meeting canceled.

- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No July Meeting due to Summer Break)
- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jul 12)
- Millage Rate Public Hearing #1, Monday, July 15th at 6:30 p.m. - City Hall Council Chamber (Jul15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Jul 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (Jul 16) No meeting in July
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jul 18)
- Millage Rate Public Hearing #2, Friday, July 19th at 10:00 a.m. - City Hall Council Chamber (Jul 19)
- Millage Rate Public Hearing #3, Monday, July 22nd at 10:00 a.m. (Millage Set at 10:15 a.m.) - City Hall Council Chamber (Jul 22)
- City Council Work Session Meeting**,** Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Jul 30)
- Community Zoning and Information Meeting: Thursday, August 7th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Aug 7)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Aug 12)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tast Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilwoman Yolanda Barber as she partners for the 2nd year with Kicks4Kids to collect sneakers for kids on Saturday, July 13th at Stockbridge First United Methodist Church and will be distributed at the City's Back to School Kickoff on July 20th. Please plan to donate what you can to this life-changing initiative.
- Join the Stockbridge Youth Council in partnership with the City of Stockbridge at Clark Park to FILL THE BUS with school supplies during Tasty Tuesday on July 16th from 5:30pm. - 8:00 pm. Let's make sure our students have what they need to be successful this school year!
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on *Wednesday, July 17th f*rom 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – July 18th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join the City of Stockbridge for the Annual Back to School Kickoff Event on Saturday, July 20th at the Stockbridge Amphitheater for free school supplies from 11am – 1pm.

- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, July 22nd from 10am – noon at Stockbridge City Hall.
- Join Councilman Elton Alexander for a Community Cleanup event on Saturday, August 10th from 9am -11am. Parking at the Costco Parking Lot 2245 Jodeco Rd., McDonough, GA.
- 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.
  Please contact Rosalynd Rawls to schedule an appointment for *Meet the May*or and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

2024 Stockbridge Amphitheater Summer Concert Series

1. Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
2. Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
3. Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Manhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb
4. Saturday, August 3, 2024, Babyface and Special Guests Avery Sunshine and 4Cast

MAYOR'S COMMENTS

Mayor Ford referenced an amazing July 4th event and fireworks at the Amphitheater, and noted Robin Thicke had an impressive performance and that Charlie Wilson is being rescheduled for a later date, and prior ticket purchases will be honored.

EXECUTIVE SESSION

Motion to convene Executive Session for Real Estate and Personnel was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and sign and Affidavit was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adjourn the meeting at 8:28 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk CMC Anthony S. Ford, Mayor

CITY COUNCIL SPLOST VI SPECIAL CALLED MEETING SUMMARY MINUTES

MONDAY, JULY 15, 2024 5:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Lakeisha Gaines – Interim 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 5:07 p.m.

Invocation by Mayor Ford, followed by a moment of silence for the individuals who were injured, and the spectator who was killed during a recent campaign rally in Pennsylvania.

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 Councilmember Gantt.

Motion to adopt the Agenda was made by Mayor Pro Tem Berry; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 6:11 p.m.

NEW BUSINESS

1. Council Consideration to approve the City of Stockbridge SPLOST VI Project List.
2. Council Consideration to approve the City of Stockbridge/Henry County Joint Projects.
3. Council Consideration to approve the SPLOST VI 5yr/6yr Option.
   Presented by Frederick Gardiner - City Manager
   Mr. Gardiner referenced the SPLOST VI meetings held over the last few months where the County as noted Priority Projects, Joint Projects, and Distribution Options; noted the best interest of the city is to agree with the 6-year option, noting that should the County and Cities not agree, the 5-year option would be in affect; and noted the city's position to use the 2023 census numbers whereas nearly 7,000 residents were annexed into the city, opposed to the 2020 census number whereas the city would be responsible for the roads, infrastructure and improvements in the area, without the funding being allotted to the city; noted Henry County presented 6 Options, and reviewed 4 of the 6 options:
   1. No Designated Level Projects with no funding for cities until after year 1, an estimated $470,000,000 with a 6-year collection 66/32 and the City of Stockbridge receiving an estimated 12.31%.
   2. Level 2 Public Safety Projects, an estimated $470,000,000 with a 6-year collection 67/33; Public Safety $51 million that must be repaid prior to distributions to the cities, and the City of Stockbridge receiving an estimated 12.69%.
   3. Level 1 Projects, an estimated $470,000,000 with a 6-year collection 66/34; with a Tag Office facility in Locust Grove of an estimated $6.4 million and $79,438,800 for priority projects that must be repaid prior to distributions to the cities and the City of Stockbridge receiving an estimated 13.08%.
   4. Level 1 & Level 2 Projects, an estimated $470,000,000 and $85,383,800 of Priority Projects that must be repaid prior to distributions to the cities 65/35, and the City of Stockbridge receiving an estimated 13.46%.

   Mayor Ford stated that everyone loses if the cities cannot agree and have to settle on a 5-year SPLOST, and reduced collections of $380,000,000 and recommended the city select Option 2 as the primary position which includes Level II projects for Public Safety of $51,000,000, that shall be repaid before the cities within the county receive funding, and whereas Stockbridge would receive an estimated 12.31% of the estimated $470,000,000, and agree with the 6-year option using the 2023 Census Data, noting the 2020 Census includes 6,700 residents at that time were included in the 2020 census numbers as Henry County residents, and whereas the County would receive the revenue for those residents under the 2020 census option, although the residents were annexed into the city of Stockbridge effective January 1, 2023, and whereas effective on that date, the City was responsible for servicing the 6,700 newly annexed residents along with providing

services and maintenance of streets, roads and infrastructure of the annexed area. Mayor Ford polled members of the Council asking which option was preferred. Councilmembers Alexander, Berry, Gantt, and Thomas agreed with Option 2 as outlined by Mayor Ford, using the 2023 Census and the 6-yr SPLOST Option. Councilmember Barber offered no comment. Staff was tasked with submitting the request to the County and to also report back to the Council on the timeframe it took for the County to collect $51,000,000 from the current SPLOST and to continue negotiations.

Mr. Gardiner noted Flippen Rd., East Lake Pkwy., Eagles Landing Pkwy., and Hudson Bridge Rd. were all included in the request to the County for joint projects, and that list would be revised and resubmitted to include the proposed passive use park in District 3; and noted the city would seek a Kaboom grant for the park equipment.

Motion to adjourn the meeting at 5:40 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Respectfully submitted by:

_____	_____
Vanessa Holiday, City Clerk	Anthony S. Ford, Mayor

Where Community Connects

CITY COUNCIL MILLAGE RATE PUBLIC HEARING #1
SUMMARY MINUTES

MONDAY, JULY 15, 2024 6:30 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Lakeisha Gaines – Interim 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 6:30 p.m.

Invocation by Mayor Pro Tem Berry

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 adopt the Agenda was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING #1

1. Council Consideration of Millage Rate
   Presented by Frederick Gardiner - City Manager
   Mr. Gardiner confirmed that the millage rate that will be discussed tonight does not affect homeowners that do not reside within the city limits of Stockbridge; noted this is the first of three public hearings required, noting the city's property digest increased by 44%, and that it is a good practice to advertise a higher rate in the

event an adjustment needs to be made, additional hearing would not be required, and noted the advertisement last year was 6%, and this year the rate was advertised at 4.25%.

Mr. Gardiner presented an overview of the proposed Millage Rate, noting the growth of the city and impact of city services; reviewed the 2024 Property Tax Digest and 5-year History of Levy; reviewed the Property Tax Analysis report with examples of the appraised and the assessed value of homes and the tax increase based on a rollback millage rate of 3.61, the current millage rate of 3.77, and millage rates of 4.00, 4.15, 4.20 and 4.25; reviewed the Preliminary General Fund FY25 at a Glance report; noted the Tax Distribution by Government Entity and the percentage of tax with the City of Stockbridge at 3.77 mills (11.2%); Henry County Water Authority at 2 mills (5%); Henry County at 10.511 mills (26%); and the Henry County Board of Education at 23.628 mills (59%); and noted there are two more Millage Rate Public Hearings with the adoption at the final hearing on July 22nd; and noted there will be Referendum on the November 2024 Ballot to allow for a City of Stockbridge Homestead Exemption and city residents must apply with the City of Stockbridge as this exemption is separate from the Henry County Exemption.

Mayor Ford noted the Public Hearings are required since the city adopted a millage last year.

Mr. Gardiner clarified that is true if the city's Tax Digest increases.

Councilmember Alexander noted the Tax Statement and the different entities, and suggested homeowners attend the meetings of the School Board where the majority of the tax on the statement is assessed at 60% and the County where the tax on the statement is assessed at 26%.

Deputy Tax Commissioner, Lynn Carty confirmed the County has a frozen exemption in place that allows a property to be frozen at the rate when purchased, and noted the County will meet on July 30th at 1:00 p.m. regarding the millage, and the School Board will meet on July 22nd at 4:30 p.m. regarding the millage.

Public Hearing Opened
Speakers in Favor of No Millage Rate Increase:
Glenn Martin, Loretha Martin, Karen Charmaine, Claire Kellam, Sharon Nelson, and Eugenia Brown.

Speakers Opposed to Millage Rate: Jocelyn Williams

Mayor Ford noted the City of Stockbridge does not control appraisals and asked staff to adjust the questions that were raised.

Mr. Gardiner confirmed the Henry County Tax Assessor controls appraisals, and noted the city cannot control rentals, and that the investment companies are competing with homeowners, noting changes can only be made by the state legislature.

Mr. Gardiner noted residents are not paying a double tax, and that all homeowners in Henry County are required to pay for 1.09 mills for public safety, and that tax is now on the City of Stockbridge tax bill and has been removed from the Henry County portion of the tax bill.

The City Clerk noted the (4) four Henry County cities collaborated with the County to assign meeting dates where both city and County staff could be in attendance, along with the governing body of each municipality.

Mr. Gardiner noted the Henry County Water Authority had recently issued a notice that water rates were increasing, noting the process cost to treat water.

Public Hearing Closed.

Motion to adjourn the meeting at 7:36 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

_____	_____
Vanessa Holiday, City Clerk CMC	Anthony S. Ford, Mayor

Where Community Connects

CITY COUNCIL MILLAGE RATE PUBLIC HEARING #2
SUMMARY MINUTES

FRIDAY, JULY 19, 2024 10:00 A.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Lakeisha Gaines – Interim 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 10:05 a.m.

Invocation by Mayor Pro Tem Berry

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 Councilmember Gantt and Councilmember Thomas.

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 3-0.

Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING #2

1. Council Consideration of Millage Rate
   Presented by Frederick Gardiner - City Manager

   Mr. Gardiner noted this is the second of three public hearings required, referenced the addition of nearly 7,000 residents and the impact the city's growth has had to the city and its budget; noted the millage rate supports the city's budgeted

services; noted the 4.4 % increase to the city's property digest by Georgia Law is considered a tax increase, and that the city advertised a higher rate of 6% last year knowing the adopted rate would be lower, and approved 3.77%, and will follow the same process this year by advertising 4.25% as a placeholder.

Mr. Gardiner noted the city has a Property Tax Digest of $7.1 million and reviewed the Property Tax Analysis report citing an example of a property that lost value from $312,000 to $302,000; reviewed the Preliminary General Fund FY25 at a Glance report; noted the Tax Distribution by Government Entity and the percentage of tax with the City of Stockbridge at 3.77 mills (11.2%); Henry County Water Authority at 2 mills (5%); Henry County at 10.511 mills (26%); and the Henry County Board of Education at 23.628 mills (59%); and noted there will be a final Millage Rate Public Hearing and adoption on July 22nd; and noted there will be Referendum on the November 2024 Ballot to allow for a City of Stockbridge Homestead Exemption and city residents must apply with the City of Stockbridge as this exemption is separate from the Henry County Exemption.

Mayor Ford recognized Tax Commissioner Michael Harris, and State Representative Demetrius Douglass in the audience.

Councilmember Alexaner thanked Mr. Gardiner for the presentation and asked that Mr. Gardiner confirm staff's recommendation of 3.77% with no homestead exemptions for city of Stockbridge residents for two years (2024 and 2025), and setting the millage being set last year at the lowest rate last year, giving exemptions up front, and taking pressure off residents; and noted residents were paying 1.904 % taxes to Henry County for Public Safety. Mr. Gardiner confirmed.

Councilmember Barber noted she wants to take a deeper dive into the city's finances, noted her acceptance of the 3.77 millage rate last year, however, the city needs to review expenses and look at decrease the budget.

Tax Commissioner Michael Harris added that the Henry County Board of Commissioners is considering an increase in taxes for Special Service Districts, and the Henry County Board of Education, is considering a 1.6mil decrease, and noted the County will meet on July 30th at 1:00 p.m. regarding the millage, and the School Board will meet on July 22nd at 4:30 p.m. regarding the millage.

Councilmember Alexander reference Deputy Tax Commissioner Lynn Carter's comments from the first hearing where she explained the County's Frozen Exemption for homeowners, and noted the major impact of taxes is the Board of Education at 60% and the County at 26% and encouraged the public to attend those meetings.

Mr. Harris noted the Board of Education offers exemptions based on age.

Public Hearing Opened
Speakers in Favor of No Millage Rate Increase and remaining at 3.77:
Suzette Wilkinson, Regina L. Ubadiniru, Jocelyne Williams, and Mary Scott.

Speakers Opposed: No Speakers
Public Hearing Closed.

Mr. Gardiner noted everyone in Henry County pays taxes for Public Safety, and the City of Stockbridge has Sanitation Services billed annually via the tax bill, and is a fee, not a tax.

Mr. Harris noted the bill was re-designed to show the difference between taxes and fees, and the back of the bill references the homestead exemptions.

Mr. Gardiner noted the City of Stockbridge is on a January 1 - December 31 calendar year, and the County is on a July 1 – June 30 calendar year, and the July Public Hearing dates are statutory by law.

Mr. Aaron, the Public Works Director, confirmed that the Sanitation Fee includes garbage pickup, bulk pickup, recycling, and yard waste, and that the City of Stockbridge has absorbed the (CPI) Consumer Price Index increase of 5% received from the vendor.

Councilmember Alexander noted that if the City of Stockbridge had not implemented police services, residents would have paid more if the County approves the increase; and noted the utilizes and Audit firm annually, noted in the past, the city was not spending a much for certain services, and is now spending more, and making improvements to make the city better, and stands behind the audit and the City Manager.

Mr. Gardiner agreed, noting the audit process is the same for all cities, and addresses GAAP Policies with a report of corrections and recommendations for areas of improvement, and noted the fund balance when the majority of the officials took office has decreased, much has gone to the building up of downtown and public investments have been made, noting the city needs more private sector investments, and noted the Council will received the FY2025 next month.

Councilmember Barber stated that she has been asking questions regarding the city's financials for months to compare revenue and expenditure details and trends, and the requests went unanswered; noted staff is hired to do a job, and elected officials are to represent the people, and be able to explain to the public the financial status of the city; noted budget amendments should be presented to the public, and they are not; noted the city spent over $120,000 for a software program to be transparent, and it is not up and running, and that she will continue to ask for information; referenced requests for a mid-year budget review that is scheduled for July 30th; noted requests for the city's Auditor Report for the year 2022 several times, and finally received the report in April 2024; noted it was her understanding that the millage tax approved last year was to fund police service, and is being used to supplement the Amphitheater, whose budget was set at two million dollars, and does not know the expenditures; noted the full Council is not receiving monthly profit & loss statements to determine whether a millage is needed; and asked if the Senior Sanitation Program is being offered.

Mr. Aaron confirmed that the program is active, and seniors who meet the criteria will receive a 75% discount, with applications due by May 31st.

Mayor Pro Tem Berry thanked everyone for coming out; reminded everyone about the Ballot Referendum for Homestead Exemption on November 5, 2024 and asked that residents extend the message to their neighbors; thanked Tax Commissioner Michael Harris for providing information and knowledge to the homeowners regarding tax exemptions; noted the proposed millage rate is set to be 3.77, the same as the current rate, and to dispel the rumors of an increase; noted the Board of Education is scheduled to adopt the millage at a meeting on July 22nd at 4:30pm, and the Henry County Board of Commissioners is scheduled to adopt the millage on July 30th at 1pm; and noted that had the city of Stockbridge not implemented a police department, Stockbridge residents could have received a proposed public safety tax increase from the County for 1.9% to 4.7%.

Mayor Ford noted the next City of Stockbridge Public Hearing will take place on Monday, July 22, 2024 at 10:00 a.m. in the Council Chamber.

Councilmember Alexender extended birthday wishes to Mayor Pro Tem Berry.

Motion to adjourn the meeting at 11:25 a.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

_____	_____
Vanessa Holiday, City Clerk CMC	Anthony S. Ford, Mayor

CITY COUNCIL MILLAGE RATE PUBLIC HEARING #3
SUMMARY MINUTES

MONDAY, JULY 22, 2024 10:00 A.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Lakeisha Gaines – Interim 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 10:02 a.m.

Invocation by Mayor Pro Tem Berry

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 Councilmember Gantt.

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING #3

1. Council Consideration of Millage Rate
   Presented by Frederick Gardiner - City Manager

Mr. Gardiner noted this is the final of three required public hearings and adoption of the millage rate, which is used to fund general operations for FY2025; noted in 1990 there were 3,000 residents in the city of Stockbridge and today that number is close to 40,000 residents; noted the impact of the addition of nearly 7,000 residents and the impact the city's growth has had to the city and its budget, specifically Public Works and the Police Department; noted the millage rate is driven by the Tax Digest which had a 4.4 % increase, and noted that an increase in the city's property digest by Georgia Law is considered a tax increase; and noted the city advertised a higher rate of 4.25% as a placeholder, and staff is recommended the rate remain at 3.77%.

Mr. Gardiner presented the Property Tax Analysis; reviewed the Preliminary General Fund FY25 at a Glance report, noting the FY2025 balanced budget as submitted by staff departments; reviewed home values and rates vs assessed values; noted the Tax Distribution by Government Entity and the percentage of tax with the City of Stockbridge at 3.77 mills (11.2%); Henry County Water Authority at 2 mills (5%); Henry County at 10.511 mills (26%); and the Henry County Board of Education at 23.628 mills (59%); and noted there will be Referendum on the November 2024 Ballot to allow for a City of Stockbridge Homestead Exemption and city residents must apply with the City of Stockbridge as this exemption is separate from the Henry County Exemption.

Tax Commissioner Michael Harris noted the process going forward is to adopt a millage rate today, and noted the Board of Education and the City of McDonough will also adopt a millage rate today, and the Henry County Board of Commissioners will adopt a millage on July 30th; noted his office will complete the Tax Digest and submit it to the state to begin the process of collecting taxes; noted tax bills go out to homeowners the late August/early September, and that if you don't receive your tax bill, it is available online. Mr. Harris noted the Board of Education will meet to set the millage rate today at 4pm and the County will meet on July 30th at 1pm to set the millage rate.

Councilmember Alexaner thanked Mr. Harris and referenced the Frozen Exemption.

Mr. Harris noted the County's Frozen Exemption where homeowners continue to pay taxes at the assessed value when you purchase your home although your property value increases over the years; and noted there are other exemptions for homeowners with certain criteria and deadlines to apply, noting if you are 62 on January 1, you need to apply for the Age 62+ exemption; noted the County is proposing a 3 mil net increase in taxes with the police portion going from 2.9 to 4.7.

Councilman Alexander noted the city's exemptions were up front, and referenced the November 5, 2024 Ballot Referendum for Homestead Exemptions that include L1, Age and Septic.

Mr. Aaron, the city's Public Works Director referenced the City's Annual Sanitation Fee that is placed on the Tax Bill, and noted the services include garbage,

recycling, limb/grass clipping pickup, and bulk pickup.

Councilwoman Gantt joined the meeting at 10:28 a.m. and apologized for her lateness due to her attendance in court.

Public Hearing Opened
Speakers in Favor of No Millage Rate Increase and remaining at 3.77:
Guan Martin, Richard M. Cook, Jocelyn Williams, Loretha Martin, and Clair Kellam.

Speakers Opposed: No Speakers
Public Hearing Closed.

Councilman Thomas emphasized that the City of Stockbridge governing body has no control over the taxes assessed by the Henry County Board of Commissioners or the Henry County Board of Education.

Mayor Ford asked Mr. Gardiner to address the question regarding notification to residents.

Mr. Gardiner noted the city is required to advertise in the Legal Organ, and did so, and also posted the information on the city's website, however, going forward, the information will be included on the water bill, noting only a small fraction of residents are on city water and will receive that information, as most residents receive their water from Clayton County and Henry County Water Authorities.

Mr. Gardiner referenced the legislative process for the upcoming Homestead Exemption Referendum that will be on the November 2024 ballot for Stockbridge residents which will include L1, Age 62+ and Septic Exemptions; noted by law the millage rate public hearings must be held in July.

Mr. Harris noted the bills must be mailed to homeowners by September.

Councilmember Barber requested staff notify residents of updates and to reactivate the city's quarterly newsletter to share news and information with our citizens; noted that regarding the millage rate, there needs to be an accounting of how the tax dollars are being spent; noted the governing body needs to be provided with financial information on revenues in and expenses of the city so she, as an elected officials can make informed decisions, noting she does not know the city's financial status and therefore does not know if the 3.77 millage tax is warranted, and may not be needed at all; noted staff moves when three votes are received from the Council, and is why her questions regarding the city's finances were unanswered.

Councilmember Gantt noted the Stockbridge City Council cannot control the economy, however, it is the responsibility of the governing body to be fiscally responsible and looking out for the best interest of Stockbridge; noted she recognizes the price of everything is going up, and that is not in the city's control; referenced the meeting times, and noted there was a meeting held at 6:30pm to accommodate those residents who were unable to attend the 10am meetings;

noted that when you look at your tax bill, the City of Stockbridge did not raise taxes; and that the 3.77 millage rate was implemented because the residents of Stockbridge wanted to implement a police department, noting those tax was necessary to fund the police department.

Councilmember Thomas stated that the citizens of Stockbridge elected this body and trust this body to make good decisions for Stockbridge residents; noted there are operations that go on in the city that include roads, infrastructure, parks and overall operations, and they all come at a cost; noted there was a police department 40 years ago, and there was a millage tax, and when the police department dissolved, the millage tax went away, as it was not needed, however, when the police department came back, so did the millage tax; noted the officials just want to provide its residents with a good quality of life, work with a professional staff, and be proactive; and agreed with Councilmember Barber to go back to sending out the quarterly newsletter.

Mayor Pro Tem Berry stated to the residents, that the Council has heard them and rest assured, the action taken by the City represents the voices of the City of Stockbridge residents; noted he understands the hardship of the current economics and the struggle with expenses, as he too is a resident and is affected by increasing costs, being married and a father to seven children and everyone working hard to stretch their dollars; noted he understands people are hurting, and emphasizes with all; noted the individuals in these seats are serving with integrity, appreciates everyone on staff for doing a good job; and wants the residents to know their money is going to good use; and extended an information to reach out with any questions or concerns by phone, email or text.

Councilmember Alexander thanked the councilmembers for their comments, and stated to the residents that everyone on this Council cares about the community and that it was the right decision to start up the police department and stands by that decision.

Motion to adopt the Millage Rate of 3.77% was made by Councilmember Alexander; seconded by Councilmember Thomas. The motion passed 4-1 (Barber Opposed citing she does not know if the millage rate is necessary because the Council has not been apprised of any financial regarding the city's income, revenue, police department, public works, or amphitheater; and that the city needs to be transparent).

Motion to adjourn the meeting at 11:15 a.m. was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:

_____	_____
Vanessa Holiday, City Clerk CMC	Anthony S. Ford, Mayor

Stockbridge
Where Community Connects

CITY COUNCIL WORK SESSION MEETING
SUMMARY MINUTES

TUESDAY, JULY 30, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Lakeisha Gaines – Interim 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 Councilmember 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 the members were present.

Attorney Washington requested the Council convene Executive Session.
Motion to convene Executive Session for Personnel, Litigation and Real Estate was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber exited Executive Session at 6:39 p.m.

Motion to adjourn Executive Session at 7:00 p.m. with an Executive Session Affidavit was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 4-0 (Councilmember Barber was not present on the dais for the vote).

Motion to approve the transfer of properties 175 Parcel ID No. 032-0103031 and 185 Parcel ID No. 032-01033000 North Park Trail to the Citywide Development Authority was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved). (Barber Opposed noting this is a real estate matter and the properties have not been publicly advertised). Councilmember Gantt stated the City has established entities and the actions of the Council are legal and proper.

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

REVIEW OF THE MINUTES

1. Review of the Minutes for the June 10, 2024 Council Meeting. There was no action taken.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

2. LOTTERY PROCESS TO DETERMINE AWARDING OF TWO ADDITIONAL ALCOHOLIC LICENSES AND POSSIBLY TWO ADDITIONAL LICENSES TO CERTAIN OTHER TYPES OF BUSINESSES IN THE CITY OF STOCKBRIDGE. Consideration of lottery applications which the City of Stockbridge received during the 45-day public notice period, which ended on June 7, 2024, for the purpose of awarding business licenses to two additional alcoholic beverage businesses, and possibly awarding licenses to additional businesses of certain types.
   Presented by: Ryan Anderson, Community Development Director

   Mr. Anderson announced the award of alcohol licenses to the two qualified applicants: Applicant #1, Girishkumar Patel and Applicant #5, Niral Patel.

   Motion to approve the award of potential liquor licenses to Applicant #5, Niral Patel, and Applicant #1, Girishkumar Patel subject to meeting the criteria outlined by Community Development and Ordinance set for specific locations approved at this time; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

3. Council Consideration of a Resolution to accept Tract Two of the property at 3986 Jodeco Road, near Candler Road, within the Stockbridge City Limits, to be dedicated to the City of Stockbridge by its owner, Candler Road Stockbridge Propco, LLC, as a follow-up to the executed Dedication Agreement between the parties, dated December 13, 2023, for use by the City of Stockbridge as a public park, and for other public purposes. The park is to be constructed by the property owner according to a mutually-agreeable development plan. The property comprises Parcel #071B03046000, which is located in Land 63 of District 7 within Henry County. Tract Two

contains 0.489 +/- acres, as is depicted by Exhibit "A". Tract One and Tract Three of the same property were previously approved for dedication to the City of Stockbridge by the same property owner at the February 12, 2024 City Council Meeting.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the city has accepted tracts 1 and 3 and asked that the city accept tract 2.

Councilmember Alexander note the dog park and 10' path have been installed, further noting the park will need to add parking spaces and other and other amenities and asked staff to make the requests to the owner.

Councilmember Barber asked if the request is advantageous to the city, noting original agreement for the warehouse location was a passive park with the owners of the development maintaining the grounds, and that now with the city taking ownership, the city will incur the ongoing expenses to maintain the park.

Motion to approve was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

4. DE-ANNEXATION CASE #DX-2024-02 FOR THE MANDERLEY SUBDIVISION, PHASE 2. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 2, as are listed below. The request was made by the owners of the nine parcels, which are located in Land Lots 8 and 9 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved (on April 30, 2024) De-Annexation Case #DX-2024-01 for the Manderley Subdivision, Phase 1, which concerned ten nearby parcels.
   1. 160 Jasper Drive (Parcel #013A01023000).
   2. 165 Jasper Drive (Parcel #013A01024000).
   3. 195 Jasper Drive (Parcel #013A01050000).
   4. 310 Kerrith Drive (Parcel #013A01039000).
   5. 320 Kerrith Drive (Parcel #013A01038000).
   6. 325 Kerrith Drive (Parcel #013A01025000).
   7. 510 Portloe Court (Parcel #013A01049000).
   8. 515 Portloe Court (Parcel #013A01047000).
   9. 520 Portloe Court (Parcel #013A01048000).

   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson presented the De-Annexation Request from residents in the Manderlay Subdivision, noting the item has been reviewed by Planning & Zoning Attorney Valerie Ross.

   Councilmember Gantt made a request to the Council to Table the item to allow for an opportunity to speak with each homeowner, noting there may be some homeowners who are no longer in favor of the de-annexation.

Motion to Table to allow the District Representative to meet with each of the homeowners and bring back to the August 12, 2024 meeting was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

5. TEXT AMENDMENT CASE #TX-2024-05 FOR THE MFR (Multiple-Family Residential) ZONING DISTRICT. Presentation of a proposed text amendment to the Unified Development Code (UDC) to revise and add new regulations to the MFR zoning district. The required front yard setbacks would be reduced from 50 feet to 30 feet, and new site and architectural design guidelines would be added.
   Presented by: Ryan Anderson, Community Development Director
   Mr. Anderson noted the associated Text Amendment is an effort by staff to improve design guidelines and tighten up loopholes whereas developments would have the desired look of the Council; and solicited recommendations and comments from councilmembers to be presented to the Planning Commission in August and will present to the Council at the September 9, 2024 meeting for adoption.

6. Council consideration to approve the renewal of Request For Proposal RFP) Number 2022-0006, On Call General Engineering Services, for the City of Stockbridge with Falcon Design & Engineering Consultants, LLC.
   Presented by: Decius Aaron, Public Works Director
   Mr. Aaron noted this is the second renewal for Falcon Design who has current TSPLOST, Water & Sewer and Infrastructure Projects with the city.
   Motion to approve was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

7. Council consideration to renew Contract No. RFP No. 2018-0010Q – Non-Hazardous Special Waste Disposal Services with Republic Services in the amount of $55,000.00. Funding source is from Department Budgeted Funds.
   Presented by: Decius Aaron, Public Works Director
   Mr. Aaron noted that Republic is one of the few vendors providing this service.

   Councilmember Barber noted there was not a contract in the packet, and that the renewal document included in the Council packet was not readable.

   Motion to approve was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-0-1 (Alexander, Berry, Gantt and Thomas Approved) (Barber Abstained citing there was not a contract included in the package for the Council to review).

8. Council Consideration for approval of Contract No. 2024-0004, Financial Audit Services with Mauldin & Jenkins Certified Public Accountants.
   Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the request is to award the bid to Mauldin & Jenkins to perform the audit for FY2024, FY2025, FY2026, FY2027 and FY2028; noting staff reviewed the bids and selected Mauldin & Jenkins.

Councilmember Barber noted the proposed contract does not include Auditing Services for FY2023, and further noted the Council approved a directive to staff during the January 8, 2024 meeting to place a Bid Solicitation out for Auditing Services and to bring back a recommendation for the Council to award the bid at the March 4, 2024 meeting.

Mr. Gardiner noted that it is his understanding that the current Maulding & Jenkins contract includes FY2023.

Councilmember Barber Referenced an open Ethics Complaint regarding the integrity, distribution, and transparency of the audit from and other financial information, along with the Auditing firm's Letter of Engagement that should have been distributed directly to the Governing Body and did not happen in 2022.

Councilmember Thomas noted his concern with the process with boundaries that should be in place regarding the distribution of the audit report and asked when the 2023 report would be presented to the Council and has questions to ask Mauldin & Jenkins.

Mr. Gardiner noted Mauldin & Jenkins is not present at tonight's meeting, and that the FY2023 Audit report is scheduled to be presented at the September meeting.

Councilmember Gantt asked if September is within the normal timeline for the audit presentation, and asked if the bid was placed out for bid for Auditing Services, and if the bids were ranked and scored by staff.

Mr. Gardiner confirmed the bid followed the normal process; and noted the 2022 Audit was presented in November 2023; noted there was a turnover of staff for the complete Finance Department, including the City Treasurer that began in October 2023, and there were additional auditing reports for ARPA and the CARES Act that needed to be included.

Councilmember Gantt noted that it would be reasonable for the delay considering the internal turnover of staff, and the new and interim staff members have a learning curve.

Mr. Gardiner noted he has full faith in staff, and that if the Council is not ever satisfied with the Auditing firm, the services can be canceled; and noted the goal is to get information to the Council earlier.

Councilmember Barber noted the directive to place the bid for an audit firm was issued to staff in January 2024 and bring back the bid to award in March 2024; noted the turnover in staff in the Finance department began in October 2024; and noted staff also received a directive from members

of the Governing Body to withhold the Audit from being released to the Governing Body until November, after the election, and that staff delivered a copy of the Comprehensive Financial & Accounting Report in April 2024, ten months after her request for the documents; noting the Governing Body has a fiduciary responsibility to make sure there is no waste, fraud or abuse, and noted the Engagement Letter in the past has been addressed to the Governing Body, and now includes the City Manager and staff; and asked where the city is with rolling out the OpenGov platform.

Mr. Gardiner noted staff is working on rolling out OpenGov soon.

Councilmember Gantt noted the 2022 Audit presentation was Item #5 on the November 13, 2023 Agenda, noting Ms. Hope Pendergrass stated the FY2022 Audit Report and Auditor Adjustments reports prepared b Mauldin & Jenkins have been submitted to the city's Management staff; and referenced where Councilmember Barber requested the Engagement Letter, and noted she does not want to mislead the public and that the 2023 Audit report will be issued in September 2024.

Councilmember Alexander noted Mauldin & Jenkins audits over 300 municipalities in the State of Georgia and has full faith and confidence in their reporting, noting there are a number of comments with no facts; noted when he joined the Council in 2016 the city's budget was $8.6 million dollars and is now proposed for FY2025 at $29 million dollars with the complexity of the budget changing with the addition of the Police Department, CaresAct funding, ARPA, and the Amphitheater, which will require a more involved audit, and noted the changes in staff; and noted the Amphitheater will be paid off in 2025.

Mayor Pro Tem Berry noted he does not have the history prior to 2024, and asked if the concern is the results of the audit, follow up with the audit, or lack of distribution of the audit.

Mr. Gardiner noted Mauldin & Jenkins is a renowned auditing firm, and that there is no perfect audit firm, nor is there a perfect process; and noted the current staff has worked really hard to complete the FY2023 audit.

Mayor Pro Tem Berry agreed the Audit should be submitted directly to the Governing Body.

Councilmember Alexander stated that he believed staff should be included in the distribution of the Audit.

Councilmember Thomas noted he was elected in 2011 and that his tenure on the Council began in 2012 and noted that Mauldin & Jenkins has been the auditing firm, and that there have been no issues in the past with the delivery of the audit; and further stated the importance of the Governing Body receiving financial information to make informed and intelligent decisions for its residents, employees and businesses in the city; and agreed the audit and Engagement Letter should be delivered to the

Governing Body with all roadblocks removed, and stated citizens are expecting all officials to do their job.

Councilmember Barber noted the Engagement Letter is specific and describes the process and scope of work for the auditing firm; as referenced, the November 13, 2023 meeting was to have Maulding & Jenkins present the FY2022 Audit, however, what was presented was the Comprehensive Auditing & Financial Report prepared by staff, not the audit report prepared by Mauldin & Jenkins, the same report she has been requesting for ten months.

Motion to approve the bid to award Auditing Services to Mauldin & Jenkins was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 4-0-1 (Alexander, Berry, Gantt and Thomas Approved). (Barber Abstained). Councilmember Barber asked that the record include the request that the Engagement Letter and the Independent Audit Report be delivered directly to the Governing Body.

9. FY 2024 Mid-Year Review
   Presented by: Lakeisha Gaines, Interim City Treasurer
   Ms. Gaines presented a FY2024 Mid-Year Review of the city's financials, noting YTD actual expenditures as of June 30, 2024 were $9,534,382, trending higher than the same period in 2023 by $301,469; noted Revenue for FY2024 was $9,715,227.89; noted the Debt Services amount was $1,039,731.50; referenced the city's Debt Obligations of Series A Bond Debt for the Amphitheater Project that will mature August 2025; noted the Series B for the Trail Project with a maturity date of August 2025; and noted that there is a total of $2,785,000 that the city has available to allocate to future projects in 2026, with a decrease of 45% for debt services; noted a peak for revenue thus far in April and a peak for expenses thus far in May; referenced Amphitheater Updates of revenue and expenses noting total revenue of $3,133,179.40 and total expenses of $3,367,601.12, and includes ticket sales and sponsorships; and asked for comments/question from the Governing Body.

   Councilmember Barber referenced the Amphitheater figures, noting there is a full understanding of the finances being fluid, noting the Amphitheater budget set and approved by the Council was $2 million dollars and the report presented shows expenditures of over $3 million dollars with no budget amendments presented to the Council for approval; and suggested that someone in finance be assigned to preparing profit and loss statements for the Amphitheater for checks and balance; noted most municipalities don't run the operations of this type of facility, noting it is a public facility and there needs to be an accounting of all funds in and out.

   Ms. Gaines agreed noting going forward, profit and loss statements will be provided to the Governing Body for the Amphitheater, along with monthly and quarter financial reports and will establish a comprehensive reporting plan.

Mr. Gardiner noted the City Manager's report is forthcoming as well.

Councilmember Alexander noted the public enjoys the Amphitheater and referenced the Merle Manders Conference City where the city subsidizes its expenses; noting it is going to be a long road rebuilding the downtown; noted the extra revenue from the shows allows for more shows to be booked; noted the traffic being brought into the downtown will spur the economic growth; and asked about the revenue and expenses for the Merle Manders Conference Center. Ms. Gaines responded that the MMCC revenues year-to-date are $150,000 and the expenses are $250,000; and noted investments in the city had not been made during prior administrations, funding was saved and not spent.

Ms. Gaines noted October and December are peak months for revenue for the City; noted SPLOST (Special Purpose Local Option Sales Tax), TSPLOST (Transportation Special Purpose Local Option Sales Tax) and LOST (Local Option Sales Tax), are all overperforming, with 21 current TSPLOST Projects for $12 million dollars and SPLOST Projects for $19 million dollars, with $10.6 million allotted for Water, Sewer, and Stormwater projects.

Councilmember Thomas noted he dives heavily into the budget during this time of the year, and noted that his concern is that the process prior to the millage rate being adopted should have been a look at the budget and trends, review the deficit(s) in the budget and then set the millage rate; agreed reports should be sent to the full Council to give the officials the tools and information to make good decisions and answer questions and concerns from the public and address concerns for needs and requests for more patrolling, staff and equipment to do the job at hand.

Ms. Gaines noted that she would follow up with information regarding the Municipal Court.

Councilmember Alexander referenced the unfilled salary positions and the need to hire staff and offer competitive wages and by mid-year should be around $4.5 million if the city was fully staffed.

Ms. Gaines noted the current year to date salaries are $3.8 million and are budgeted at $9.4 million.

10. Council Consideration to fill vacancies on the Public Facilities Authority Board and appoint members to a four-year term.
    Presented by: Quinton Washington, City Attorney
    Attorney Washington noted there are 4 vacancies and 3 applications: Antonio Gordon, Mark Glenn, and Samantha Samuels.

    Motion to approve the appointment of Antonio Gordon, Samantha Samuels, and Mark Glenn to serve a four-year term was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 5-0.

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.

- 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. – (Aug 1)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Aug 9)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Aug 12)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No August Meeting due to Summer Break)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Aug 13)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Aug 15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Aug 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Aug 20)
- City Council Work Session Meeting**,** Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Aug 27)
- Community Zoning and Information Meeting: Wednesday, Sep 4th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Sep 4)

UPCOMING CITY EVENTS/INITIATIVES

- Join us at Clark Community Park at 111 Davis Rd. Stockbridge for Food Truck Tasty Tuesday from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilman Elton Alexander for a Community Cleanup event on Saturday, August 10th from 9am -11am. Parking at the Costco Parking Lot 2245 Jodeco Rd., McDonough, GA.
- The Stockbridge Police Department will host the Zone 2 Public Safety Forum on Monday, August 12th from 6:00pm – 7:30pm. Location Stockbridge United Methodist Church 4863 North Henry Blvd. Stockbridge, GA
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on *Wednesday, August 14th f*rom 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – August 15th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join Councilman Thomas for the 2nd District Curb, Gutter and Sidewalks Town Hall on Thursday, August 15th from 6:30pm – 8:00pm at Floyd Chapel Baptist Church Family Life Center located at 104 First Street Stockbridge, GA
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, August 26th from 10am – noon at Stockbridge City Hall.
- 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.

  Please contact Rosalynd Rawls to schedule an appointment for *Meet the May*or and for more information on Council Initiatives and events at 678-833-3348 or via email: rrawls@stockbridgega.org

2024 Stockbridge Amphitheater Summer Concert Series

- Saturday, August 3, 2024, Babyface and Special Guests Avery Sunshine and 4Cast
- Saturday, August 17th – Monica, featuring Tamar, Sevyn Streeter, and Pretty Tammy the DJ. (Divine 9).
- Sunday, October 20, 2024, (Rescheduled Show) Charlie Willson with Special Guest El Debarge
- Saturday, October 26, 2024, Boney James Slow Burn Tourn with Special Guest Damien Escobar.

SAVE THE DATE! BridgeFest 2024 is coming! Are you ready! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September 28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendors who want to participate.

MAYOR'S COMMENTS

Mayor Ford noted the Stockbridge Citizens-Police Advisory Council was a finalist for the Police Association's Dr. Curtis McClung Award of Excellence and received a plaque and $500 to support the committee; noted the rescheduled show for Charlie Wilson with El Debarge will take place on Saturday, October 20th; noted Chris Tucker and Friends, will perform at the Amphitheater on Saturday, August 24th with live music and comedy and will benefit the Chris Tucker Foundation; noted SPLOST VI will be on the ballot in November and that cities and County are looking at a 6-yr SPLOST and an estimated $470,000,000 with a 68/32 split and is based on the 2020 census numbers, no Level II Projects, and the County will have up to $100 million dollars for bonding, and if approved by the voters, funds will be collected from April 2025 to March 31, 2031, with an estimated $57,839,000 coming to the City of Stockbridge at 12.31%, and the IGA (Intergovernmental Agreement) is being revised for signatures; encouraged everyone to watch the Olympics, noting the USA is doing well with medals in several categories with the ladies gymnastics team capturing gold and Simone Biles going into the history books as the most decorated gymnast in the history of the Olympics; noted Flip City South from Stockbridge finished 2nd highest team in the country in their last national competition and bringing home medals where they are looking to be the next generation of gymnasts.

Motion to adjourn the meeting at 8:56 p.m. was made by Mayor Pro Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Respectfully submitted by:

_____ _____

Vanessa Holiday, City Clerk CMC Anthony S. Ford, Mayor

City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 30, 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

DE-ANNEXATION CASE #DX-2024-02 FOR THE MANDERLEY SUBDIVISION, PHASE 2. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 2. The request was made by the owners of the nine parcels, which would become part of unincorporated Henry County.

BACKGROUND INFORMATION:

The City Council previously approved (on April 30, 2024) De-Annexation Case #DX-2024-01 for the Manderley Subdivision, Phase 1, which concerned ten nearby parcels.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

De-Annexation Case #DX-2024-02 for the Manderley Subdivision, Phase 2.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

Henry County
Department of Planning & Zoning
Toussaint Kirk, Director

June 14, 2024

Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Attn: Frederick Gardiner, City Manager of the City of Stockbridge

RE: Request for Deannexation of Nine Properties into Unincorporated Henry County:

The Henry County Planning & Zoning Department has received an application for the deannexation of nine properties within the Manderley Subdivision, totaling 13.366 +/- acres in incorporated City of Stockbridge. The properties are as follows:

160 Jasper Drive, 013A01023000
165 Jasper Drive, 013A01024000
195 Jasper Drive, 013A01050000
310 Kerrith Drive, 013A01039000
320 Kerrith Drive, 013A01038000
325 Kerrith Drive, 013A01025000
510 Portloe Court, 013A01049000
515 Portloe Court, 013A01047000
520 Portloe Court, 013A01048000

Enclosed for your review is a copy of the deannexation report prepared by Henry County Planning & Zoning Staff with application materials, the resolution of acceptance by the Henry County Board of Commissioners as a result of the June 11, 2024 Board of Commissioners meeting.

Please provide an official letter regarding the City of Stockbridge's agreement or non-agreement to this proposed deannexation. If you have any questions or need additional information, please contact the undersigned at 770-288-7526.

Best Regards,

Toussaint Kirk,
Director, Planning and Zoning

Cc: Cheri Hobson-Matthews, County Manager
Serena L. Nowell, County Attorney

Enclosures

RESOLUTION #24-155

RESOLUTION ACCEPTING PROPOSED DEANNEXATION FROM THE CITY OF STOCKBRIDGE OF NINE (9) PARCEL OF LAND CONSISTING OF A COMBINED 13.366 +/- ACRES IN LAND LOTS 8 AND 9 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA

WHEREAS, pursuant to *O.C.G.A. Article 8,* the Henry County Board of Commissioners have received application from property owners ("Applicants") advising Henry County of their intent to deannex (DE-AX-24-02) nine (9) properties consisting of a combined total of 13.366 +/- acres in Land Lots 8 and 9 of the 12th District from the municipal boundary of the City of Stockbridge, Henry County, Georgia, being **Parcels 013A01023000, 013A01024000, 013A01050000, 013A01039000, 013A01038000, 013A01025000, 013A01049000, 013A01047000, and 013A01048000** (the" Property") (*see,* Exhibit A, attached hereto); and

WHEREAS, in connection with, and immediately following, the annexation, the property owners seek to change the zoning for the Property from the City of Stockbridge SR (Suburban Residential) zoning district to the Henry County R-1 (Single-Family Residence) zoning district; and

WHEREAS, *O.C.G.A. § 36-36-131* grants the City of Stockbridge the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation; and

WHEREAS, Henry County Board of Commissioners analyzed and whether the deannexation may be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not cause a material increase in the burden on Henry County; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation of the Property into the County would not result in an increase in density and infrastructure

demands which would be detrimental to Henry County and to the health, safety, and welfare of Henry County and its citizens; and

WHEREAS, the Henry County Board of Commissioners has determined that the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

NOW THEREFORE, BE IT RESOLVED that, pursuant to the provisions of *O.C.G.A. § 36-36-131*, et seq, Henry County accepts the proposed deannexation (DE-AX-24-02) of the Property, as described in Exhibit A, from the municipal boundaries of the City of Stockbridge to the corporate boundary of Henry County, Georgia, on the grounds that the proposed the proposed deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

BE IT FURTHER RESOLVED that the County Manager and/or the County Attorney are authorized and directed to send such notice(s) as are required by law to the City of Stockbridge and/or the effected property owners.

BE IS FURTHER RESOLVED that the County Attorney is authorized to initiate such legal proceedings as are proper to enjoin the deannexation of the Property and/or initiate and/or engage in the arbitration proceedings authorized per *O.C.G.A. § 36-36-114*.

BE IT FURTHER RESOLVED that this Resolution shall be forwarded to the City, together with such supporting documentation as are reasonable and necessary to support the same.

BE IT SO RESOLVED THIS 11TH DAY OF JUNE, 2024.

BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA

Carlotta Harrell, Chair

ATTEST:

Stephanie Braun, County Clerk

Henry County SEAL
Henry County, GA
Board of Commissioners

Henry County Planning & Zoning

CITY OF STOCKBRIDGE
DE-AX-24-02

Commission District*:* 2
Commissioner: Neat Robinson
Report Prepared by: Kenta Lanham, Planner III

Property Owners: Mark Covino and Jennifer M. Covino
Steve C. Bullard
Janet F. Drosky
Vanessa Martinez
Linda P. Northington
Zr Chao Zhu
Nhu Bich Khuu
Carey Remo
Francisco Chevres

Location: 160 Jasper Drive
165 Jasper Drive
195 Jasper Drive
310 Kerrith Drive
320 Kerrith Drive
325 Kerrith Drive
510 Portloe Court
515 Portloe Court
520 Portloe Court

Parcel ID(s): 013A01023000
013A01024000
013A01050000
013A01039000
013A01038000
013A01025000
013A01049000
013A01047000
013A01048000

Request: Deannexation

BOC Meeting: **June 11, 2024**

Lot Size: 13.366 +/- acres (total)

Zoning History: A review of zoning files indicates that a rezoning request from RA-200 to RM-75 (RZ-66-12) which included the subject property as part of a larger property was denied by the Henry County Board of Commissioners of Roads and Revenues on January 3, 1967.

A review of zoning files indicates that a rezoning request from RA-200 to RM-85 (RZ-67-01) which included the subject property as part of a larger property was withdrawn by the applicant on February 7, 1967, before consideration by the Henry County Board of Commissioners of Roads and Revenues.

A review of zoning files indicates that a rezoning request from RA-200 to RA-100 (RZ-67-02) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners of Roads and Revenues on March 7, 1967.

A review of zoning files indicates that a rezoning request from RA-200 and RA-100 to C-2 (RZ-71-07) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on August 30, 1971.

A review of zoning files indicates that a rezoning request from RA-200 to RA-150A* (RZ-82-08) which included the subject property as part of a larger property was approved by the Henry County Board of Commissioners on October 5, 1982.

*** With the adoption of the ULDC in 2009, those properties zoned RA-150 or RA with one (1) acre lots were rezoned to R-1 (Single-Family Residence). As such, the current zoning of the Manderley subdivision is now R-1.**

Previous to annexation by the City of Stockbridge, the properties were zoned R-1 (Single-Family Residence) as illustrated on the Henry County Official Zoning Map. which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

The subject properties were annexed by the City of Stockbridge on January 1, 2023, per Georgia Senate Bill 612 (2021-2022).

Per correspondence received by Planning staff on October 19, 2023, from City of Stockbridge Community Development Department staff, the subject properties are zoned SR (Suburban Residential).

Adjacent properties are as follows:

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

Current Land Use: Single-Family Residences

Future Land Use: The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

Proposed Zoning: As per the application materials, the residents of nine (9) properties, consisting of a combined total of 13.366 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of

Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous zoning designation of the properties previous to annexation by the City of Stockbridge.

Comments: The owners of the subject property are requesting the 100% deannexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A § 36-36-131*, municipal corporations can deannex incorporated area or areas which directly abut the existing municipal boundary or would directly abut on the municipal boundary if it were not otherwise separated from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state, or by the definite width of any street or street right of way; any creek or river; or any right of way of a railroad or other public service corporation.

The application packet, including the written and signed applications of all of the owners of all of the land proposed to be deannexed, and containing a complete description of the lands to be deannexed was submitted to Henry County via electronic mail (e-mail) on May 22, 2024, in accordance with *O.C.G.A. § 36-36-113.*

As per the application materials, the residents of nine (9) properties, consisting of a combined 13.366 +/- acres, within the Manderley subdivision propose to deannex the subject properties from the municipal boundaries of the City of Stockbridge to the unincorporated limits of Henry County. Upon deannexation, the properties would be zoned R-1 (Single-Family Residence), which is the previous designation of the properties previous to annexation by the City of Stockbridge.

The City of Stockbridge 2024 Comprehensive Plan designates the subject property as Low Density Residential (up to 1-4 units per acre). Previous to annexation by the City of Stockbridge, the properties had a FLUM designation of Low Density Residential (up to 2.0 dwelling units per acre, net).

The Future Land Use Map (FLUM), as part of the Henry County 2045 Comprehensive Plan, designation of the surrounding unincorporated Henry County properties is Medium 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 Medium Density Residential FLUM designation supports developments with a density of up to 4.0 dwelling units per acre, net.

The subject property is located within an area designated as a Suburban Mix on the Henry County Development and Infrastructure Strategy Area Map. The vision for Suburban Mix areas is to accommodate a variety of types of residential neighborhoods that are predominantly single family, as well as some supporting areas of retail (shopping) and workplaces. A system of multi-use trails supports both transportation and recreational goals with sidewalks prioritized around schools, parks, and designed community centers.

Per *O.C.G.A. 36-36-134*, in the event of a deannexation, a municipality may, but is not required to, continue to provide any services to the property which it was providing immediately prior to the deannexation, provided that the county and municipality have agreed to terms and conditions for the municipality continuing to provide such services.

Per *O.C.G.A. 36-36-131*, a municipality is granted the authority to deannex an area or areas of the existing corporate limits upon the adoption of a resolution by the governing authority of the county in which such property is located consenting to such deannexation. If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of *O.C.G.A. Article 8*, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality.

Recommendation: It is Planning & Zoning staff's opinion that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge.

Attachments:

- RZ-82-08 October 5, 1982, Board of Commissioner meeting minutes
- Aerial Map
- Zoning Map
- Tax Map
- Future Land Use Map
- Resolution
- Application Packet

STATE OF GEORGIA

COUNTY OF HENRY

October 5, 1982

The regular meeting of the Board of Commissioners of Henry County was held in the Administration Building on October 5, 1982 at 9:35 a.m.

Those present were:

Edward H. Whiddon, Sr., Chairman, presiding
William M. Gardner, Vice Chairman
James R. Brannan, Commissioner
W. D. Patrick, Commissioner
Marion Hall Simpson, Commissioner

Ron Rabun, County Administrator; Philip Keen, County Attorney; Beverly McLeod, Clerk; Tom Shedd, Zoning Administrator; Sherri DeCinque, Henry Herald; Pat Murdock, Henry Neighbor; Robert Clough, WZAL; Lewis Hurd; Mac Irvin; Phil Kelley; and several visitors.

The Reverend Lindsey Smith, Associate Pastor of Bear Creek Baptist Church, gave the invocation and the Chairman led in the pledge to the flag.

The Chairman explained to those present that the County Administrator would open the bids at this time and that the bids would be awarded later during the meeting after tabulation was complete.

Officer James L. Dunlap, a Deputy Jailer, was presented with a Letter of Commendation for the bravery exercised by him on September 11, 1982 when he rescued jail inmates during a fire. The Chairman expressed his appreciation to Officer Dunlap and Sheriff Chaffin who also was present.

Mr. Charles Shaw of Dailey Mill Road spoke to the Board regarding damage that had been done to the road by garbage trucks. Commissioner Patrick stated that he and Road Superintendent Dickey would go to the road and investigate the matter. Mr. Shaw expressed his thanks.

Mr. Robert Whitaker of Camp Fortson came before the Board to present a deed copy of a previously unnamed road (currently know as Russell Road). He wanted to verify that the road was a county road. The Chairman stated that if Mr. Whitaker could provide the County Attorney with a photostat of the 1903 deed that the matter would be investigated.

Mr. Lewis Hurd, who was representing J. P. Evans (a developer), presented copies of plats to the Board to assist them in reviewing Mr. Evans' rezoning request change from C-2 and RM-75 to R-150B on Highway 351, LL 22 & 43 of the 6th district. Change was requested for the future development of Windhaven Plantation Subdivision and the Planning Board recommended approval. Mr. Hurd explained that since part of the property was zoned C-2 and part RM-75, the desire was to zone both landlots residential. Commissioner Brannan made the motion to approve this rezoning request and Commissioner Patrick seconded. Motion passed with unanimous approval.

A preliminary plat approval for J. P. Evans, Windhaven Planation, Unit Two, was granted on a motion made by Commissioner Simpson with the stipulation that it pass soil and erosion and road specs. Commissioner Patrick seconded and motion passed unanimously.

The Zoning Administrator presented a rezoning request change of Zack's Properties from C-1 to C-4 on the corner of Hwy. 138 and Hwy. 155 for a convenience store (Nite Owl#13). C-4 was requested since Zack's Properties would like to sell beer and wine at the proposed location, LL 133 of the 11th district. The Planning Board recommended approval. Since a store had previously been at that location,

Commissioner Brannan inquired of the Zoning Administrator if this request would be grandfathered. The Zoning Administrator stated that the grandfather clause does not apply when there is a change of tenant, a considerable amount of expansion, or a change in use, Section 8-6, Page 68, of the Zoning Manual. Mr. Wayne Staples, Mrs. Davidson, Mrs. Crumbley, and Mrs. Louise Fitzgerald, concerned citizens who were present, opposed the request, stating that this was a dangerous intersection, believed the store would increase the number of DUIs on the Road if it sells beer and wine, and do not want the added litter that could possibly result. Commissioner Patrick inquired about the lot size and Zack Hinton informed the Board that the lot was approximately 270' x 270', the lot has been recurbed with underground drainage, there will be an access lane coming off of Hwy. 138 and 155, and that the request has been approved by State D.O.T. Commissioner Tom Moreland and the State Fire Marshall. Stating that since it was already zoned C-1, the Vice Chairman made a motion to rezone the lot C-4. Commissioner Patrick seconded and motion passed by quorem with Commissioners Brannan and Simpson opposing.

At this time, the Zoning Administrator presented a beer and wine application for Nite Owl #13 for the Board's approval. He advised the Board that the manager's check from the Police Department had not been received. Commissioner Patrick made the motion to table the request until 9:30 a.m., October 19, 1982. Commissioner Simpson seconded and all were in favor.

Mr. Richard Chatham of Koppar Corporation presented a rezoning request change from RA-200 to R-150A in LL 7, 8, and 26 of the 12th district (former "Lion Country Safari" property). The Planning Board had approved the request subject to the proper letter from the Water Authority; and also approved a variance of the required 30' sidelines. Mr. Chatham explained to the Commissioners that the Planning Board had not approved the request two years ago; subsequently, his corporation had upgraded the subdivision project which would include a community center, beach, pool, clubhouse, and tennis court with one-acre lots. Mr. Chatham stated that the R-150A zoning was requested because of needed flexibility to shift the houses if necessary and maintain the land mass and that his corporation would be willing to work with any restrictive covenants that the Board required. Commissioner Simpson inquired about the flood way of the Lake Spivey dam located inthe area and stated that in the final approval, he would not vote for the project if the flood way is not indicated on the preliminary plat. Mr. Chatham stated that he was in receipt of a letter from the State indicating that the dam was safe. Commissioner Brannan made a motion to approve the rezoning request and the Vice Chairman seconded. All were in favor.

A preliminary plat approval of Unit 1 (66.92 acres) for the above project was presented. Commissioner Brannan made the motion to approve the preliminary plat subject to a soil and erosion plan, passing of restrictive covenants, approved by the Board of Commissioners, and an indication of how the community property (community center, beach, pool, etc.) will be divided. The Vice Chairman seconded and motion passed unanimously.

Robert E. Kordet, who was present, presented a conditional use request for additional greenhouses at LL 73 of the 8th district, containing 5.16 acres located on River Road. The Planning Board had approved the conditional use subject to a) a one-year review, b) shrubs be planted and all landscaping of property to be properly done prior to any building permits for requested additional greenhouses, and c) that Kordet build only three greenhouses in 1983 and three greenhouses in 1984. The Zoning Administrator explained to the Board that the above stipulations were placed on this request due to the public input obtained at the Planning Board's meeting. The Vice Chairman made the motion to approve the conditional use subject to the same aforementioned stipulations. Commissioner Brannan seconded and all were in favor.

Mike Clanton came before the Board to present a rezoning request change from M-1 to C-4 for a body repair shop at LL 155 of the 7th district located on the corner of Highway Barn Road and Hwy. 42 (formerly known as Holbrook Machinery, Inc.). The Planning Board had recommended approval with appropriate screening of the fenced areas. Commissioner Patrick made the motion to approve the rezoning request change to C-4 with appropriate screening installed and the Vice Chairman seconded. Motion passed unanimously.

Mr. Ralph Keenan, who was present, requested a variance to convert single family dwelling into a duplex in LL 159 of the 7th district located on Weeping Willow Lane. Planning Board had denied on the basis that it was spot zoning. Mr. Ralph Painter, the adjacent landowner to the property in question, opposed the request since he feared a constant turnover of residents if duplexes were allowed. In view of the fact that this would possibly set a precedent for future requests, Commissioner Brannan made a motion to deny the request. Commissioner Patrick seconded and motion passed by quorem with the Vice Chairman and Commissioner Simpson opposing.

The Zoning Administrator presented a conditional exception for Richard's Paint and Body Shop to have an impound lot in LL 135 of the 7th district located on Highway 81 East. The property is currently zoned R-85 and is classified as a non-conforming use, but is allowed to operate as a non-conforming use under "grandfather" provisions. The Planning Board had earlier denied due to the fact that the impound lot would not be in the proper location. Mr. Richard Reece was present to answer questions. The Vice Chairman made the motion to table the request and Commissioner Patrick seconded. Motion passed by quorem with Commissioner Simpson opposing. The Chairman advised the public that the new zoning manual does not have a classification for an impound lot and that the Board will resolve the issue in the near future.

Senator Janice Horton requested that the Board proclaim October 17-23, 1982, as "National Business Women's Week." The proclamation was presented to the Board by Mrs. Hazel Gardner and the Vice Chairman read to those present. Commissioner Brannan made the motion to adopt the resolution affecting the request and Commissioner Simpson seconded. Motion passed unanimously.

Ken Belcher of Ken's Garage requested a conditional exception for a storage lot in LL 33 of the 12th district on N. Henry Blvd., at Highland Village. Property is presently zoned C-1. The Planning Board denied since the Board decided it was not the best use for the property. Commissioner Simpson, however, made the motion to approve the request with an automatic one-year review and for the lot not be used for an impound lot. Commissioner Patrick seconded and all were in favor.

Mr. Clarence Powell of Powell's Wrecker and Huskey Wrecker Services spoke to the Board regarding an impound lot for the county and regarding 1843 East Atlanta Road where he had been operating a business under a non-conforming use. His attorney, Mr. Tankersly, requested the Board to inform Mr. Powell of the conditions that he should meet before he can obtain a county license. Commissioner Simpson made the motion to authorize the Zoning Administrator to gather information for the Board's review of this matter. The Zoning Administrator stated that a permit would be issued to Mr. Powell when certain questions could be cleared up. Representatives from Wanda's Wrecker Service and another company were also present to support the request for county designated impound lots.

A one-year review was conducted on a conditional use for A. C. Aukerman for a mobile home for a night watchman for his business in Hampton. Property presently zoned M-1 and is LL 166 of the 6th district, located at 595 N. Steel Drive, Hampton, Planning Board recommended approval to continue one year. The Vice Chairman made the motion to grant the conditional use and Commissioner Brannan seconded. Motion passed by quorem with Commissioner Simpson opposing.

Ron Rabun, County Administrator, presented an employment contract for Sharon Williams of Cobb County, to be employed as a temporary part-time computer operator in the Commissioners' Office at a rate of $10/hour beginning October 9, 1982 and ending November 19, 1982. Commissioner Brannan made the motion to authorize the Chairman to sign the contract and the Vice Chairman seconded. Motion passed unanimously.

The purchase of the following used equipment was read into the minutes:

a. Used fire vehicles:

MODEL & MAKE	SERIAL NUMBERS	COST	DATE OF PURCHASE
Two (2) 1968 Pierch Fire Trucks on a Ford chassis, 1,000 gal. pumper, 500 gal. water tank, 176-inch wheel base, gasoline engine, air brakes, 5 speed transmission	CØØLUF3Ø438	$ 7,750	10/4/82
	CØØLUD13253	7,750	10/4/82

On a motion made by Commissioner Brannan, the minutes for September 7, 20, 21, and 24, 1982 were approved, subject to one correction. The Vice Chairman seconded and all were in favor.

On a motion made by Commissioner Simpson and seconded by Commissioner Brannan, the following budget amendment was approved. Budget Amendment No. 4 which transfers $735 from Sheriff-Office Equipment to Jail-Office Equipment (to purchase AIR PAK for Jail). All were in favor.

Two Water and Sewer Authority contracts were presented for the Board's approval. Contract No. 16, Indian Creek Water Supply Project, Dam, Spillway, and Access Roads. Contract No. 17, Indian Creek Water Supply Project, Raw Water Pump Station, and Raw Water Main. The County Attorney advised the Board that the contracts appear to be in order. Commissioner Brannan made the motion to allow the Chairman to sign both contracts and Commissioner Patrick seconded. Motion passed by quorem with Commissioner Simpson opposing on the grounds that he would not approve if it in any way restricted public access onto the public property of the proposed new reservoir.

At this time, the County Administrator declared for those present the bids for a new 1250 GPM Two Stage Centrifugal Pumper Truck for the Fire Department. They were: Harless, low bid, at $137,783 with a finance rate of 10.94%, Maxim from Vitco Fire and Safety with no financing provided, American La France at $155,450 at 9.25%, and FMC at $160,594 at 8.5%. Mr. J. R. Roberts of Harless was present and explained to the Board that if Harless is awarded the bid, the interest rate would not accrue until approximately April, 1983 when the truck is delivered and accepted by the Fire Chief, and the first 20% downpayment would not be due until July, 1983. He also stated that the quoted interest rate would be firm. Mr. Roberts advised that the truck has a 24-foot ladder and that the Insurance Services Office (ISO) no longer sets a 15-year limit as long as the pumper can perform at the required rate. Commissioner Brannan made the motion to table the bids and Commissioner Patrick seconded. All were in favor.

On a motion made by Commissioner Brannan and seconded by Commissioner Patrick, the meeting was recessed for lunch at 1:00 p.m. Motion passed unanimously.

The meeting came back into session at 1:45 p.m. Those present were all Commissioners, Ron Rabun, Philip Keen, Beverly McLeod, Tom Shedd, Chief of Police Elkins, and several visitors.

As five beer and wine violation hearings had been scheduled for this time, the Chairman stated that the Board would hear all the evidence in all cases and then pass judgment at the end if there were no objections. Attorneys Richard Mylam and A. J. Welch stated they had no objections. The pertinent facts are listed below with each violation.

Brannan's Gas and Oil had its license suspended 21 September 1982 on an alleged sell of beer to a minor by a Mr. Horace Paul Brannan. Location of store is I-75 and SR 351 and date of alleged offense was September 17, 1982 at 7:15 p.m. Detective Tony Selph was sworn in and advised that he, Detective Sgt. Hill, and a 17-year old black juvenile, Johnny Glover, Jr. went to the location. Johnny Glover, Jr. was sent into the store with a marked $5 bill, Serial # F93633161B, and came out with a sack which contained a six-pack of Schlitz malt

liquor. The stated $5 bill was recovered from the cash register and Glover, according to Detective Selph, identified Horace P. Brannan as the one who sold him the beer. According to testimony, no ID had been solicited. A. L. Brannan, Sr. stated that Glover did not positively identify Horace Brannan as the seller, that he felt he had been "set up," and that the Police Department "was working against us."

Detective Glen Kettering was sworn in to give testimony on Lil- General Store who had its license suspended on September 24, 1982 for allegedly selling to a minor on September 3, 1982 at 10:00 p.m. Detective Kettering said he responded to a call that three juveniles had been observed buying beer, i.e., Joseph Bastarache, 12 years old, Jeffery Abernathy, 16 years old, and Daniel Peake, 15. Detective Kettering advised that upon questioning Kimberly L. Phelps she did admit to selling the beer. William E. Holliway, Division Manager of those stores in Georgia and owner of license, asked Mrs. Debbie Georgie and Mrs. Jerry Rogers, employees of the store who were present, to verify the allegation that Detective Kettering had stated that "If Miss Phelps is fired, you will lose your license."

Attorney A. J. Welch, who was representing Thomas A. Nash of Highway 81 Package Store, asked that the witnessses in this case be identified. They were: Detective Selph, Detective Sgt. Hill, Johnny Glover, Jr. The alleged violation occurred on or about 6:00 p.m., September 17, 1982 and license was suspended September 21, 1982. Detective Selph stated that this store was a spot check, that Glover was sent in with a $5 bill, Serial #93633161D, and did buy a 1-quart bottle of Schlitz malt liquor. Glover identified Eugene Tschudy as the seller of the beer. Mr. Nash, owner of the license, was sworn in and answered several questions.

Detective Selph was again sworn in to give testimony on al alleged violation of selling beer to a minor at Red Ace Fuel Stop on Jonesboro Road at I-75. Detective Selph stated that Glover was sent in with a $10 bill, Serial F29602115B, and returned with a six-pack of Schlitz malt liquor. Selph also stated that this was a spot check with no previous complaints. According to Detective Selph, Glover identified Nancy L. Howard as the seller of the beer, however, the $10 bill was not recovered. Detective Hill was sworn in at approximately 3:10 p.m. Glover was sworn in and stated that he had purchased "Magnum" beer and not Schlitz beer.

At this point, the Board by unanimous vote, recessed at 3:30 p.m. and reconvened at 3:40 p.m. to continue discussion of the alleged violations at the Red Ace (Delta) Fuel Stop. Paul A. Melton, manager of Red Ace, was sworn in and stated that he instructs his employees on the selling beer to minors and/or on holidays, that he had hired Ms. Howard, and that she was paid an hourly wage and did not receive a sales commission. John W. Williams, owner of the license, was sworn in and stated that their corporation does not condone selling to minors since they believe it to be morally wrong and is not good business.

Detective Tony Selph was sworn in to testify for an alleged selling of beer to a minor by Lonnie O. Thurman at Love's Package Store, Hwy. 138 and 42 South, on or about 7:50 p.m., September 17, 1982. License was suspended September 21, 1982. Detective Selph stated that Glover, Jr. was again sent into the store with a $5 bill, Serial #93633161B, and came back to the car with a six-pack of Schlitz malt liquor. Detective Selph stated that Thurman had stated to him that he had sold Glover the beer, and $5 bill was recovered from Love's cash register, and the Police Department had responded to this store due to complaints.

After hearing from each of the attorneys for the license holders, a motion was made by Mr. Gardner and seconded by Mr. Patrick to adjourn into executive session to deliberate their findings.

The Board returned approximately 25 minutes later and issued their findings.

After some initial discussion and comments, a motion was made by Mr. Gardner and seconded by Mr. Patrick to suspend the licenses of all violators for a period of 30 days retroactive to the date of the original suspension. Commissioners Whiddon, Gardner, and Patrick voted for and Simpson and Brannan against.

Mr. Rabun, County Administrator, presented bids on various items at this time.

Antifreeze:	Interstate Ford Sales	$1,581.10
	Downey Auto Store	1,185.00
	Mercer Truck & Tractor	1,161.50
	C & H Interprises	1,145.00
	Parker Brothers	1,098.00
	Beaudry Ford	1,083.50

Motion was made by Mr. Gardner to accept the bid of $1,098 from Parker Brothers, their being a local vendor. The motion was seconded by Mr. Brannan. All were in favor with Mr. Simpson abstaining.

Gasoline:	Ward Oil Company	$1.0165 per gallon
	May & Carter Oil Co.	1.01455 " "
	Anderson Oil Company	1.003125 " "
	Jones Petroleum	.9975 " "

This is an average price per gallon for the four types of fuel for which bids were solicited. Motion was made by Mr. Gardner and seconded by Mr. Patrick to award the bid to Jones Petroleum Company at an average price per gallon of $.9975. Motion passed unanimously.

Uniforms Police Dept.	Burdon Uniform Company	$18,759.40
	Martins' Service Uniforms	16,236.72

Motion was made by Mr. Gardner and seconded by Mr. Brannan to accept the low bid of $16,236.72 from Martin's Service Uniforms. All were in favor.

Uniforms Sheriff's Dept.	Banner Uniform Company	$ 7,676.25
	Burdon Uniform Company	6,360.00
	Martins' Service Uniforms	5,827.50

Motion was made by Mr. Gardner and seconded by Mr. Simpson to accept the low bid of $5,827.50 from Martins' Service Uniforms. The vote was unanimous.

Two mobile radios	Motorola	$ 2,986.00
	Custom Installation	2,924.00

Motion was made by Mr. Gardner and seconded by Mr. Simpson to award the bid to Custom Installation. All were in favor.

Two walkie talkies	Custom Installation	$ 1,880.00
	Motorola	1,696.00

Motion was made by Mr. Brannan and seconded by Mr. Gardner to accept the low bid of $1,696.00 from Motorola. The vote was unanimous.

Upon motion by Mr. Gardner and seconded by Mr. Simpson, the meeting adjourned at 6:15 p.m.

October 5, 1982

Beverly P. McLeod, Clerk

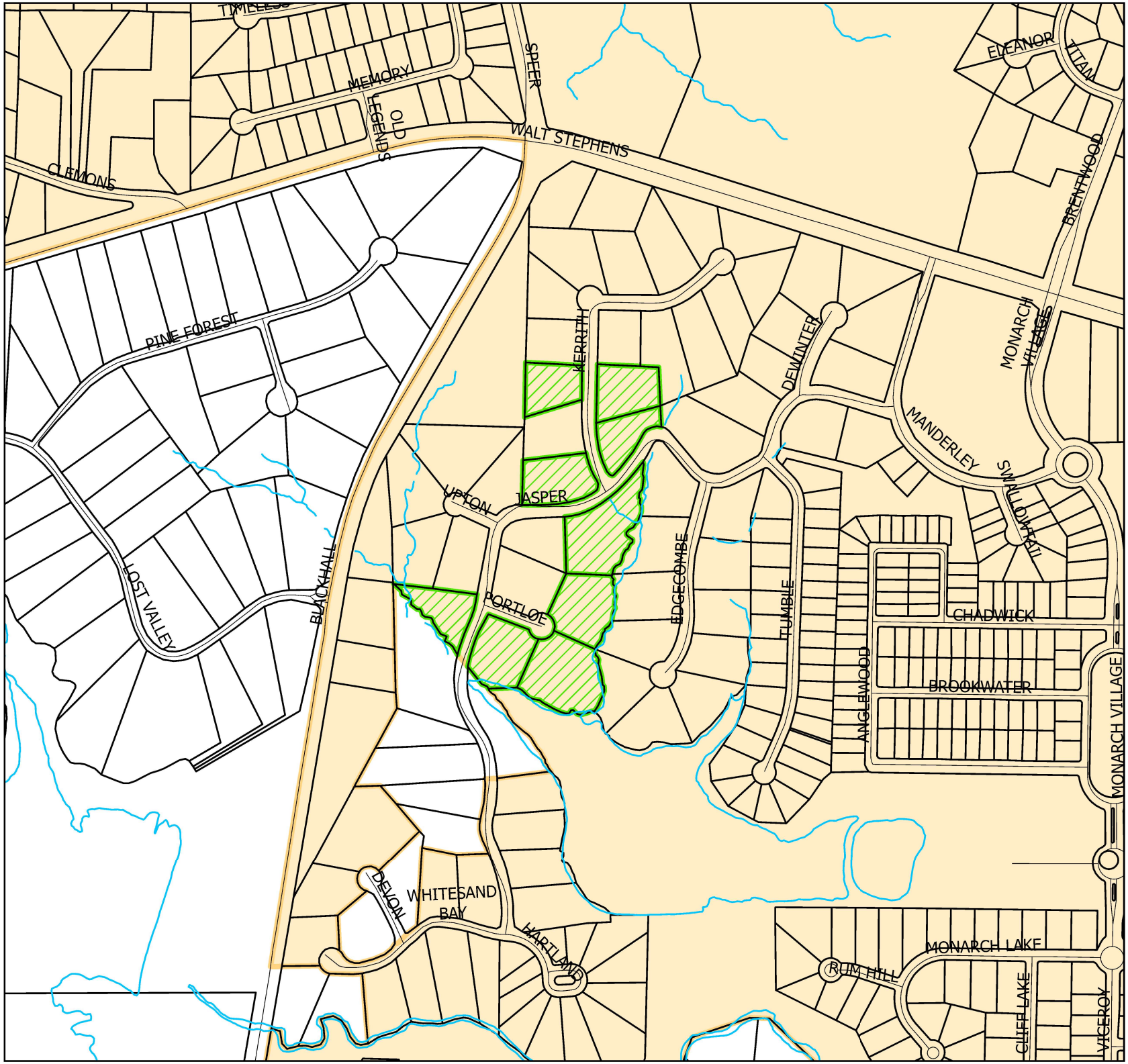
Edward H. Whiddon, Sr., Chairman

William M. Gardner, Vice Chairman

James R. Brannan, Commissioner

W. D. Patrick, Commissioner

Marion Hall Simpson, Commissioner



Legend

REQUEST

- DE-AX-24-02
- Cities

N
W E
S

This map is for graphical representation only. It is not a legal document.

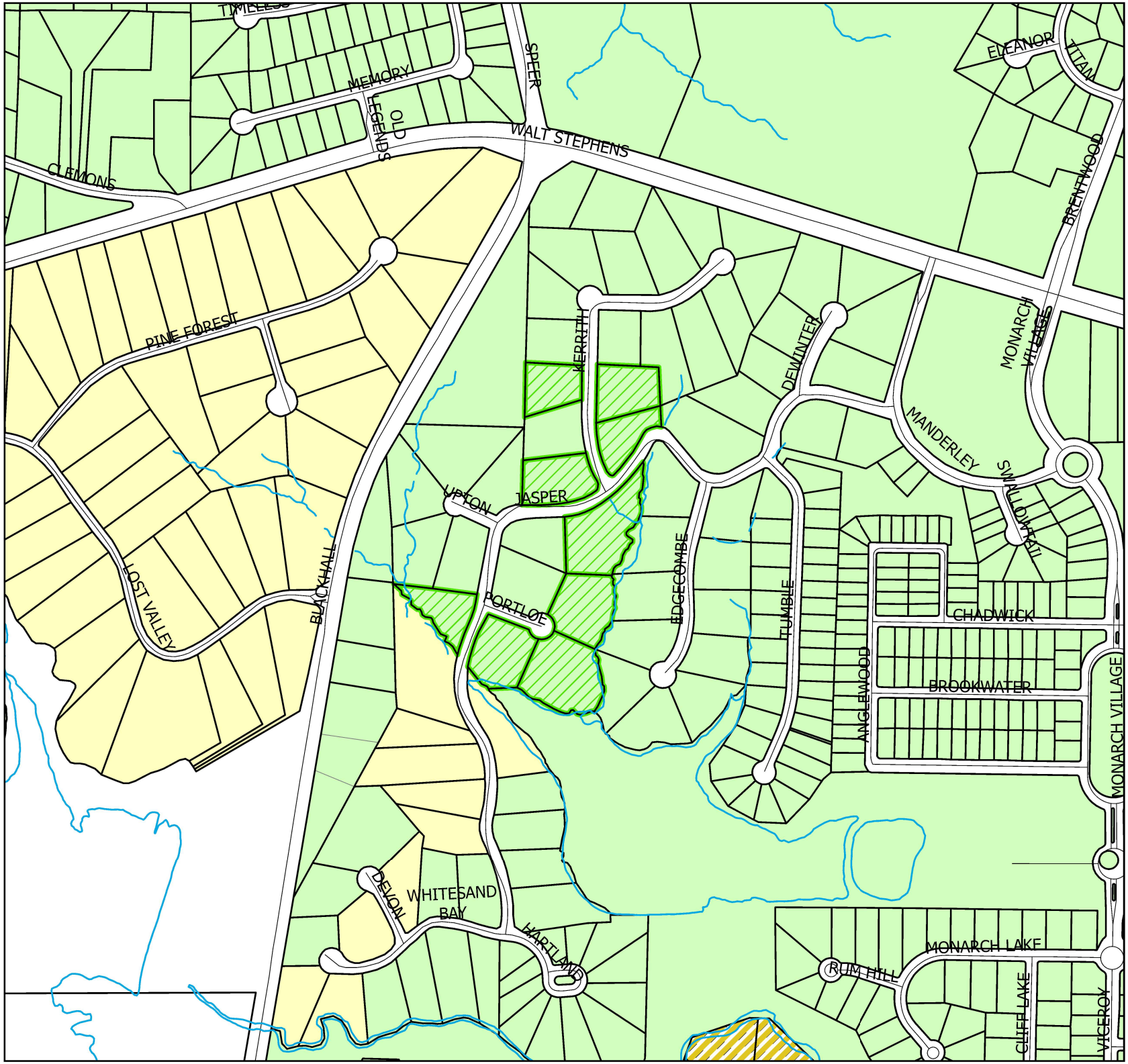
Legend

REQUEST

- DE-AX-24-02
- Cities

N
W E
S

This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

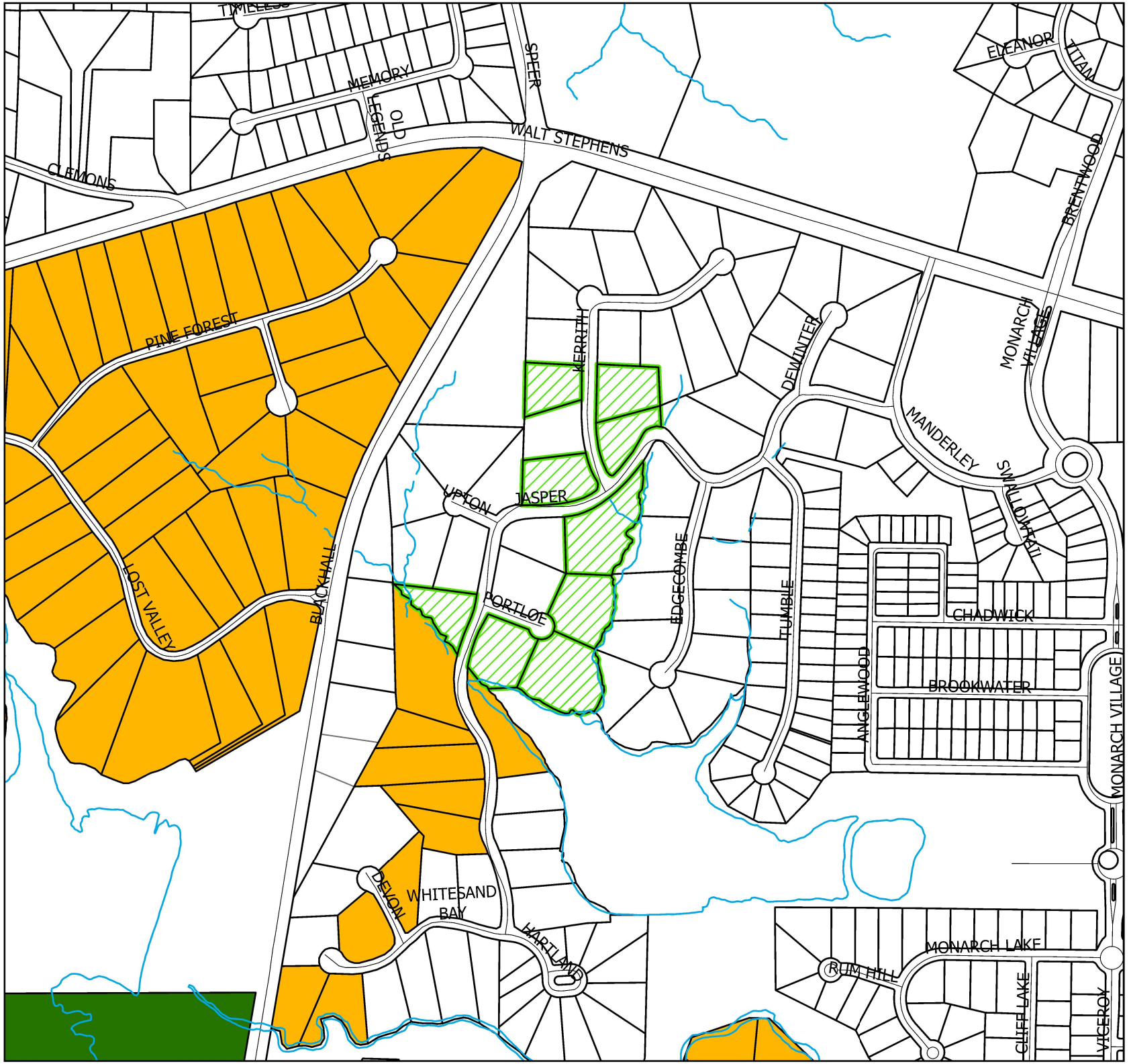
DE-AX-24-02

Current Zoning

- RA
- RS
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- MU
- PD
- CITY

N
W E
S

This map is for graphical representation only. It is not a legal document.



Legend

REQUEST

DE-AX-24-02

Future Land Use

- COM
- GREEN
- HDMU
- HDS
- INDUS
- LDMU
- LDS
- MDS
- PI
- RR
- UR
- UTI
- VC
- CITY

N
W E
S

This map is for graphical representation only. It is not a legal document.

160 JASPER DR. ✓

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) MARK COVINO
JENNIFER MARIE COVINO

PHONE NUMBER 802-999-3647 EMAIL ADDRESS ONIVOC@gmail.com

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 160 JASPER DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 2.301

PARCEL ID NUMBER 013A01023000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) _____ DATE 10/8/2023

_____ DATE 10/8/2023

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

_____ 10-8-2023
NOTARY SIGNATURE AND SEAL

KATHLEEN WATSON NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires June 29 2026

(Office use only)

Pre-application meeting: _____ Title: _____ Date: _____

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: _____ Date: 6/18/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 160 JASPER DRIVE STOCKBRIDGE, GA 30281

Parcel ID Number 013A01023000

Owner's name(s) MARK COVINO Percentage of interest: 50%

JENNIFER MARIE COVINO Percentage of interest: 50%

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

Mark Covino

Property Owner- Printed

Signature of Property Owner

Jennifer Marie Covino

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8 day of October 2023

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 160 JASPER DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01 023000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above: private home

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
42	M	white
43	F	White

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature _____ Date 10/8/2023

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** _____ **PROPERTY OWNER** _____ **AGENT** _____ **ATTORNEY** _____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes _____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 6 day of October, 2023

Jennifer Marie Covino

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of October, 2023

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** _____ **PROPERTY OWNER** _____ **AGENT** _____ **ATTORNEY** _____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes _____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 8 day of October, 2023

Mark Covino

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of October, 2023

KATHLEEN WATSON
NOTARY PUBLIC
My Commission Expires
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

De-annexation reason # 1: **Trust**

On 5-24-2018, the Stockbridge Director of Community Development Services met with Manderley property owners and asked for our support to defeat the referendum for the creation of the City of Eagles Landing. She stated that Stockbridge believed Manderley would be better off to stay unincorporated because we weren't a good fit for the City of Eagles Landing, and added that we weren't a good fit for the City of Stockbridge either. She went on to reassure us that they would not attempt to annex us in the future. **Stockbridge broke their promise when they annexed Manderley.**

De-annexation reason # 2: **Services**

On 9-29-2022, Stockbridge Representatives held another meeting with homeowners in our area, and the Director of Public Works was asked if he could guarantee that Stockbridge would provide the same DOT services that Henry County was providing us. His answer was "no". When we inquired if Stockbridge even owns the equipment needed for these projects, the answer was again, "no". **Stockbridge has been unable to commit to the same level of service that Henry County provides.**

De-annexation reason #3: **Taxation without representation**

On 11-8-2022, Manderley's voting district voted against annexation. The financial instability of Stockbridge is a major problem, and they are in desperate need of a cash infusion to offset budget shortfalls created before we were annexed. **It is wrongheaded for a city that we did not vote to be in, to annex us anyway and then tax us for millions of dollars of mistakes made by city officials that we did not elect.**

Signature

Mark Covino

Printed Name

10/8/2023

Date

BK: 15593 PG: 95-97
RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2017 DEC -4 PM 2:50
Filed and Recorded Dec-05-2017 10:56:55AM
DOC#: D2017-032145
Real Estate Transfer Tax $0.00
0752017009885
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
Raimondi & Associates, LLC
1301 Shiloh Road, NW #1520
Kennesaw, GA 30144

WARRANTY DEED
(WITH SURVIVORSHIP)

STATE OF GEORGIA

COUNTY OF FULTON File # **R17-1383**

This Indenture made this **27th** day of **November, 2017** between **Mark Covino**, of the County of **Henry**, State of **Georgia**, as party or parties of the first part, hereinafter called Grantor, and **Mark Covino and Jennifer Marie Covino**, as joint tenants with right of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

SEE ATTACHED EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, LIENS OR ENCUMBRANCES OF PUBLIC RECORD, AS WELL AS ANY SUCH MATTERS OF WHICH GRANTEE HAS KNOWLEDGE.

[SIGNATURES FOR THE SURVIVORSHIP DEED ON THE FOLLOWING PAGE]

[SIGNATURES FOR THE SURVIVORSHIP DEED]

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Witness

(Seal)
Mark Covino

Notary Public

My Commission Expires:

LAWRENCE N RAIMONDI JR NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 24, 2018

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 8, 12th Land District, Henry County, Georgia, being Lot 24, Block A, Manderley Subdivision, Unit 1, as per plat thereof recorded in Plat Book 9, Page 269, Henry County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

Property Address: **160 Jasper Drive**
Stockbridge, GA 30281

Bk 19 Page 269

96-M-83

NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.
Angular measurement made with Topcon 10" Theodolite.

An angular error of 01" per angle was adjusted using Compass Rule.
Error of closure: 1 foot in 6159+ feet.

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all streets, Easements, and other Public Grounds thereon shown.

Owner — Agent — Date 6/16/83

NOTE: Property lines as shown on this plat were corrected as to distance and direction by physical evidence found and as shown (#S.F., conc R/W mon, fences and R/W on County Roads) and upon legal description furnished by Kapper Corp. Distances and bearings on this plat do not agree exactly with legal description due to actual location of said physical evidence.

NOTE: R/W on Blackhall Road based upon conc R/W mon. found and iron stake found (#S.F.) as shown hereon and also upon plat recorded in PB 4, Page 271.

NOTE: R/W on Walt Stephens Road based upon a field survey along ℄ of pavement, with said pavement assumed to be in ℄ of R/W

NOTE: Iron stakes placed on all lot corners.

Total Area = 57.454 Acres.

NOTE: From PT of curve no. 21 to PT of curve no. 18 is along centerline of existing paved road. All curve data shown along said road was computed from field Survey along said centerline

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
James to Rushin Secretary
Date 6/30/83

GEORGIA REGISTERED No. 1580 Robert S. Mitchell LAND SURVEYOR ROBERT SMITH MITCHELL

Filed in office this the 1 day of July 1983 at 11:30 o'clock A.M.
Clerk Superior Court

CUL-DE-SAC DETAILS
- 119°01'42"
- 57°28'29"
- 119°35'28"
- 36°52'12"

CUL-DE-SAC DETAILS
- 36°17'21"
- 69°22'54"
- 76°03'46"
- 56°16'34"
- 48°43'02"
- 38°52'11"
- 38°52'12"

CUL-DE-SAC DETAILS
- 53°07'48"
- 90°00'00"
- 90°00'00"
- 53°07'48"
- 36°52'12"
- 36°52'12"

CUL-DE-SAC DETAILS
- 70°36'40"
- 72°29'04"
- 60°12'18"
- 42°55'30"
- 36°52'12"
- 36°52'12"

CENTERLINE CURVE DATA

	CURVE NO 1	CURVE NO 12
Δ	87°21'21" Lt	13°56'56" Lt
D	32°15'04"	15°43'24"
T	122.00'	44.118'
R	180.022'	365.548'
L	274.574'	88.994'
	CURVE NO 2	CURVE NO 13
Δ	44°06'01" Rt	14°46'20" Rt
D	47°47'17"	10°00'37"
T	50.00'	94.904'
R	123.445'	573.103'
L	95.014'	188.101'
	CURVE NO 3	CURVE NO 14
Δ	80°29'10" Rt	18°00'00" Lt
D	58°10'247"	7°19'24"
T	87.224'	124.00'
R	103.058'	782.905'
L	144.771'	245.957'
	CURVE NO 4	CURVE NO 15
Δ	19°01'37" Lt	39°10'56" Rt
D	22°40'07"	16°30'08"
T	42.635'	124.00'
R	254.409'	348.405'
L	84.485'	238.259'
	CURVE NO 5	CURVE NO 16
Δ	83°21'36" Lt	19°05'39" Rt
D	14°48'24"	9°36'52"
T	46.78'	100.00'
R	92.509'	594.575'
L	76.394'	198.146'
	CURVE NO 6	CURVE NO 17
Δ	20°32'31" Rt	28°01'06" Lt
D	31°50'31"	6°15'08"
T	32.879'	22.236'
R	181.443'	89.124'
L	65.052'	43.583'
	CURVE NO 7	CURVE NO 18
Δ	34°52'25" Rt	14°54'23" Lt
D	24°05'48"	10°10'31"
T	73.235'	73.72'
R	239.536'	563.515'
L	145.796'	146.607'
	CURVE NO 8	CURVE NO 19
Δ	37°42'35" Lt	37°11'14" Lt
D	86°09'22"	20°02'04"
T	25.00'	96.70'
R	73.207'	287.449'
L	48.183'	186.568'
	CURVE NO 9	CURVE NO 20
Δ	32°09'12" Lt	38°18'01" Lt
D	64°35'58"	14°49'31"
T	26.987'	134.58'
R	93.573'	387.552'
L	52.511'	259.065'
	CURVE NO 10	
Δ	15°07'14" Lt	
D	30°47'13"	
T	25.00'	
R	188.362'	
L	49.709'	
	CURVE NO 11	
Δ	15°54'04" Rt	
D	10°11'19"	
T	78.642'	
R	563.092'	
L	156.273'	

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°50'04"E	52.18'
2-3	N10°40'04"W	78.62'
3-4	N 12°31'01"W	358.7'
4-5	N 4°37'01"E	41.56'
5-6	N 39°35'01"W	41.56'
6-7	N 10°31'01"E	41.56'
7-8	N 39°36'18"E	23.04'
8-9	N 8°53'35"E	48.32'
9-10	N 8°53'35"E	48.32'
10-11	N 8°53'35"E	39.82'
11-12	N 7°00'33"W	23.70'
12-13	N 34°41'18"E	23.70'
13-14	N 9°02'23"W	130.9'
14-15	N 9°02'23"W	42.53'
15-16	N 21°43'59"E	42.53'
16-17	N 19°00'01"W	28.18'
17-18	N 41°22'24"E	29.86'
18-19	N 23°43'12"E	17.58'
19-20	N 23°43'12"E	17.58'
20-21	N 44°52'22"E	28.49'
21-22	N 66°40'00"E	42.53'
22-23	N 6°01'37"E	11.96'
23-24	N 17°20'53"W	42.49'
24-25	N 8°50'38"W	9.86'
25-26	N 6°16'45"W	17.88'
26-27	N 8°12'30"E	27.80'
27-28	N 11°30'19"W	39.91'
28-29	N 43°27'16"E	28.48'
29-30	N 54°16'43"W	28.48'
30-31	N 34°20'18"E	33.31'
31-32	N 47°21'07"E	33.31'
32-33	N 33°00'54"E	33.31'
33-34	N 11°00'54"E	42.16'

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
35-36	N 33°43'16"E	39.40'
36-37	N 26°48'16"E	23.24'
37-38	N 18°08'46"E	53.20'
38-39	N 7°06'13"W	61.33'
39-40	N 6°35'13"E	54.31'
40-41	N 8°43'38"W	20.40'
41-42	N 20°27'53"E	18.48'

LINE	BEARING	DIMENSION
43-44	N 37°12'32"W	52.81'
44-45	N 3°37'34"W	38.02'
45-46	N 21°12'45"E	50.85'
46-47	N 72°42'06"W	26.78'
47-48	N 52°33'34"W	34.26'
48-49	N 28°06'27"W	64.85'
49-50	N 44°10'00"W	37.25'
50-51	N 48°55'19"W	60.02'
51-52	N 55°10'43"W	37.45'
52-53	N 37°30'09"E	35.20'
53-54	N 39°40'01"W	34.66'
54-55	N 66°17'43"W	11.95'
55-56	S 56°28'42"W	19.43'
56-57	N 30°52'37"W	48.83'
57-58	N 60°18'45"W	12.80'

Existing Lake, location based upon field Survey on 10/14/82, at which time said lake was drained. Shore line determined by observation of what appears to be High Water Line.

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Kapper Corporation
265 South Main St.
P.O. Box 1118
Jonesboro, Ga. 30237
(404) 477-1033

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Reid Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

96-M-83

165 JASPER DR.

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) STEVE C BULLARD

* PHONE NUMBER 404-630-5671 EMAIL ADDRESS SBULLARD CLARKWELL BANKER.COM

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 165 JASPER DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 849/12 ACERAGE 1.271

PARCEL ID NUMBER 013A01024000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) _____ DATE 10/20/23

_____ DATE _____

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

_____ DATE 10-8-2023
NOTARY SIGNATURE AND SEAL

KATHLEEN WATSON NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires June 29 2026

(Office use only)

Pre-application meeting: _____ Title: _____ Date: _____

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: _____ Date: 6/13/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 165 JASPER DR. STOCKBRIDGE GA 30281

Parcel ID Number 013A01 024000

* Owner's name(s) STEVE C BULLARD Percentage of interest: 100%

_____ Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8th day of OCTOBER 23

STEVE C. BULLARD _____

Property Owner- Printed Signature of Property Owner

_____ _____

Property Owner- Printed Signature of Property Owner

Sworn to and subscribed before me, this 8 day of October, 2023

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

_____
Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** ____ **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes ____ **No** X

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 8TH day of 10- , 2023

STEVE C. BULLARD

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of October, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 165 JASPER DR. STOCKBRIDGE GA 30281

Parcel ID Number 013A01024000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above: PRIVATE HOME

3. Total number of person(s) residing within each structure: _____

4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
74	M	W
90	M	W

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature _____ Date 10/8/23

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

TAX REDUCTION

Signature

STEVE C. BOLAND

Printed Name

10/9/23

Date

BOOK 3470 PAGE 252

RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WHITLEY ROAD
ATLANTA, GEORGIA 30339
99J0340Y

REC'D IN BK 3470
PAGE 252
DATE RECD 10-7-99
CLERK Sara E Taylor
Oct 6 1 03 PM '99

FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.

HENRY COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 207.00
DATE 10-6-99
Sara E Taylor
Clerk of Superior Court

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CLAYTON

This Indenture made this **10th** day of **September,** in the year **One Thousand Nine Hundred Ninety-Nine**, between **Darrell J. Oldfield and Melody K. Oldfield**, of the County of Henry, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Steve C. Bullard**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 8 & 9, 12th District, Henry County, Georgia, being Lot 11, Block A, Manderly Subdivision, Unit 1, as per plat recorded in Plat Book 10, Page 69, Henry County, Georgia records, which plat is hereby referred to and incorporated herein.

Subject to all easements and restrictions of record.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

DON A. DIXON SR. NOTARY PUBLIC HENRY COUNTY GEORGIA EXPIRES JAN. 10, 2003

Darrell J. Oldfield (Seal)

as attorney in fact for Melody K. Oldfield (Seal)

Melody K. Oldfield

(Seal)

(Seal)

36273

Bk 19 Page 269

96-M-83

NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.
Angular measurement made with Topcon 10" Theodolite.

An angular error of 01" per angle was adjusted using Compass Rule.
Error of closure: 1 foot in 6159+ feet.

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all streets, Easements, and other Public Grounds thereon shown.

Owner — Agent — Date 6/16/83

NOTE: Property lines as shown on this plat were corrected as to distance and direction by physical evidence found and as shown (#S.F., conc R/W mon, fences and R/W on County Roads) and upon legal description furnished by Kapper Corp. Distances and bearings on this plat do not agree exactly with legal description due to actual location of said physical evidence.

NOTE: R/W on Blackhall Road based upon conc R/W mon. found and iron stake found (#S.F.) as shown hereon and also upon plat recorded in PB 4, Page 271.

NOTE: R/W on Walt Stephens Road based upon a field survey along ℄ of pavement, with said pavement assumed to be in ℄ of R/W

NOTE: Iron stakes placed on all lot corners.

Total Area = 57.454 Acres.

NOTE: From PT of curve no. 21 to PT of curve no. 18 is along centerline of existing paved road. All curve data shown along said road was computed from field Survey along said centerline

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
James to Rushin Secretary
Date 6/30/83

GEORGIA REGISTERED No. 1580 Robert S. Mitchell LAND SURVEYOR ROBERT SMITH MITCHELL

Filed in office this the 1 day of July 1983 at 11:30 o'clock A.M.
Clerk Superior Court

CUL-DE-SAC DETAILS
- 119°01'42"
- 57°28'29"
- 119°35'28"
- 36°52'12"

CUL-DE-SAC DETAILS
- 36°17'21"
- 69°22'54"
- 76°03'46"
- 56°16'34"
- 48°43'02"
- 38°52'11"
- 38°52'12"

CUL-DE-SAC DETAILS
- 53°07'48"
- 90°00'00"
- 90°00'00"
- 53°07'48"
- 36°52'12"
- 36°52'12"

CUL-DE-SAC DETAILS
- 70°36'40"
- 72°29'04"
- 60°12'18"
- 42°55'30"
- 36°52'12"
- 36°52'12"

CENTERLINE CURVE DATA

	CURVE NO 1	CURVE NO 12
Δ	87°21'21" Lt	13°56'56" Lt
D	32°15'04"	15°43'24"
T	122.00'	44.118'
R	180.022'	365.548'
L	274.574'	88.994'
	CURVE NO 2	CURVE NO 13
Δ	44°06'01" Rt	14°46'20" Rt
D	47°47'17"	10°00'37"
T	50.00'	94.904'
R	123.445'	573.103'
L	95.014'	188.101'
	CURVE NO 3	CURVE NO 14
Δ	80°29'10" Rt	18°00'00" Lt
D	58°10'247"	7°19'24"
T	87.224'	124.00'
R	103.058'	782.905'
L	144.771'	245.957'
	CURVE NO 4	CURVE NO 15
Δ	19°01'37" Lt	39°10'56" Rt
D	22°40'07"	16°30'08"
T	42.635'	124.00'
R	254.409'	348.405'
L	84.485'	238.259'
	CURVE NO 5	CURVE NO 16
Δ	83°21'36" Lt	19°05'39" Rt
D	14°48'24"	9°36'52"
T	46.78'	100.00'
R	92.509'	594.575'
L	76.394'	198.146'
	CURVE NO 6	CURVE NO 17
Δ	20°32'31" Rt	28°01'06" Lt
D	31°50'31"	6°15'08"
T	32.879'	22.236'
R	181.443'	89.124'
L	65.052'	43.583'
	CURVE NO 7	CURVE NO 18
Δ	34°52'25" Rt	14°54'23" Lt
D	24°05'48"	10°10'31"
T	73.235'	73.72'
R	239.536'	563.515'
L	145.796'	146.607'
	CURVE NO 8	CURVE NO 19
Δ	37°42'35" Lt	37°11'14" Lt
D	86°09'22"	20°02'04"
T	25.00'	96.70'
R	73.207'	287.449'
L	48.183'	186.568'
	CURVE NO 9	CURVE NO 20
Δ	32°09'12" Lt	38°18'01" Lt
D	64°35'58"	14°49'31"
T	26.987'	134.58'
R	93.573'	387.552'
L	52.511'	259.065'
	CURVE NO 10	
Δ	15°07'14" Lt	
D	30°47'13"	
T	25.00'	
R	188.362'	
L	49.709'	
	CURVE NO 11	
Δ	15°54'04" Rt	
D	10°11'19"	
T	78.642'	
R	563.092'	
L	156.273'	

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°50'04"E	52.18'
2-3	N10°40'04"W	78.62'
3-4	N 12°31'01"W	358.7'
4-5	N 4°37'01"E	41.56'
5-6	N 39°35'01"W	41.56'
6-7	N 10°31'01"E	41.56'
7-8	N 39°36'18"E	23.04'
8-9	N 8°53'35"E	48.32'
9-10	N 8°53'35"E	48.32'
10-11	N 8°53'35"E	39.82'
11-12	N 7°00'33"W	23.70'
12-13	N 34°41'18"E	23.70'
13-14	N 9°02'23"W	130.9'
14-15	N 9°02'23"W	42.53'
15-16	N 21°43'59"E	42.53'
16-17	N 19°00'01"W	28.18'
17-18	N 41°22'24"E	29.86'
18-19	N 23°43'12"E	17.58'
19-20	N 23°43'12"E	17.58'
20-21	N 44°52'22"E	28.49'
21-22	N 66°40'00"E	42.53'
22-23	N 6°01'37"E	11.96'
23-24	N 17°20'53"W	42.49'
24-25	N 8°50'38"W	9.86'
25-26	N 6°16'45"W	17.88'
26-27	N 8°12'30"E	27.80'
27-28	N 11°30'19"W	39.91'
28-29	N 43°27'16"E	28.48'
29-30	N 54°16'43"W	28.48'
30-31	N 34°20'18"E	33.31'
31-32	N 47°21'07"E	33.31'
32-33	N 33°00'54"E	33.31'
33-34	N 11°00'54"E	42.16'

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
35-36	N 33°43'16"E	39.40'
36-37	N 26°48'16"E	23.24'
37-38	N 18°08'46"E	53.20'
38-39	N 7°06'13"W	61.33'
39-40	N 6°35'13"E	54.31'
40-41	N 8°43'38"W	20.40'
41-42	N 20°27'53"E	18.48'

LINE	BEARING	DIMENSION
43-44	N 37°12'32"W	52.81'
44-45	N 3°37'34"W	38.02'
45-46	N 21°12'45"E	50.85'
46-47	N 72°42'06"W	26.78'
47-48	N 52°33'34"W	34.26'
48-49	N 28°06'27"W	64.85'
49-50	N 44°10'00"W	37.25'
50-51	N 48°55'19"W	60.02'
51-52	N 55°10'43"W	37.45'
52-53	N 37°30'09"E	35.20'
53-54	N 39°40'01"W	34.66'
54-55	N 66°17'43"W	11.95'
55-56	S 56°28'42"W	19.43'
56-57	N 30°52'37"W	48.83'
57-58	N 60°18'45"W	12.80'

Existing Lake, location based upon field Survey on 10/14/82, at which time said lake was drained. Shore line determined by observation of what appears to be High Water Line.

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Kapper Corporation
265 South Main St.
P.O. Box 1118
Jonesboro, Ga. 30237
(404) 477-1033

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Reid Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

96-M-83

195 JASPER DR.

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) JANET FIORE DROSKY

* PHONE NUMBER 678-491-9856 EMAIL ADDRESS janetgilbert@bellsouth.net

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 195 JASPER DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 9/12 ACERAGE 1.344

PARCEL ID NUMBER 013A01050000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Janet Fiore Drosky DATE 10/8/23

DATE

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Kathleen Wat DATE 10-8-2023

NOTARY SIGNATURE AND SEAL

KATHLEEN WATSON NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires June 29 2026

(Office use only)

Pre-application meeting: Title: Date:

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: Date: 6/13/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 195 JASPER DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01050000

* Owner's name(s) JANET FIORE DROSKY Percentage of interest: 100%

_____ Percentage of interest: _____

We certify that the foregoing information is true and correct, this 8th day of October, 2023

Janet Fiore Drosky
Property Owner- Printed

Janet Fiore Drosky
Signature of Property Owner

_____
Property Owner- Printed

_____
Signature of Property Owner

Sworn to and subscribed before me, this 8 day of October, 2023

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Kathleen Watson
Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 195 JASPER DR, STOCKBRIDGE, GA 30281

Parcel ID Number 013A01050000

1. Total number of existing residential structures located on the subject parcel: 1

2. Description of the residential structures located on the subject property as listed above: Private Home

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
74	F	White
50	M	White

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Janet Ford Dorsey Date 10/8/23

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** ____ **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

✗ **Yes** ____ **No** X

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 8th day of October, 2023.

✗ Janet Fiore Drosky

Applicant/Property Owner/Agent/Other Name - Printed

Janet Fiore Drosky

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of October, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Kathleen Watson

Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

De-annexation reason # 1: **Trust**

On 5-24-2018, the Stockbridge Director of Community Development Services met with Manderley property owners and asked for our support to defeat the referendum for the creation of the City of Eagles Landing. She stated that Stockbridge believed Manderley would be better off to stay unincorporated because we weren't a good fit for the City of Eagles Landing, and added that we weren't a good fit for the City of Stockbridge either. She went on to reassure us that they would not attempt to annex us in the future. **Stockbridge broke their promise when they annexed Manderley.**

De-annexation reason # 2: **Services**

On 9-29-2022, Stockbridge Representatives held another meeting with homeowners in our area, and the Director of Public Works was asked if he could guarantee that Stockbridge would provide the same DOT services that Henry County was providing us. His answer was "no". When we inquired if Stockbridge even owns the equipment needed for these projects, the answer was again, "no". **Stockbridge has been unable to commit to the same level of service that Henry County provides.**

De-annexation reason #3: **Taxation without representation**

On 11-8-2022, Manderley's voting district voted against annexation. The financial instability of Stockbridge is a major problem, and they are in desperate need of a cash infusion to offset budget shortfalls created before we were annexed. **It is wrongheaded for a city that we did not vote to be in, to annex us anyway and then tax us for millions of dollars of mistakes made by city officials that we did not elect.**

Janet Fiore Drosky
Signature

Janet Fiore Drosky
Printed Name

10/8/23
Date

BOOK 1588 PAGE 104

STATE OF GEORGIA

COUNTY OF CLAYTON

WARRANTY DEED

THIS INDENTURE, Made the 17th day of February, in the year one thousand nine hundred ninety-three, between

WILLIAM C. DROSKY

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

JANET FIORE DROSKY
[a/k/a Janet E. Drosky]

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

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

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO:

ALL THAT TRACT or parcel of land lying and being in Land Lot 9 of the 12th District of Henry County, Georgia, being Lot 17, Block A, Unit 1, Manderley Subdivision, as per plat thereof recorded in Plat Book 9, Page 269, Henry County, Georgia Records, being improved real property known as 195 Jasper Drive in accordance with the present system of numbering in Henry County, Georgia.

THIS DEED is made pursuant to that certain Divorce Settlement Agreement between the parties hereto, dated May 26, 1992 [Henry County Superior Court Civil Action No. 92-CV-1091], Grantor acknowledging payment in full of his equity in the above described property.

REC'D IN BK 1588
PAGE 104
DATE REC'D 2-22-93
CLERK Carol E Taylor
FEB 18 11 31 AM '93
FILED IN OFFICE
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA.

REAL ESTATE TRANSFER TAX
PAID $ -0-
DATE 2-18-93
Carol E Taylor

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

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

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

Signed, sealed and delivered in presence of:

Unofficial Witness

Notary Public

PIERS J. WEYANT NOTARY PUBLIC DEKALB
Notary Public, DeKalb County, Georgia
My Commission Expires Oct. 1, 1996

William C Drosky (Seal)
William C. Drosky

(Seal)

3164

Bk 19 Page 269

96-M-83

NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.
Angular measurement made with Topcon 10" Theodolite.

An angular error of 01" per angle was adjusted using Compass Rule.
Error of closure: 1 foot in 6159+ feet.

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all streets, Easements, and other Public Grounds thereon shown.

Owner — Agent — Date 6/16/83

NOTE: Property lines as shown on this plat were corrected as to distance and direction by physical evidence found and as shown (#S.F., conc R/W mon, fences and R/W on County Roads) and upon legal description furnished by Kapper Corp. Distances and bearings on this plat do not agree exactly with legal description due to actual location of said physical evidence.

NOTE: R/W on Blackhall Road based upon conc R/W mon. found and iron stake found (#S.F.) as shown hereon and also upon plat recorded in PB 4, Page 271.

NOTE: R/W on Walt Stephens Road based upon a field survey along ℄ of pavement, with said pavement assumed to be in ℄ of R/W

NOTE: Iron stakes placed on all lot corners.

Total Area = 57.454 Acres.

NOTE: From PT of curve no. 21 to PT of curve no. 18 is along centerline of existing paved road. All curve data shown along said road was computed from field Survey along said centerline

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
James to Rushin Secretary
Date 6/30/83

GEORGIA REGISTERED No. 1580 Robert S. Mitchell LAND SURVEYOR ROBERT SMITH MITCHELL

Filed in office this the 1 day of July 1983 at 11:30 o'clock A.M.
Clerk Superior Court

CUL-DE-SAC DETAILS
- 119°01'42"
- 57°28'29"
- 119°35'28"
- 36°52'12"

CUL-DE-SAC DETAILS
- 36°17'21"
- 69°22'54"
- 76°03'46"
- 56°16'34"
- 48°43'02"
- 38°52'11"
- 38°52'12"

CUL-DE-SAC DETAILS
- 53°07'48"
- 90°00'00"
- 90°00'00"
- 53°07'48"
- 36°52'12"
- 36°52'12"

CUL-DE-SAC DETAILS
- 70°36'40"
- 72°29'04"
- 60°12'18"
- 42°55'30"
- 36°52'12"
- 36°52'12"

CENTERLINE CURVE DATA

	CURVE NO 1	CURVE NO 12
Δ	87°21'21" Lt	13°56'56" Lt
D	32°15'04"	15°43'24"
T	122.00'	44.118'
R	180.022'	365.548'
L	274.574'	88.994'
	CURVE NO 2	CURVE NO 13
Δ	44°06'01" Rt	14°46'20" Rt
D	47°47'17"	10°00'37"
T	50.00'	94.904'
R	123.445'	573.103'
L	95.014'	188.101'
	CURVE NO 3	CURVE NO 14
Δ	80°29'10" Rt	18°00'00" Lt
D	58°10'247"	7°19'24"
T	87.224'	124.00'
R	103.058'	782.905'
L	144.771'	245.957'
	CURVE NO 4	CURVE NO 15
Δ	19°01'37" Lt	39°10'56" Rt
D	22°40'07"	16°30'08"
T	42.635'	124.00'
R	254.409'	348.405'
L	84.485'	238.259'
	CURVE NO 5	CURVE NO 16
Δ	83°21'36" Lt	19°05'39" Rt
D	14°48'24"	9°36'52"
T	46.78'	100.00'
R	92.509'	594.575'
L	76.394'	198.146'
	CURVE NO 6	CURVE NO 17
Δ	20°32'31" Rt	28°01'06" Lt
D	31°50'31"	6°15'08"
T	32.879'	22.236'
R	181.443'	89.124'
L	65.052'	43.583'
	CURVE NO 7	CURVE NO 18
Δ	34°52'25" Rt	14°54'23" Lt
D	24°05'48"	10°10'31"
T	73.235'	73.72'
R	239.536'	563.515'
L	145.796'	146.607'
	CURVE NO 8	CURVE NO 19
Δ	37°42'35" Lt	37°11'14" Lt
D	86°09'22"	20°02'04"
T	25.00'	96.70'
R	73.207'	287.449'
L	48.183'	186.568'
	CURVE NO 9	CURVE NO 20
Δ	32°09'12" Lt	38°18'01" Lt
D	64°35'58"	14°49'31"
T	26.987'	134.58'
R	93.573'	387.552'
L	52.511'	259.065'
	CURVE NO 10	
Δ	15°07'14" Lt	
D	30°47'13"	
T	25.00'	
R	188.362'	
L	49.709'	
	CURVE NO 11	
Δ	15°54'04" Rt	
D	10°11'19"	
T	78.642'	
R	563.092'	
L	156.273'	

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°50'04"E	52.18'
2-3	N10°40'04"W	78.62'
3-4	N 12°31'01"W	358.7'
4-5	N 4°37'01"E	41.56'
5-6	N 39°35'01"W	41.56'
6-7	N 10°31'01"E	41.56'
7-8	N 39°36'18"E	23.04'
8-9	N 8°53'35"E	48.32'
9-10	N 8°53'35"E	48.32'
10-11	N 8°53'35"E	39.82'
11-12	N 7°00'33"W	23.70'
12-13	N 34°41'18"E	23.70'
13-14	N 9°02'23"W	130.9'
14-15	N 9°02'23"W	42.53'
15-16	N 21°43'59"E	42.53'
16-17	N 19°00'01"W	28.18'
17-18	N 41°22'24"E	29.86'
18-19	N 23°43'12"E	17.58'
19-20	N 23°43'12"E	17.58'
20-21	N 44°52'22"E	28.49'
21-22	N 66°40'00"E	42.53'
22-23	N 6°01'37"E	11.96'
23-24	N 17°20'53"W	42.49'
24-25	N 8°50'38"W	9.86'
25-26	N 6°16'45"W	17.88'
26-27	N 8°12'30"E	27.80'
27-28	N 11°30'19"W	39.91'
28-29	N 43°27'16"E	28.48'
29-30	N 54°16'43"W	28.48'
30-31	N 34°20'18"E	33.31'
31-32	N 47°21'07"E	33.31'
32-33	N 33°00'54"E	33.31'
33-34	N 11°00'54"E	42.16'

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
35-36	N 33°43'16"E	39.40'
36-37	N 26°48'16"E	23.24'
37-38	N 18°08'46"E	53.20'
38-39	N 7°06'13"W	61.33'
39-40	N 6°35'13"E	54.31'
40-41	N 8°43'38"W	20.40'
41-42	N 20°27'53"E	18.48'

LINE	BEARING	DIMENSION
43-44	N 37°12'32"W	52.81'
44-45	N 3°37'34"W	38.02'
45-46	N 21°12'45"E	50.85'
46-47	N 72°42'06"W	26.78'
47-48	N 52°33'34"W	34.26'
48-49	N 28°06'27"W	64.85'
49-50	N 44°10'00"W	37.25'
50-51	N 48°55'19"W	60.02'
51-52	N 55°10'43"W	37.45'
52-53	N 37°30'09"E	35.20'
53-54	N 39°40'01"W	34.66'
54-55	N 66°17'43"W	11.95'
55-56	S 56°28'42"W	19.43'
56-57	N 30°52'37"W	48.83'
57-58	N 60°18'45"W	12.80'

Existing Lake, location based upon field Survey on 10/14/82, at which time said lake was drained. Shore line determined by observation of what appears to be High Water Line.

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Kapper Corporation
265 South Main St.
P.O. Box 1118
Jonesboro, Ga. 30237
(404) 477-1033

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Reid Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

96-M-83

310 KERR; TH

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) VANESSA MARTINEZ

PHONE NUMBER 470-230-2442 EMAIL ADDRESS MARTIN3201@gmail.com

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 310 HERRITT DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 84 25/12 ACERAGE 1.144

PARCEL ID NUMBER 013A01039000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) [signature] DATE 10-11-23

DATE

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

[signature] 10-11-23

NOTARY SIGNATURE AND SEAL

KATHLEEN WATSON NOTARY PUBLIC My Commission Expires June 29 2026 HENRY COUNTY GEORGIA

(Office use only)

Pre-application meeting: Title: Date:

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: Date: 6/13/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 310 KERRITH DR, STOCKBRIDGE, GA 30281

Parcel ID Number 013A01039000

1. Total number of existing residential structures located on the subject parcel: 1
2. Description of the residential structures located on the subject property as listed above: private home
3. Total number of person(s) residing within each structure: 4
4. Age, Sex, and Race of each of those individuals:
   USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
35	M	Black
35	F	Other
10	F	Other
11mos	M	Other

5. Henry County Commission District: 2
6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature [signature] Date 10-11-23

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 310 KERRITH DR., STOCKBRIDGE, GA 30281

Parcel ID Number 013A01039000

* Owner's name(s) VANESSA MARTINEZ Percentage of interest: 100 %

Percentage of interest:

We certify that the foregoing information is true and correct, this 11th day of October, 2023

Vanessa Martinez
Property Owner- Printed

Vee Mtz
Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 11 day of OCTOBER, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** ____ **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes ____ **No** X

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 11th day of October, 2023

Vanessa Martinez

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 11 day of October, 23.

KATHLEEN WATSON
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires
June 29 2026

Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

De-annexation reason # 1: **Trust**

On 5-24-2018, the Stockbridge Director of Community Development Services met with Manderley property owners and asked for our support to defeat the referendum for the creation of the City of Eagles Landing. She stated that Stockbridge believed Manderley would be better off to stay unincorporated because we weren't a good fit for the City of Eagles Landing, and added that we weren't a good fit for the City of Stockbridge either. She went on to reassure us that they would not attempt to annex us in the future. **Stockbridge broke their promise when they annexed Manderley.**

De-annexation reason # 2: **Services**

On 9-29-2022, Stockbridge Representatives held another meeting with homeowners in our area, and the Director of Public Works was asked if he could guarantee that Stockbridge would provide the same DOT services that Henry County was providing us. His answer was "no". When we inquired if Stockbridge even owns the equipment needed for these projects, the answer was again, "no". **Stockbridge has been unable to commit to the same level of service that Henry County provides.**

De-annexation reason #3: **Taxation without representation**

On 11-8-2022, Manderley's voting district voted against annexation. The financial instability of Stockbridge is a major problem, and they are in desperate need of a cash infusion to offset budget shortfalls created before we were annexed. **It is wrongheaded for a city that we did not vote to be in, to annex us anyway and then tax us for millions of dollars of mistakes made by city officials that we did not elect.**

Signature

Vanessa Martinez
Printed Name

10-11-23
Date

BK:17751 PG:330-331
Filed and Recorded
Jan-06-2021 12:47 PM
DOC# 2021 - 000633
Real Estate Transfer Tax
Paid: $ 400.00
0752021000102
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 4836538760

Please return to:
The Closing Firm of Shola Oyekan
225 Corporate Center Drive Suite B
Stockbridge, GA 30281
File # 20-10-04
STATE OF GEORGIA
COUNTY OF HENRY

LIMITED WARRANTY DEED

THIS INDENTURE made this **6th day of January, 2021** between

ERICK WILLIAMS AND ERICKA J. RICHARDS

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

Vanessa Martinez

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

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

See attached Exhibit "A" legal description
Address: 310 Kerrith Drive, Stockbridge, Georgia

Subject to easements, covenants, restrictions, right of way deeds, agreements, matters of plat, governmental ordinances and other lawful matters affecting said property

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My commission expires
(Notary Seal)

Erick Williams (Seal)

Ericka J. Richards (Seal)

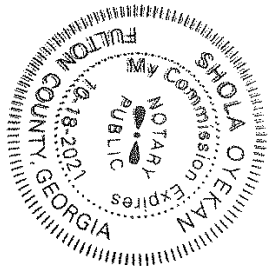


Exhibit "A" legal description
310 Kerrith Drive, Stockbridge, Georgia

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 AND 25 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA BEING LOT 9, BLOCK A, UNIT 1 OF THE MANDERLEY SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 269, HENRY COUNTY, GEORGIA RECORDS; SAID PLAT IS BEING INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION BY REFERENCE, BEING THE SAME PROPERTY CONVEYED BY CHARLES POLK & ASSOCIATES, INC. TO ROBERT F. ENGERMAN UNDER DEED RECORDED IN DEED BOOK 629, PAGE 301, HENRY COUNTY, GEORGIA RECORDS.

Parcel ID#: 013A01039000

Subject to easements, covenants, restrictions, agreements, right of way deeds, matters of plat, governmental ordinances and other lawful matters affecting said property

Bk 19 Page 269

96-M-83

NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.
Angular measurement made with Topcon 10" Theodolite.

An angular error of 01" per angle was adjusted using Compass Rule.
Error of closure: 1 foot in 6159+ feet.

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all streets, Easements, and other Public Grounds thereon shown.

Owner — Agent — Date 6/16/83

NOTE: Property lines as shown on this plat were corrected as to distance and direction by physical evidence found and as shown (#S.F., conc R/W mon, fences and R/W on County Roads) and upon legal description furnished by Kapper Corp. Distances and bearings on this plat do not agree exactly with legal description due to actual location of said physical evidence.

NOTE: R/W on Blackhall Road based upon conc R/W mon. found and iron stake found (#S.F.) as shown hereon and also upon plat recorded in PB 4, Page 271.

NOTE: R/W on Walt Stephens Road based upon a field survey along ℄ of pavement, with said pavement assumed to be in ℄ of R/W

NOTE: Iron stakes placed on all lot corners.

Total Area = 57.454 Acres.

NOTE: From PT of curve no. 21 to PT of curve no. 18 is along centerline of existing paved road. All curve data shown along said road was computed from field Survey along said centerline

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
James to Rushin Secretary
Date 6/30/83

GEORGIA REGISTERED No. 1580 Robert S. Mitchell LAND SURVEYOR ROBERT SMITH MITCHELL

Filed in office this the 1 day of July 1983 at 11:30 o'clock A.M.
Clerk Superior Court

CUL-DE-SAC DETAILS
- 119°01'42"
- 57°28'29"
- 119°35'28"
- 36°52'12"

CUL-DE-SAC DETAILS
- 36°17'21"
- 69°22'54"
- 76°03'46"
- 56°16'34"
- 48°43'02"
- 38°52'11"
- 38°52'12"

CUL-DE-SAC DETAILS
- 53°07'48"
- 90°00'00"
- 90°00'00"
- 53°07'48"
- 36°52'12"
- 36°52'12"

CUL-DE-SAC DETAILS
- 70°36'40"
- 72°29'04"
- 60°12'18"
- 42°55'30"
- 36°52'12"
- 36°52'12"

CENTERLINE CURVE DATA

	CURVE NO 1	CURVE NO 12
Δ	87°21'21" Lt	13°56'56" Lt
D	32°15'04"	15°43'24"
T	122.00'	44.118'
R	180.022'	365.548'
L	274.574'	88.994'
	CURVE NO 2	CURVE NO 13
Δ	44°06'01" Rt	14°46'20" Rt
D	47°47'17"	10°00'37"
T	50.00'	94.904'
R	123.445'	573.103'
L	95.014'	188.101'
	CURVE NO 3	CURVE NO 14
Δ	80°29'10" Rt	18°00'00" Lt
D	58°10'247"	7°19'24"
T	87.224'	124.00'
R	103.058'	782.905'
L	144.771'	245.957'
	CURVE NO 4	CURVE NO 15
Δ	19°01'37" Lt	39°10'56" Rt
D	22°40'07"	16°30'08"
T	42.635'	124.00'
R	254.409'	348.405'
L	84.485'	238.259'
	CURVE NO 5	CURVE NO 16
Δ	83°21'36" Lt	19°05'39" Rt
D	14°48'24"	9°36'52"
T	46.78'	100.00'
R	92.509'	594.575'
L	76.394'	198.146'
	CURVE NO 6	CURVE NO 17
Δ	20°32'31" Rt	28°01'06" Lt
D	31°50'31"	6°15'08"
T	32.879'	22.236'
R	181.443'	89.124'
L	65.052'	43.583'
	CURVE NO 7	CURVE NO 18
Δ	34°52'25" Rt	14°54'23" Lt
D	24°05'48"	10°10'31"
T	73.235'	73.72'
R	239.536'	563.515'
L	145.796'	146.607'
	CURVE NO 8	CURVE NO 19
Δ	37°42'35" Lt	37°11'14" Lt
D	86°09'22"	20°02'04"
T	25.00'	96.70'
R	73.207'	287.449'
L	48.183'	186.568'
	CURVE NO 9	CURVE NO 20
Δ	32°09'12" Lt	38°18'01" Lt
D	64°35'58"	14°49'31"
T	26.987'	134.58'
R	93.573'	387.552'
L	52.511'	259.065'
	CURVE NO 10	
Δ	15°07'14" Lt	
D	30°47'13"	
T	25.00'	
R	188.362'	
L	49.709'	
	CURVE NO 11	
Δ	15°54'04" Rt	
D	10°11'19"	
T	78.642'	
R	563.092'	
L	156.273'	

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°50'04"E	52.18'
2-3	N10°40'04"W	78.62'
3-4	N 12°31'01"W	358.7'
4-5	N 4°37'01"E	41.56'
5-6	N 39°35'01"W	41.56'
6-7	N 10°31'01"E	41.56'
7-8	N 39°36'18"E	23.04'
8-9	N 8°53'35"E	48.32'
9-10	N 8°53'35"E	48.32'
10-11	N 8°53'35"E	39.82'
11-12	N 7°00'33"W	23.70'
12-13	N 34°41'18"E	23.70'
13-14	N 9°02'23"W	130.9'
14-15	N 9°02'23"W	42.53'
15-16	N 21°43'59"E	42.53'
16-17	N 19°00'01"W	28.18'
17-18	N 41°22'24"E	29.86'
18-19	N 23°43'12"E	17.58'
19-20	N 23°43'12"E	17.58'
20-21	N 44°52'22"E	28.49'
21-22	N 66°40'00"E	42.53'
22-23	N 6°01'37"E	11.96'
23-24	N 17°20'53"W	42.49'
24-25	N 8°50'38"W	9.86'
25-26	N 6°16'45"W	17.88'
26-27	N 8°12'30"E	27.80'
27-28	N 11°30'19"W	39.91'
28-29	N 43°27'16"E	28.48'
29-30	N 54°16'43"W	28.48'
30-31	N 34°20'18"E	33.31'
31-32	N 47°21'07"E	33.31'
32-33	N 33°00'54"E	33.31'
33-34	N 11°00'54"E	42.16'

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
35-36	N 33°43'16"E	39.40'
36-37	N 26°48'16"E	23.24'
37-38	N 18°08'46"E	53.20'
38-39	N 7°06'13"W	61.33'
39-40	N 6°35'13"E	54.31'
40-41	N 8°43'38"W	20.40'
41-42	N 20°27'53"E	18.48'

LINE	BEARING	DIMENSION
43-44	N 37°12'32"W	52.81'
44-45	N 3°37'34"W	38.02'
45-46	N 21°12'45"E	50.85'
46-47	N 72°42'06"W	26.78'
47-48	N 52°33'34"W	34.26'
48-49	N 28°06'27"W	64.85'
49-50	N 44°10'00"W	37.25'
50-51	N 48°55'19"W	60.02'
51-52	N 55°10'43"W	37.45'
52-53	N 37°30'09"E	35.20'
53-54	N 39°40'01"W	34.66'
54-55	N 66°17'43"W	11.95'
55-56	S 56°28'42"W	19.43'
56-57	N 30°52'37"W	48.83'
57-58	N 60°18'45"W	12.80'

Existing Lake, location based upon field Survey on 10/14/82, at which time said lake was drained. Shore line determined by observation of what appears to be High Water Line.

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Kapper Corporation
265 South Main St.
P.O. Box 1118
Jonesboro, Ga. 30237
(404) 477-1033

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Reid Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

96-M-83

320 KERRITH

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) LINDA PEARSON NORTHINGTON

PHONE NUMBER 804-691-5852 EMAIL ADDRESS japginger@gmail.com

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 320 KERRITH DR. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 8 & 25/12 ACERAGE 1.05

PARCEL ID NUMBER 013A01038000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Linda Pearson Northington DATE 10/10/23

DATE

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Kathleen Watson DATE 10-10-23

NOTARY SIGNATURE AND SEAL

KATHLEEN WATSON NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires June 29 2026

(Office use only)

Pre-application meeting: Title: Date:

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: Date: 6/5/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 320 KERRITH DR., STOCKBRIDGE GA 30281

Parcel ID Number 013A01038000

X Owner's name(s) LINDA PEARSON NORTHINGTON Percentage of interest: 100%

_____ Percentage of interest: _____

We certify that the foregoing information is true and correct, this 10 day of October 2023

Linda Pearson Northington — Linda Pearson Northington

Property Owner- Printed — Signature of Property Owner

_____ _____

Property Owner- Printed — Signature of Property Owner

Sworn to and subscribed before me, this 10 day of October 2023

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Kathleen Watson

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 320 KERRISH DR, STOCKBRIDGE, GA 30281

Parcel ID Number 013A01038000

1. Total number of existing residential structures located on the subject parcel: 1
2. Description of the residential structures located on the subject property as listed above: Private home
3. Total number of person(s) residing within each structure: 2
4. Age, Sex, and Race of each of those individuals: **USE ADDITIONAL FORMS IF NEEDED**

Age	Sex	Race
70	F	BLK
71	M	BLK

5. Henry County Commission District: 2
6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Linda Pearson Worthington Date 10/10/23

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** _____ **PROPERTY OWNER** _____ **AGENT** _____ **ATTORNEY** _____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes _____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 10 day of October, 2023

Linda Pearson Northington — Applicant/Property Owner/Agent/Other Name - Printed

Linda Pearson Northington — Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 10 day of October, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Kathleen Watson

Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

- Property owners are seniors 70 + →
- On fixed income
- we did not vote to be in stockbridge (not fair)

Linda Pearson Northington
Signature

Linda Pearson Northington 10/10/23
Printed Name Date

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2021 FEB 25 PM 4:49

BK: 17905 PG: 17
Filed and Recorded
Mar-02-2021 02:52:00PM
DOC#: D2021-003478
Real Estate Transfer Tax Paid $235.00
0752021001762
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE. GA 30248
FILE #: **LG20469**

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this **16th** day of **February, 2021,** between **RONALD E. MINTON and JANICE L. MINTON** of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **LINDA PEARSON NORTHINGTON** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF GEORGIA, COUNTY OF HENRY, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 8 AND 25 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING LOT 2, BLOCK B, MANDERLEY SUBDIVISION, UNIT II, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 69, HENRY COUNTY, GEORGIA RECORDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL NUMBER(S): 013A-01-038-000

This Deed is given subject to all easements, covenants and restrictions of record, if any, as amended.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public
[Notary Public]

KIMBERLY MICHELLE GA... NOTARY PUBLIC BUTTS CO., GEORGIA MY COMMISSION EXPIRES JAN 21 20...

Ronald E Minton (SEAL)
RONALD E. MINTON

Janice L Minton (SEAL)
JANICE L. MINTON

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all Streets, Easements and other Public Grounds thereon shown.

Owner _____ Date 11/13/86

Agent _____ Date _____

NOTE: Future Sanitary Sewer to be within R/W of Roads.

WALT STEPHENS ROAD

RESERVED COMMERCIAL
2.624 Ac.

BLOCK "B"
1.373 Ac. — 12
1.217 Ac. — 11
1.475 Ac. — 10
1.053 Ac. — 9
1.000 Ac. — 8
1.030 Ac. — 7
1.023 Ac. — 6
1.311 Ac. — 5
1.291 Ac. — 4
1.003 Ac. — 3
1.075 Ac. — 2
1.050 Ac. — 1
1.000 Ac. — 13
1.000 Ac. — 14

BLOCK "A"
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 1

BLACKHALL ROAD
KERRITH-DRIVE
JASPER

Cul-de-Sac Details
36°52'11"
108°41'44"
87° 33'54"
36°52'11"
45°00'00"
45°00'00"

Cul-de-Sac Details
36°52'15"
60°23'46"
53°44'48"
73°44'22"
98°25'13"
36°49'36"

NOTE: Iron stakes on all lot corners.
Total Area = 20.16 Acres

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

NOTE: R based upon physical evidence found and as shown and upon Deed 449/279 and Plat 4/271.

Plat 4/271 - Lion Country Safari, Inc. by Metro Engineering and Surveying Co., Inc. (Chester M. Smith, Jr. R.L.S.) dated Sept. 21, 1971.

ALLEN KEMPER DR 67/471 P.R. 1/141

SUBDIVIDER:
Koppor Corporation
P.O. Box 1116
9594 Tara Blvd.
Jonesboro, Ga. 30237
(404) 471 1533

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

Filed in office this the 13 day of June 19 86 at 1:46 o'clock P.M.
Clerk Superior Court

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Ned Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

APPROVED FOR RECORDING
COUNTY PLANNING COMMISSION
Secretary
Date 4/6/86

FINAL PLAT
SUBDIVISION OF
UNIT II

"MANDERLEY"

LOCATED IN LANDLOTS 8 & 25 OF
THE 12th. DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 100' DATE: JAN. 6 , 1986
SHEET 1 OF 2 SHEETS

325 KERRI TH DR.

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) ZR CHAO ZHU

PHONE NUMBER 6788601503 EMAIL ADDRESS ZRCHAOZHU@gmail.co

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 325 KERRITH Dr. STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 25/12 ACERAGE 1.05

PARCEL ID NUMBER 013A01025000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) ZR CHAO ZHU DATE 10/08/2023

DATE

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

KATHLEEN WATSON My Commission Expires NOTARY PUBLIC June 29 2026 HENRY COUNTY, GEORGIA

NOTARY SIGNATURE AND SEAL DATE 10-8-2023

(Office use only)

Pre-application meeting: Title: Date:

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: Date: 6/13/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 325 KERRITH DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01025000

* Owner's name(s) ZR CHAO ZU Percentage of interest: 100%

Percentage of interest:

We certify that the foregoing information is true and correct, this 08 day of Oct, 2023

ZR CHAO ZHU

Property Owner- Printed

ZR CHAO ZHU

Signature of Property Owner

Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 8 day of October, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY
PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 325 KERRITH DR. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01025000

1. Total number of existing residential structures located on the subject parcel: one

2. Description of the residential structures located on the subject property as listed above: private Home

3. Total number of person(s) residing within each structure: 2

4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
60	M	~~Asian~~ Asian
56	F	Asian

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature ZHAO ZHU Date 10-08-2023

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** ____ **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes ____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 08 day of Oct, 2023

ZR CHAO ZHU

Applicant/Property Owner/Agent/Other Name - Printed

ZR CHAO ZHU

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of October, 2023

KATHLEEN WATSON
NOTARY PUBLIC
My Commission Expires
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

De-annexation reason # 1: **Trust**

On 5-24-2018, the Stockbridge Director of Community Development Services met with Manderley property owners and asked for our support to defeat the referendum for the creation of the City of Eagles Landing. She stated that Stockbridge believed Manderley would be better off to stay unincorporated because we weren't a good fit for the City of Eagles Landing, and added that we weren't a good fit for the City of Stockbridge either. She went on to reassure us that they would not attempt to annex us in the future. **Stockbridge broke their promise when they annexed Manderley.**

De-annexation reason # 2: **Services**

On 9-29-2022, Stockbridge Representatives held another meeting with homeowners in our area, and the Director of Public Works was asked if he could guarantee that Stockbridge would provide the same DOT services that Henry County was providing us. His answer was "no". When we inquired if Stockbridge even owns the equipment needed for these projects, the answer was again, "no". **Stockbridge has been unable to commit to the same level of service that Henry County provides.**

De-annexation reason #3: **Taxation without representation**

On 11-8-2022, Manderley's voting district voted against annexation. The financial instability of Stockbridge is a major problem, and they are in desperate need of a cash infusion to offset budget shortfalls created before we were annexed. **It is wrongheaded for a city that we did not vote to be in, to annex us anyway and then tax us for millions of dollars of mistakes made by city officials that we did not elect.**

ZR CHAO ZHU

Signature

ZR CHAO ZHU

Printed Name

10-08-2023

Date

Doc ID: 016284640002 Type: WD
Recorded: 07/22/2013 at 02:28:26 PM
Fee Amt: $184.50 Page 1 of 2
Transfer Tax: $172.50
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK 13197 PG 198-199

After recording, please return to:
Liu & Associates, P.C.
1210 Warsaw Road, Suite 200
Roswell, GA 30076
Firm File No.: 2013074150

PT-61 075-20 13 - 5397

WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, made this July 17th, 2013, between

The Patterson Real Estate Group, Inc.

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

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

WITNESSETH: That Grantor(s), for and in consideration of TEN DOLLARS and other good and valuable considerations ($10.00) receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee(s), the following described property:

All that tract or parcel of land lying and being in Land Lot 25 of the 12th District, Henry County, Georgia, being Lot 1, Block B, Unit II of Manderley Subdivision, as per plat recorded in Plat Book 10, Page 69, Henry County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

Less and Expect: That certain Boundary Line Agreement recorded at Deed Book 7111, Page 301, aforesaid records.

325 Kerrith Court, Stockbridge, GA 30281

This conveyance is made subject to all covenants, easements and restrictions of record.

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

AND Grantor shall warrant and forever defend the right and title to the above-described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s)' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

CHRISTIE L. HUTTER NOTARY PUBLIC HENRY COUNTY, GEORGIA COMMISSION EXPIRES JUNE 27, 2016

The Patterson Real Estate Group, Inc.

BY: _____
James T. Patterson, Jr., Vice President
by Elizabeth Head, Attorney in Fact

Per Attached Exhibit "A"

SEAL AFFIXED

CORPORATE SEAL GEORGIA

LIU & ASSOCIATES, P.C.
1210 Warsaw Road, #200
Roswell, GA 30076
www.attorneyliu.com

#20130741S0

AFTER RECORDING RETURN TO:
B. BLAKE EDGE, P.C.
190 WEST CAMPGROUND ROAD
MCDONOUGH, GA 30253

EXIBIT "A"

POWER OF ATTORNEY

GEORGIA, HENRY COUNTY.

KNOW ALL PERSONS BY THESE PRESENTS, that I, JIMMY PATTERSON, VICE-PRESIDENT OF THE PATTERSON REAL ESTATE GROUP, INC. of the County of Henry, State of Georgia, for divers good causes and considerations to me hereunto moving, do hereby nominate, constitute and appoint ELIZABETH HEAD (hereafter, "Agent"), of the County of Henry, State of Georgia, my true and lawful attorney in fact; for me, in my name and for my own proper use and benefit to execute contracts, warranty deeds, affidavits and closing statements; to sell, transfer, assign or otherwise dispose of any or all of my property, real, personal or mixed, under such terms or conditions as my Agent may deem proper; and specifically my Agent shall have the power to endorse checks and execute contracts, warranty deeds, closing statements, affidavits, and all other papers necessary to sell or close the sale of the following described property:

325 KERRITH COURT, STOCKBRIDGE, GA 30281; MAP REFERENCE NUMBER: 013A01025000; ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 1, BLOCK B, UNIT II OF MANDERLEY SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 10, PAGE 69, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE. LESS AND EXCEPT: THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AT DEED BOOK 7111, PAGE 301, AFORESAID RECORDS.

And to have full power to execute all papers and sufficient instruments for the accomplishment thereof. And to have, use and take all lawful ways and means, in my name, that may be found necessary or proper in the execution of this power of attorney. To do all lawful acts and things whatsoever, concerning the premises, as fully in every respect as I myself might do or could do were I personally present at the doing thereof; hereby ratifying and confirming all things, whatsoever my said attorney in fact shall, in my name, lawfully do or cause to be done, in and about the premises, by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 1st day of February, 2013.

THE PATTERSON REAL ESTATE GROUP, INC.

Witness

JIMMY PATTERSON, Vice President (Seal)

Notary Public

(Seal)

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all Streets, Easements and other Public Grounds thereon shown.

Owner _____ Date 11/13/86

Agent _____ Date _____

NOTE: Future Sanitary Sewer to be within R/W of Roads.

WALT STEPHENS ROAD

RESERVED COMMERCIAL
2.624 Ac.

BLOCK "B"
1.373 Ac. — 12
1.217 Ac. — 11
1.475 Ac. — 10
1.053 Ac. — 9
1.000 Ac. — 8
1.030 Ac. — 7
1.023 Ac. — 6
1.311 Ac. — 5
1.291 Ac. — 4
1.003 Ac. — 3
1.075 Ac. — 2
1.050 Ac. — 1
1.000 Ac. — 13
1.000 Ac. — 14

BLOCK "A"
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 1

BLACKHALL ROAD
KERRITH-DRIVE
JASPER

Cul-de-Sac Details
36°52'11"
108°41'44"
87° 33'54"
36°52'11"
45°00'00"
45°00'00"

Cul-de-Sac Details
36°52'15"
60°23'46"
53°44'48"
73°44'22"
98°25'13"
36°49'36"

NOTE: Iron stakes on all lot corners.
Total Area = 20.16 Acres

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

NOTE: R based upon physical evidence found and as shown and upon Deed 449/279 and Plat 4/271.

Plat 4/271 - Lion Country Safari, Inc. by Metro Engineering and Surveying Co., Inc. (Chester M. Smith, Jr. R.L.S.) dated Sept. 21, 1971.

ALLEN KEMPER DR 67/471 P.R. 1/141

SUBDIVIDER:
Koppor Corporation
P.O. Box 1116
9594 Tara Blvd.
Jonesboro, Ga. 30237
(404) 471 1533

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

Filed in office this the 13 day of June 19 86 at 1:46 o'clock P.M.
Clerk Superior Court

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Ned Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

APPROVED FOR RECORDING
COUNTY PLANNING COMMISSION
Secretary
Date 4/6/86

FINAL PLAT
SUBDIVISION OF
UNIT II

"MANDERLEY"

LOCATED IN LANDLOTS 8 & 25 OF
THE 12th. DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 100' DATE: JAN. 6 , 1986
SHEET 1 OF 2 SHEETS

510 PORTLOE CT

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) NHU BICH KHUU

THAI-HOA NGOC KIEU

*PHONE NUMBER 678-783-9417 EMAIL ADDRESS thaihoakieu@gmail.com

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 510 PORTLOE CT STOCKBRIDGE, GA 30281

LAND LOT/DISTRICT 89/12 ACERAGE 1.526

PARCEL ID NUMBER 013A01049000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) _____ DATE 10-14-2023

_____ DATE 10-14-2023

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Kathleen Watson 10-14-2023

NOTARY SIGNATURE AND SEAL

KATHLEEN WATSON NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires June 29 2026

(Office use only)

Pre-application meeting: _____ Title: _____ Date: _____

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: _____ Date: 6/13/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 510 PORTICE CT. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01049000

X Owner's name(s) NHU BICH KHUU Percentage of interest: 50

THAI-HOA NGOC KIEU Percentage of interest: 50

We certify that the foregoing information is true and correct, this 14th day of October, 2023

NHU BICH KHUU
Property Owner- Printed

Signature of Property Owner

THAI-HOA NGOC KIEU
Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 14 th day of October, 2023

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 510 PORTLOE CT. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01049000

1. Total number of existing residential structures located on the subject parcel: 1 (one)
2. Description of the residential structures located on the subject property as listed above: Private home
3. Total number of person(s) residing within each structure: 4
4. Age, Sex, and Race of each of those individuals:
   USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
82	M	Asian
58	M	Asian
57	NK ~~M~~ F	Asian
31	M	Asian

5. Henry County Commission District: 2
6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature _____ Date 10-14-2023

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** _____ **PROPERTY OWNER** _____ **AGENT** _____ **ATTORNEY** _____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes _____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 14th day of October 2023

THAI HOA NGOC KIEU

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 14th day of October, 2023

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal) 10-14-23

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** _____ **PROPERTY OWNER** _____ **AGENT** _____ **ATTORNEY** _____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes _____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 14 th day of October, 2023.

NHU BICH KHUU

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 14 th day of October, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY GEORGIA

Notary Public (Seal) 10-14-23

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

I understand that I have been given the opportunity to state reasons for requesting de-annexation and have decided not to make any statements.

Signature

NK
~~BH~~ NHU BICH KHUU

Printed Name

10-14-2023

Date

BK:18665 PG:99-99
Filed and Recorded
Nov-19-2021 03:07 PM
DOC# 2021 - 048949
Real Estate Transfer Tax
Paid: $ 310.00
0752021012980
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 2190259263

When recorded, please return to:
Walther Law, LLC
5755 North Parkway Suite 202,
Alpharetta, Georgia 30022
File No. 21-1481
Parcel ID: 013A01049000

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made the 19th day of November, 2021 between

Brian D. Jeshuran

hereinafter called " Grantor/s", and

Nhu Bich Khuu and Thai-Hoa Ngoc Kieu
As Joint Tenants with Right of Survivorship

hereinafter called "Grantee/s" (the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations---($10.00)-----receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

All that tract or parcel of land lying and being in Land Lot 9 and 8 of the 12th District of Henry County, Georgia, being Lot 19, Block A of Manderley, as shown on plat of Manderley, Unit 1, prepared by Robert Smith Mitchell, Registered Land Surveyor No. 1580, dated March 31, 1983, recorded in Plat Book 9, Page 269, Henry County records. The description of said property as contained on said plat is hereby incorporated herein and by reference made a part hereof. The above described property is conveyed subject to restrictive covenants as recorded in Deed Book 556, page 41, Deed Book 557, Page 198, Deed Book 1196 Page 298 and Deed Book 3299 Page 172, Henry County, Georgia records. Subject to all easements and restrictive covenants of record, if any.

510 Portloe Court, Stockbridge, GA 30281
013A01049000

This conveyance is made subject to all covenants, easements and restrictions of record.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor's/s' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered
In the presence of:

WITNESS

NOTARY PUBLIC

JIMMY LEE PARTIN NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 2, 2025

Brian D. Jeshuran

Bk 19 Page 269

96-M-83

NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.
Angular measurement made with Topcon 10" Theodolite.

An angular error of 01" per angle was adjusted using Compass Rule.
Error of closure: 1 foot in 6159+ feet.

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all streets, Easements, and other Public Grounds thereon shown.

Owner — Agent — Date 6/16/83

NOTE: Property lines as shown on this plat were corrected as to distance and direction by physical evidence found and as shown (#S.F., conc R/W mon, fences and R/W on County Roads) and upon legal description furnished by Kapper Corp. Distances and bearings on this plat do not agree exactly with legal description due to actual location of said physical evidence.

NOTE: R/W on Blackhall Road based upon conc R/W mon. found and iron stake found (#S.F.) as shown hereon and also upon plat recorded in PB 4, Page 271.

NOTE: R/W on Walt Stephens Road based upon a field survey along ℄ of pavement, with said pavement assumed to be in ℄ of R/W

NOTE: Iron stakes placed on all lot corners.

Total Area = 57.454 Acres.

NOTE: From PT of curve no. 21 to PT of curve no. 18 is along centerline of existing paved road. All curve data shown along said road was computed from field Survey along said centerline

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
James to Rushin Secretary
Date 6/30/83

GEORGIA REGISTERED No. 1580 Robert S. Mitchell LAND SURVEYOR ROBERT SMITH MITCHELL

Filed in office this the 1 day of July 1983 at 11:30 o'clock A.M.
Clerk Superior Court

CUL-DE-SAC DETAILS
- 119°01'42"
- 57°28'29"
- 119°35'28"
- 36°52'12"

CUL-DE-SAC DETAILS
- 36°17'21"
- 69°22'54"
- 76°03'46"
- 56°16'34"
- 48°43'02"
- 38°52'11"
- 38°52'12"

CUL-DE-SAC DETAILS
- 53°07'48"
- 90°00'00"
- 90°00'00"
- 53°07'48"
- 36°52'12"
- 36°52'12"

CUL-DE-SAC DETAILS
- 70°36'40"
- 72°29'04"
- 60°12'18"
- 42°55'30"
- 36°52'12"
- 36°52'12"

CENTERLINE CURVE DATA

	CURVE NO 1	CURVE NO 12
Δ	87°21'21" Lt	13°56'56" Lt
D	32°15'04"	15°43'24"
T	122.00'	44.118'
R	180.022'	365.548'
L	274.574'	88.994'
	CURVE NO 2	CURVE NO 13
Δ	44°06'01" Rt	14°46'20" Rt
D	47°47'17"	10°00'37"
T	50.00'	94.904'
R	123.445'	573.103'
L	95.014'	188.101'
	CURVE NO 3	CURVE NO 14
Δ	80°29'10" Rt	18°00'00" Lt
D	58°10'247"	7°19'24"
T	87.224'	124.00'
R	103.058'	782.905'
L	144.771'	245.957'
	CURVE NO 4	CURVE NO 15
Δ	19°01'37" Lt	39°10'56" Rt
D	22°40'07"	16°30'08"
T	42.635'	124.00'
R	254.409'	348.405'
L	84.485'	238.259'
	CURVE NO 5	CURVE NO 16
Δ	83°21'36" Lt	19°05'39" Rt
D	14°48'24"	9°36'52"
T	46.78'	100.00'
R	92.509'	594.575'
L	76.394'	198.146'
	CURVE NO 6	CURVE NO 17
Δ	20°32'31" Rt	28°01'06" Lt
D	31°50'31"	6°15'08"
T	32.879'	22.236'
R	181.443'	89.124'
L	65.052'	43.583'
	CURVE NO 7	CURVE NO 18
Δ	34°52'25" Rt	14°54'23" Lt
D	24°05'48"	10°10'31"
T	73.235'	73.72'
R	239.536'	563.515'
L	145.796'	146.607'
	CURVE NO 8	CURVE NO 19
Δ	37°42'35" Lt	37°11'14" Lt
D	86°09'22"	20°02'04"
T	25.00'	96.70'
R	73.207'	287.449'
L	48.183'	186.568'
	CURVE NO 9	CURVE NO 20
Δ	32°09'12" Lt	38°18'01" Lt
D	64°35'58"	14°49'31"
T	26.987'	134.58'
R	93.573'	387.552'
L	52.511'	259.065'
	CURVE NO 10	
Δ	15°07'14" Lt	
D	30°47'13"	
T	25.00'	
R	188.362'	
L	49.709'	
	CURVE NO 11	
Δ	15°54'04" Rt	
D	10°11'19"	
T	78.642'	
R	563.092'	
L	156.273'	

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°50'04"E	52.18'
2-3	N10°40'04"W	78.62'
3-4	N 12°31'01"W	358.7'
4-5	N 4°37'01"E	41.56'
5-6	N 39°35'01"W	41.56'
6-7	N 10°31'01"E	41.56'
7-8	N 39°36'18"E	23.04'
8-9	N 8°53'35"E	48.32'
9-10	N 8°53'35"E	48.32'
10-11	N 8°53'35"E	39.82'
11-12	N 7°00'33"W	23.70'
12-13	N 34°41'18"E	23.70'
13-14	N 9°02'23"W	130.9'
14-15	N 9°02'23"W	42.53'
15-16	N 21°43'59"E	42.53'
16-17	N 19°00'01"W	28.18'
17-18	N 41°22'24"E	29.86'
18-19	N 23°43'12"E	17.58'
19-20	N 23°43'12"E	17.58'
20-21	N 44°52'22"E	28.49'
21-22	N 66°40'00"E	42.53'
22-23	N 6°01'37"E	11.96'
23-24	N 17°20'53"W	42.49'
24-25	N 8°50'38"W	9.86'
25-26	N 6°16'45"W	17.88'
26-27	N 8°12'30"E	27.80'
27-28	N 11°30'19"W	39.91'
28-29	N 43°27'16"E	28.48'
29-30	N 54°16'43"W	28.48'
30-31	N 34°20'18"E	33.31'
31-32	N 47°21'07"E	33.31'
32-33	N 33°00'54"E	33.31'
33-34	N 11°00'54"E	42.16'

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
35-36	N 33°43'16"E	39.40'
36-37	N 26°48'16"E	23.24'
37-38	N 18°08'46"E	53.20'
38-39	N 7°06'13"W	61.33'
39-40	N 6°35'13"E	54.31'
40-41	N 8°43'38"W	20.40'
41-42	N 20°27'53"E	18.48'

LINE	BEARING	DIMENSION
43-44	N 37°12'32"W	52.81'
44-45	N 3°37'34"W	38.02'
45-46	N 21°12'45"E	50.85'
46-47	N 72°42'06"W	26.78'
47-48	N 52°33'34"W	34.26'
48-49	N 28°06'27"W	64.85'
49-50	N 44°10'00"W	37.25'
50-51	N 48°55'19"W	60.02'
51-52	N 55°10'43"W	37.45'
52-53	N 37°30'09"E	35.20'
53-54	N 39°40'01"W	34.66'
54-55	N 66°17'43"W	11.95'
55-56	S 56°28'42"W	19.43'
56-57	N 30°52'37"W	48.83'
57-58	N 60°18'45"W	12.80'

Existing Lake, location based upon field Survey on 10/14/82, at which time said lake was drained. Shore line determined by observation of what appears to be High Water Line.

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Kapper Corporation
265 South Main St.
P.O. Box 1118
Jonesboro, Ga. 30237
(404) 477-1033

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Reid Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

96-M-83

5 15 PORTION ✓

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) CAREY REMO

VALERIE RESPRESS REMO

* PHONE NUMBER 404 819 1497 EMAIL ADDRESS CREMO38@Bellsouth.Net

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 515 PORTLOE CT. STOCKBRIDGE GA 30281

LAND LOT/DISTRICT 8/12 ACERAGE 1.557

PARCEL ID NUMBER 013A01047000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) DATE 10/7/2023

DATE 10/7/2023

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

KATHLEEN WATSON NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires June 29 2026

NOTARY SIGNATURE AND SEAL DATE 10-7-2023

(Office use only)

Pre-application meeting: Title: Date:

Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024

BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024

Planning Director's Signature: Date: 6/13/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address 515 PORTLOE CT. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01047000

Owner's name(s) CAREY REMO Percentage of interest: 50% *

VALERIE RESPRESS REMO Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 7th day of October, 2023

CAREY REMO
Property Owner- Printed

Signature of Property Owner

Valerie Respress Remo
Property Owner- Printed

Signature of Property Owner

Sworn to and subscribed before me, this 7 day of October, 2023.

KATHLEEN WATSON
NOTARY PUBLIC
My Commission Expires
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 515 PORTLOCK CT. STOCKBRIDGE, GA 30281

Parcel ID Number 013A01047000

* 1. Total number of existing residential structures located on the subject parcel: ONE ER

* 2. Description of the residential structures located on the subject property as listed above: Private Residence

* 3. Total number of person(s) residing within each structure: 2

* 4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
60	m	black
55	f	black

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature _____ Date 10/3/2023

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

* **CHECK ONE:** ✓ **APPLICANT** _____ **PROPERTY OWNER** _____ **AGENT** _____ **ATTORNEY** _____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

* **Yes** _____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 7th day of October, 2023

Carey Rivera

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me this 7 day of October, 2023.

KATHLEEN WATSON
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires June 29 2025

Kathleen Watson

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** ____ **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes ____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 7th day of October, 2023

Valerie Respress Reno

Applicant/Property Owner/Agent/Other Name - Printed

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 7 day of October, 2023.

KATHLEEN WATSON
NOTARY PUBLIC
My Commission Expires
June 29 2026
HENRY COUNTY, GEORGIA

Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

I understand that I have been given the opportunity to state reasons for requesting de-annexation and have decided not to make any statements.

Signature

Carey Remo

Printed Name

10/7/2023

Date

05604
00202

BOOK 5604 PAGE 202

DOC# 001733
FILED IN OFFICE
01/13/2003
04:19:07PM
BK:05604 PG:0202
JUDITH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GA

REAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT

JAN 13 2003

PAID $ 0

CLERK OF SUPERIOR COURT

Return Recorded Document to:
GEORGIA CLOSING ASSOCIATES, INC.-MICHAEL C. OBERTONE, ESQ., P.C.
3815 Presidential Parkway, Suite 100
Atlanta, GA 30340

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF DEKALB File #: **H02-1664**

This Indenture made this **11th** day of **December, 2002** between **CAREY REMO** , of the County of DEKALB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **CAREY REMO and VALERIE RESPRESS REMO** as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 12TH DISTRICT, HENRY COUNTY, GEORGIA, BEING LOT 21, BLOCK A, MANDERLEY SUBDIVISION, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 269, HENRY COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public
My commission expires:

SHANNON M. STEPHENS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Expires May 3, 2005

CAREY REMO (Seal)

(Seal)

Bk 19 Page 269

96-M-83

NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.
Angular measurement made with Topcon 10" Theodolite.

An angular error of 01" per angle was adjusted using Compass Rule.
Error of closure: 1 foot in 6159+ feet.

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all streets, Easements, and other Public Grounds thereon shown.

Owner — Agent — Date 6/16/83

NOTE: Property lines as shown on this plat were corrected as to distance and direction by physical evidence found and as shown (#S.F., conc R/W mon, fences and R/W on County Roads) and upon legal description furnished by Kapper Corp. Distances and bearings on this plat do not agree exactly with legal description due to actual location of said physical evidence.

NOTE: R/W on Blackhall Road based upon conc R/W mon. found and iron stake found (#S.F.) as shown hereon and also upon plat recorded in PB 4, Page 271.

NOTE: R/W on Walt Stephens Road based upon a field survey along ℄ of pavement, with said pavement assumed to be in ℄ of R/W

NOTE: Iron stakes placed on all lot corners.

Total Area = 57.454 Acres.

NOTE: From PT of curve no. 21 to PT of curve no. 18 is along centerline of existing paved road. All curve data shown along said road was computed from field Survey along said centerline

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
James to Rushin Secretary
Date 6/30/83

GEORGIA REGISTERED No. 1580 Robert S. Mitchell LAND SURVEYOR ROBERT SMITH MITCHELL

Filed in office this the 1 day of July 1983 at 11:30 o'clock A.M.
Clerk Superior Court

CUL-DE-SAC DETAILS
- 119°01'42"
- 57°28'29"
- 119°35'28"
- 36°52'12"

CUL-DE-SAC DETAILS
- 36°17'21"
- 69°22'54"
- 76°03'46"
- 56°16'34"
- 48°43'02"
- 38°52'11"
- 38°52'12"

CUL-DE-SAC DETAILS
- 53°07'48"
- 90°00'00"
- 90°00'00"
- 53°07'48"
- 36°52'12"
- 36°52'12"

CUL-DE-SAC DETAILS
- 70°36'40"
- 72°29'04"
- 60°12'18"
- 42°55'30"
- 36°52'12"
- 36°52'12"

CENTERLINE CURVE DATA

	CURVE NO 1	CURVE NO 12
Δ	87°21'21" Lt	13°56'56" Lt
D	32°15'04"	15°43'24"
T	122.00'	44.118'
R	180.022'	365.548'
L	274.574'	88.994'
	CURVE NO 2	CURVE NO 13
Δ	44°06'01" Rt	14°46'20" Rt
D	47°47'17"	10°00'37"
T	50.00'	94.904'
R	123.445'	573.103'
L	95.014'	188.101'
	CURVE NO 3	CURVE NO 14
Δ	80°29'10" Rt	18°00'00" Lt
D	58°10'247"	7°19'24"
T	87.224'	124.00'
R	103.058'	782.905'
L	144.771'	245.957'
	CURVE NO 4	CURVE NO 15
Δ	19°01'37" Lt	39°10'56" Rt
D	22°40'07"	16°30'08"
T	42.635'	124.00'
R	254.409'	348.405'
L	84.485'	238.259'
	CURVE NO 5	CURVE NO 16
Δ	83°21'36" Lt	19°05'39" Rt
D	14°48'24"	9°36'52"
T	46.78'	100.00'
R	92.509'	594.575'
L	76.394'	198.146'
	CURVE NO 6	CURVE NO 17
Δ	20°32'31" Rt	28°01'06" Lt
D	31°50'31"	6°15'08"
T	32.879'	22.236'
R	181.443'	89.124'
L	65.052'	43.583'
	CURVE NO 7	CURVE NO 18
Δ	34°52'25" Rt	14°54'23" Lt
D	24°05'48"	10°10'31"
T	73.235'	73.72'
R	239.536'	563.515'
L	145.796'	146.607'
	CURVE NO 8	CURVE NO 19
Δ	37°42'35" Lt	37°11'14" Lt
D	86°09'22"	20°02'04"
T	25.00'	96.70'
R	73.207'	287.449'
L	48.183'	186.568'
	CURVE NO 9	CURVE NO 20
Δ	32°09'12" Lt	38°18'01" Lt
D	64°35'58"	14°49'31"
T	26.987'	134.58'
R	93.573'	387.552'
L	52.511'	259.065'
	CURVE NO 10	
Δ	15°07'14" Lt	
D	30°47'13"	
T	25.00'	
R	188.362'	
L	49.709'	
	CURVE NO 11	
Δ	15°54'04" Rt	
D	10°11'19"	
T	78.642'	
R	563.092'	
L	156.273'	

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°50'04"E	52.18'
2-3	N10°40'04"W	78.62'
3-4	N 12°31'01"W	358.7'
4-5	N 4°37'01"E	41.56'
5-6	N 39°35'01"W	41.56'
6-7	N 10°31'01"E	41.56'
7-8	N 39°36'18"E	23.04'
8-9	N 8°53'35"E	48.32'
9-10	N 8°53'35"E	48.32'
10-11	N 8°53'35"E	39.82'
11-12	N 7°00'33"W	23.70'
12-13	N 34°41'18"E	23.70'
13-14	N 9°02'23"W	130.9'
14-15	N 9°02'23"W	42.53'
15-16	N 21°43'59"E	42.53'
16-17	N 19°00'01"W	28.18'
17-18	N 41°22'24"E	29.86'
18-19	N 23°43'12"E	17.58'
19-20	N 23°43'12"E	17.58'
20-21	N 44°52'22"E	28.49'
21-22	N 66°40'00"E	42.53'
22-23	N 6°01'37"E	11.96'
23-24	N 17°20'53"W	42.49'
24-25	N 8°50'38"W	9.86'
25-26	N 6°16'45"W	17.88'
26-27	N 8°12'30"E	27.80'
27-28	N 11°30'19"W	39.91'
28-29	N 43°27'16"E	28.48'
29-30	N 54°16'43"W	28.48'
30-31	N 34°20'18"E	33.31'
31-32	N 47°21'07"E	33.31'
32-33	N 33°00'54"E	33.31'
33-34	N 11°00'54"E	42.16'

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
35-36	N 33°43'16"E	39.40'
36-37	N 26°48'16"E	23.24'
37-38	N 18°08'46"E	53.20'
38-39	N 7°06'13"W	61.33'
39-40	N 6°35'13"E	54.31'
40-41	N 8°43'38"W	20.40'
41-42	N 20°27'53"E	18.48'

LINE	BEARING	DIMENSION
43-44	N 37°12'32"W	52.81'
44-45	N 3°37'34"W	38.02'
45-46	N 21°12'45"E	50.85'
46-47	N 72°42'06"W	26.78'
47-48	N 52°33'34"W	34.26'
48-49	N 28°06'27"W	64.85'
49-50	N 44°10'00"W	37.25'
50-51	N 48°55'19"W	60.02'
51-52	N 55°10'43"W	37.45'
52-53	N 37°30'09"E	35.20'
53-54	N 39°40'01"W	34.66'
54-55	N 66°17'43"W	11.95'
55-56	S 56°28'42"W	19.43'
56-57	N 30°52'37"W	48.83'
57-58	N 60°18'45"W	12.80'

Existing Lake, location based upon field Survey on 10/14/82, at which time said lake was drained. Shore line determined by observation of what appears to be High Water Line.

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Kapper Corporation
265 South Main St.
P.O. Box 1118
Jonesboro, Ga. 30237
(404) 477-1033

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Reid Clark
Sr. Sanitarian
Henry County Health Dept.

Scale in Feet: 100 0 100 200

FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

96-M-83

520 PORTLOE CT ✓

Deannexation Application

HENRY COUNTY
Government

THANK YOU FOR YOUR INTEREST IN HENRY COUNTY, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS NEEDED FOR DEANNEXATION REQUESTS TO BE HEARD BY THE HENRY COUNTY BOARD OF COMMISSIONERS.

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

A PRE-APPLICATION MEETING IS ADVISED, BUT NOT REQUIRED, FOR DEANNEXATION REQUESTS. THE HENRY COUNTY PLANNING AND ZONING DEPARTMENT WILL ONLY CONDUCT PRE-APPLICATION MEETINGS ON TUESDAY, WEDNESDAY, AND THURSDAY OF EACH WEEK. PLEASE VISIT **HTTP://WWW.CO.HENRY.GA.US/DEPARTMENTS/M-R/PLANNING-ZONING** TO SCHEDULE A MEETING ONLINE.

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

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY

AT (770) 288-7526.

THE LOCATION OF ALL COUNTY RELATED BOARD MEETINGS IS:

140 HENRY PARKWAY

MCDONOUGH, GEORGIA 30253

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

APPLICATION FOR DEANNEXATION

To the Board of Commissioners of Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Henry County Board of Commissioners accept the deannexation request of this territory from city boundaries, and extend the County services to include the same.

2. The territory to be deannexed is contiguous to existing unincorporated areas and complies with requirements established in *O.C.G.A Title 36, Chapter 36*. The description of such territory is attached hereto.

OWNER(S) NAME(S) FRANCISCO CHEVRES
JUDY PRITCHETT CHEVRES

X PHONE NUMBER 404-304-9300 EMAIL ADDRESS chevstock@comcast.net

DEANNEXATION FROM ☐HAMPTON ☐LOCUST GROVE ☐MCDONOUGH ☑STOCKBRIDGE

LOCATION/ADDRESS 520 PORTLOE CT. STOCKBRIDGE, GA. 30281

LAND LOT/DISTRICT 8/12 ACERAGE 2.09

PARCEL ID NUMBER 013A01048000 ZONING DISTRICT(S) SR

ONE FORM PER PROPERTY. USE ADDITIONAL SHEETS IF REQUIRED.

SIGNATURE(S) Judy Pritchett Chevres DATE 10-8/23
Francisco Chevres DATE 10-08-2023

ALL PROPERTY OWNERS MUST SIGN AS THEIR NAME APPEARS ON THE DEED. USE ADDITIONAL SHEETS IF REQUIRED.

Kathleen Watson 10-8-2023
NOTARY SIGNATURE AND SEAL

KATHLEEN WATSON
NOTARY PUBLIC
HENRY COUNTY GEORGIA
My Commission Expires
June 29 2026

(Office use only)

Pre-application meeting: Title: Date:
Application checked by: Kenta Lanham Title: Planner III Date: 5/22/2024
BOC Meeting Date: 06/11/2024 BOC Decision: Acceptance Date: 6/11/2024
Planning Director's Signature: Date: 6/11/24

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached deannexation application, which proposes to amend the Official Zoning Map of the deannexing municipal jurisdiction and of Henry County, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

Location/Address: 520 PORTLOE CT. STOCKBRIDGE, GA 30281

Parcel ID Number: 013A01048000

* Owner's name(s): FRANCISCO CHEVRES — Percentage of interest: 50%

JUDY PRITCHETT CHEVRES — Percentage of interest: 50%

We certify that the foregoing information is true and correct, this 8th day of OCT. 2023.

JUDY Pritchett CHEVRES
Property Owner- Printed

Judy Pritchett Chevres
Signature of Property Owner

FRANCISCO CHEVRES
Property Owner- Printed

Francisco Chevres
Signature of Property Owner

Sworn to and subscribed before me, this 8 day of October, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Kathleen Wat
Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Residential Declaration

In order to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the deannexation of any residential properties. Must be completed for ALL residential properties (regardless of zoning designation). Use as many forms as needed.

Location/Address 620 PORTLOE CT STOCKBRIDGE, GA 30281

Parcel ID Number 013A01048000

* 1. Total number of existing residential structures located on the subject parcel: (1)

*2. Description of the residential structures located on the subject property as listed above: PRIVATE RESIDENCE

*3. Total number of person(s) residing within each structure: 2

*4. Age, Sex, and Race of each of those individuals:
USE ADDITIONAL FORMS IF NEEDED

Age	Sex	Race
87	M	C
77	F	C

5. Henry County Commission District: 2

6. City Council Voting District: 1

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate.

Applicant Signature Judy Pritchett Chesser Date Oct 8 jc, 2023

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** ____ **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes ____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 8th day of Oct 2023, ____

Judy Pritchett Chevres

Applicant/Property Owner/Agent/Other Name - Printed

Judy Pritchett Chevres

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of October, 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Kathleen Wat

Notary Public (Seal)

HENRY COUNTY
DEPARTMENT OF PLANNING & ZONING

Campaign Disclosure Form

Must be completed by ALL applicant(s), property owner(s), agent(s) and/or attorney(s). Use as many forms as needed.

CHECK ONE: ✓ **APPLICANT** ____ **PROPERTY OWNER** ____ **AGENT** ____ **ATTORNEY** ____ **OTHER**

Has the person described below made, within two (2) years immediately preceding the filing of this application 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 who will consider the application?

Yes ____ **No** ✓

If **Yes**, the applicant/property owner/agent and/or 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

We certify that the foregoing information is true and correct, this 8th day of Oct 2023

Francisco Chevres

Applicant/Property Owner/Agent/Other Name - Printed

Francisco Chevres

Signature of Applicant/Property Owner/Agent/Other

Sworn to and subscribed before me, this 8 day of October 2023.

KATHLEEN WATSON
My Commission Expires
NOTARY PUBLIC
June 29 2026
HENRY COUNTY, GEORGIA

Kathle Wat

Notary Public (Seal)

LETTER OF INTENT

Henry County Board of Commissioners:

As de-annexation requests are not subject to public hearing requirements, please consider this information in your decision for de-annexation of this Manderley property:

De-annexation reason # 1: **Trust**

On 5-24-2018, the Stockbridge Director of Community Development Services met with Manderley property owners and asked for our support to defeat the referendum for the creation of the City of Eagles Landing. She stated that Stockbridge believed Manderley would be better off to stay unincorporated because we weren't a good fit for the City of Eagles Landing, and added that we weren't a good fit for the City of Stockbridge either. She went on to reassure us that they would not attempt to annex us in the future. **Stockbridge broke their promise when they annexed Manderley.**

De-annexation reason # 2: **Services**

On 9-29-2022, Stockbridge Representatives held another meeting with homeowners in our area, and the Director of Public Works was asked if he could guarantee that Stockbridge would provide the same DOT services that Henry County was providing us. His answer was "no". When we inquired if Stockbridge even owns the equipment needed for these projects, the answer was again, "no". **Stockbridge has been unable to commit to the same level of service that Henry County provides.**

De-annexation reason #3: **Taxation without representation**

On 11-8-2022, Manderley's voting district voted against annexation. The financial instability of Stockbridge is a major problem, and they are in desperate need of a cash infusion to offset budget shortfalls created before we were annexed. **It is wrongheaded for a city that we did not vote to be in, to annex us anyway and then tax us for millions of dollars of mistakes made by city officials that we did not elect.**

Judy Pritchett Chevres
Signature

Judy Pritchett Chevres
Printed Name

Oct 8, 2023
Date

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2018 JUN 25 PM 1:26

BK: 15920 PG: 257-259
Filed and Recorded
Jun-26-2018 10:01:37AM
DOC#: D2018-016578
Real Estate Transfer Tax $0.00
0752018005111
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

A. Kel Long, III
Hendrick, Rascoe, Zitron & Long
The Forum, Suite 925
3290 Northside Parkway
Atlanta, Georgia 30327
TITLE NOT EXAMINED

THIS INDENTURE is made and entered into this 20 day of June, 2018, by and between FRANK CHEVRES and JUDY CHEVRES, as joint tenants with full survivorship and not merely as tenants in common, herein referred to as "Grantor", and FRANCISCO CHEVRES and JUDY PRITCHETT CHEVRES, Co-Trustees of THE REVOCABLE LIVING TRUST OF FRANCISCO CHEVRES and JUDY PRITCHETT CHEVRES u/a/d JUNE 20, 2018, herein referred to as "Grantee". The words "Grantor" and "Grantee" to include their respective heirs, legal and personal representatives, successors and assigns.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, ALL THAT TRACT or parcel of land lying and being in **Land Lot 8, Henry County, Georgia**, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in **FEE SIMPLE**; subject to (i) any and all matters that would be disclosed by a current and accurate examination of the county deed records, and (ii) any and all matters that would be disclosed by an accurate and up-to-date survey of subject property.

Grantor, for itself, its successors, legal representatives and assigns, does warrant and will forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered this 20th day of June, 2018, in the presence of:

Witness

Notary Public (AFFIX SEAL)

My commission expires:
April 8, 2022

GRANTOR:

(SEAL)
FRANK CHEVRES

(SEAL)
JUDY CHEVRES

CRYSTAL A AMBROSI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 8, 2022

BK: 15920 PG: 258

EXHIBIT "A"

PARCEL ID NUMBER: 013A01048000

ALL THAT tract or parcel of land lying and being in Land Lot 8 of the 12th District, Henry County, Georgia, being Lot 20, Block A, Manderly, Unit 1, as per plat recorded at Plat Book 9, Page 269, Henry County Records, to which reference is made for the purpose of incorporating the same as a part herein.

This being the same property conveyed by Warranty Deed to Frank Chevres and Judy Chevres, as joint tenants with full survivorship and not merely as tenants in common, from Frank Chevres and Judy Chevres dated August 30th, 1990, and recorded in Deed Book 1215, Page 182, of the Henry County, Georgia records.

This deed is executed subject to easements and restrictions of record.

BK: 15920 PG: 259

Bk 19 Page 269

96-M-83

NOTE: This survey and plat subject to such Easements and/or Right-Of-Ways as may now exist. No investigation of the Records of Title by the undersigned.

Linear measurement made with Topcon E.D.M.
Angular measurement made with Topcon 10" Theodolite.

An angular error of 01" per angle was adjusted using Compass Rule.
Error of closure: 1 foot in 6159+ feet.

The owner of the land shown on this plat and whose name is subscribed there to, in person or through a duly Authorized Agent dedicates to the use of the Public forever all streets, Easements, and other Public Grounds thereon shown.

Owner — Agent — Date 6/16/83

NOTE: Property lines as shown on this plat were corrected as to distance and direction by physical evidence found and as shown (#S.F., conc R/W mon, fences and R/W on County Roads) and upon legal description furnished by Kapper Corp. Distances and bearings on this plat do not agree exactly with legal description due to actual location of said physical evidence.

NOTE: R/W on Blackhall Road based upon conc R/W mon. found and iron stake found (#S.F.) as shown hereon and also upon plat recorded in PB 4, Page 271.

NOTE: R/W on Walt Stephens Road based upon a field survey along ℄ of pavement, with said pavement assumed to be in ℄ of R/W

NOTE: Iron stakes placed on all lot corners.

Total Area = 57.454 Acres.

NOTE: From PT of curve no. 21 to PT of curve no. 18 is along centerline of existing paved road. All curve data shown along said road was computed from field Survey along said centerline

APPROVED FOR RECORDING
HENRY COUNTY PLANNING COMMISSION
James to Rushin Secretary
Date 6/30/83

GEORGIA REGISTERED No. 1580 Robert S. Mitchell LAND SURVEYOR ROBERT SMITH MITCHELL

Filed in office this the 1 day of July 1983 at 11:30 o'clock A.M.
Clerk Superior Court

CUL-DE-SAC DETAILS
- 119°01'42"
- 57°28'29"
- 119°35'28"
- 36°52'12"

CUL-DE-SAC DETAILS
- 36°17'21"
- 69°22'54"
- 76°03'46"
- 56°16'34"
- 48°43'02"
- 38°52'11"
- 38°52'12"

CUL-DE-SAC DETAILS
- 53°07'48"
- 90°00'00"
- 90°00'00"
- 53°07'48"
- 36°52'12"
- 36°52'12"

CUL-DE-SAC DETAILS
- 70°36'40"
- 72°29'04"
- 60°12'18"
- 42°55'30"
- 36°52'12"
- 36°52'12"

CENTERLINE CURVE DATA

	CURVE NO 1	CURVE NO 12
Δ	87°21'21" Lt	13°56'56" Lt
D	32°15'04"	15°43'24"
T	122.00'	44.118'
R	180.022'	365.548'
L	274.574'	88.994'
	CURVE NO 2	CURVE NO 13
Δ	44°06'01" Rt	14°46'20" Rt
D	47°47'17"	10°00'37"
T	50.00'	94.904'
R	123.445'	573.103'
L	95.014'	188.101'
	CURVE NO 3	CURVE NO 14
Δ	80°29'10" Rt	18°00'00" Lt
D	58°10'247"	7°19'24"
T	87.224'	124.00'
R	103.058'	782.905'
L	144.771'	245.957'
	CURVE NO 4	CURVE NO 15
Δ	19°01'37" Lt	39°10'56" Rt
D	22°40'07"	16°30'08"
T	42.635'	124.00'
R	254.409'	348.405'
L	84.485'	238.259'
	CURVE NO 5	CURVE NO 16
Δ	83°21'36" Lt	19°05'39" Rt
D	14°48'24"	9°36'52"
T	46.78'	100.00'
R	92.509'	594.575'
L	76.394'	198.146'
	CURVE NO 6	CURVE NO 17
Δ	20°32'31" Rt	28°01'06" Lt
D	31°50'31"	6°15'08"
T	32.879'	22.236'
R	181.443'	89.124'
L	65.052'	43.583'
	CURVE NO 7	CURVE NO 18
Δ	34°52'25" Rt	14°54'23" Lt
D	24°05'48"	10°10'31"
T	73.235'	73.72'
R	239.536'	563.515'
L	145.796'	146.607'
	CURVE NO 8	CURVE NO 19
Δ	37°42'35" Lt	37°11'14" Lt
D	86°09'22"	20°02'04"
T	25.00'	96.70'
R	73.207'	287.449'
L	48.183'	186.568'
	CURVE NO 9	CURVE NO 20
Δ	32°09'12" Lt	38°18'01" Lt
D	64°35'58"	14°49'31"
T	26.987'	134.58'
R	93.573'	387.552'
L	52.511'	259.065'
	CURVE NO 10	
Δ	15°07'14" Lt	
D	30°47'13"	
T	25.00'	
R	188.362'	
L	49.709'	
	CURVE NO 11	
Δ	15°54'04" Rt	
D	10°11'19"	
T	78.642'	
R	563.092'	
L	156.273'	

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
1-2	N89°50'04"E	52.18'
2-3	N10°40'04"W	78.62'
3-4	N 12°31'01"W	358.7'
4-5	N 4°37'01"E	41.56'
5-6	N 39°35'01"W	41.56'
6-7	N 10°31'01"E	41.56'
7-8	N 39°36'18"E	23.04'
8-9	N 8°53'35"E	48.32'
9-10	N 8°53'35"E	48.32'
10-11	N 8°53'35"E	39.82'
11-12	N 7°00'33"W	23.70'
12-13	N 34°41'18"E	23.70'
13-14	N 9°02'23"W	130.9'
14-15	N 9°02'23"W	42.53'
15-16	N 21°43'59"E	42.53'
16-17	N 19°00'01"W	28.18'
17-18	N 41°22'24"E	29.86'
18-19	N 23°43'12"E	17.58'
19-20	N 23°43'12"E	17.58'
20-21	N 44°52'22"E	28.49'
21-22	N 66°40'00"E	42.53'
22-23	N 6°01'37"E	11.96'
23-24	N 17°20'53"W	42.49'
24-25	N 8°50'38"W	9.86'
25-26	N 6°16'45"W	17.88'
26-27	N 8°12'30"E	27.80'
27-28	N 11°30'19"W	39.91'
28-29	N 43°27'16"E	28.48'
29-30	N 54°16'43"W	28.48'
30-31	N 34°20'18"E	33.31'
31-32	N 47°21'07"E	33.31'
32-33	N 33°00'54"E	33.31'
33-34	N 11°00'54"E	42.16'

CENTERLINE OF CREEK

LINE	BEARING	DIMENSION
35-36	N 33°43'16"E	39.40'
36-37	N 26°48'16"E	23.24'
37-38	N 18°08'46"E	53.20'
38-39	N 7°06'13"W	61.33'
39-40	N 6°35'13"E	54.31'
40-41	N 8°43'38"W	20.40'
41-42	N 20°27'53"E	18.48'

LINE	BEARING	DIMENSION
43-44	N 37°12'32"W	52.81'
44-45	N 3°37'34"W	38.02'
45-46	N 21°12'45"E	50.85'
46-47	N 72°42'06"W	26.78'
47-48	N 52°33'34"W	34.26'
48-49	N 28°06'27"W	64.85'
49-50	N 44°10'00"W	37.25'
50-51	N 48°55'19"W	60.02'
51-52	N 55°10'43"W	37.45'
52-53	N 37°30'09"E	35.20'
53-54	N 39°40'01"W	34.66'
54-55	N 66°17'43"W	11.95'
55-56	S 56°28'42"W	19.43'
56-57	N 30°52'37"W	48.83'
57-58	N 60°18'45"W	12.80'

Existing Lake, location based upon field Survey on 10/14/82, at which time said lake was drained. Shore line determined by observation of what appears to be High Water Line.

NOTE: Water system to be installed by Henry County. Lines, valves and hydrants to be installed as per Henry County specifications.

Subdivider:
Kapper Corporation
265 South Main St.
P.O. Box 1118
Jonesboro, Ga. 30237
(404) 477-1033

Individual sewage disposal system to be approved by Henry County Health Department on an individual lot basis.

Reid Clark
Sr. Sanitarian
Henry County Health Dept.

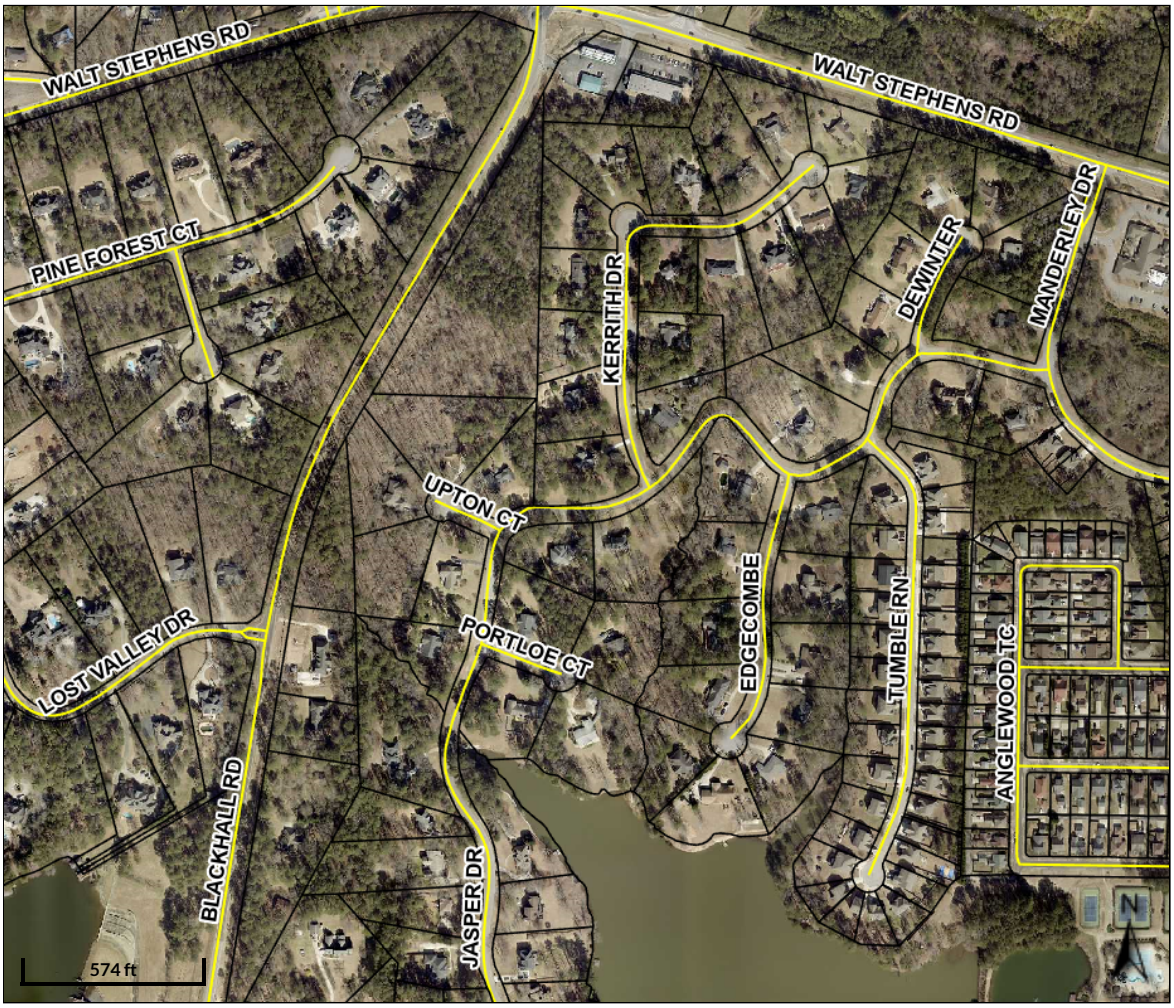
Scale in Feet: 100 0 100 200

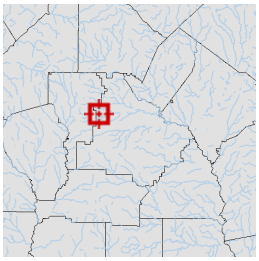
FINAL PLAT
SUBDIVISION OF
UNIT 1
"MANDERLEY"
LOCATED IN LANDLOTS 8, 9 & 25 OF
THE 12th DISTRICT OF
HENRY COUNTY, GEORGIA
SCALE: 1" = 200' DATE: MARCH 31, 1983

Robert S. Mitchell
Surveyor
218 S. Hill Street
Griffin, Ga. 30223
(404) 229 2458

96-M-83

Henry County, GA





Legend

- Parcels
- Roads

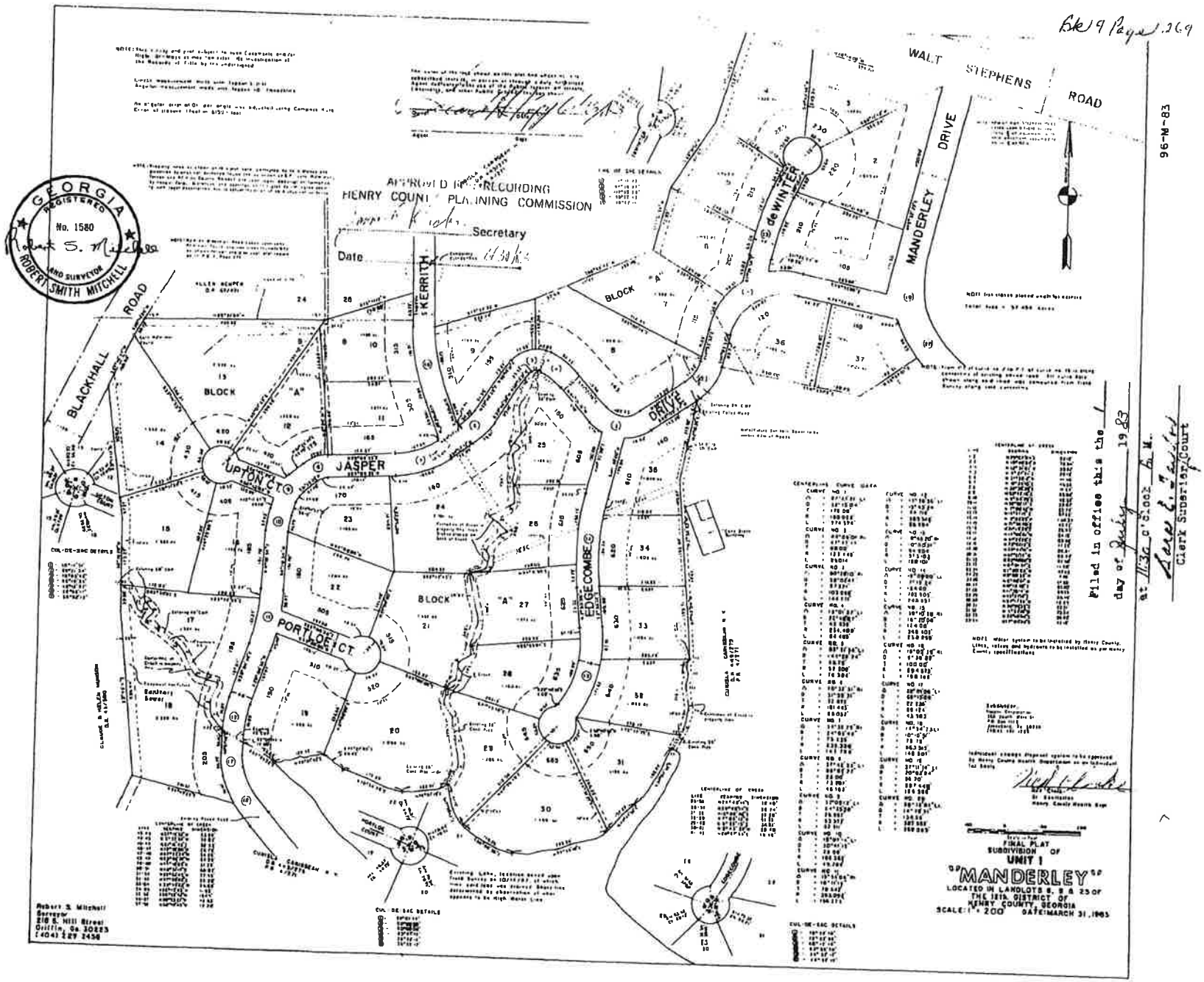
Parcel ID	S26-04009000	**Class**	C	**Owner Address**	DUBBS CHARLES L JR & LYNDA A 560 PINEHURST DR STOCKBRIDGE GA 30281	**Land Value:**	$151,500				
Property Address	108 SOUTH LEE ST	**Acreage**	3.03			**Building Value:**	$583,300	**Last 2 Sales**			
District	City/Stockbridge					**Misc Value:**	$4,400	**Date**	**Price**	**Reason**	**Qual**
								9/6/1995	$147,000	n/a	Q
								9/6/1995	$0	FAMLY/GIFT	U
						Total Value:	$739,200				

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: 7/8/2024
Last Data Uploaded: 7/8/2024 1:48:26 AM

Developed by Schneider GEOSPATIAL

Bk 9 Page 169



96-M-83

96-M-83

Stockbridge
Where Community Connects

TO: Mayor and City Council

FROM: Linda M. Logan, Senior Planner

CC: Frederick Gardiner, City Manager; Valerie Ross, City Zoning Attorney; Ryan Anderson, Community Development Director; Keedra Jackson, Chief Planner

DATE: July 30, 2024

SUBJECT: **De-Annexation Case #DX-2024-02 (Phase 2): Nine Properties in the Manderley Subdivision**

Introduction. The City of Stockbridge has received a request to de-annex nine (9) properties within the Manderley Subdivision to the jurisdiction of Henry County. The Manderley Subdivision is located at the western edge of the Stockbridge City Limits, bounded by Walt Stephens Road to the north and Blackall Road to the west. The nine properties have 13 +/- total acres, and they comprise residential lots in the western portion of the subdivision. Table 1 below provides a list of the nine properties by address, parcel number, acreage, and owner/applicant.

DX-2024-02 represents Phase 2 of the Manderley Subdivision de-annexation. The subject properties are located in the western portion of the subdivision, totaling 13 +/- acres of land. Maps and aerial photographs are presented in the Appendix of this Memorandum, and they show the location of the proposed Phase 2 de-annexation area. The resulting new City Limits Map shows how the City Boundary would appear after the approval of the Phase 2 de-annexation. On April 30, 2024, DX-2024-01 was approved by the Stockbridge City Council to allow ten (10) properties, representing Phase 1 of the Manderley Subdivision, to be de-annexed from the Stockbridge City Limits. The Phase 1 de-annexation is located south of the proposed Phase 2 de-annexation.

Table 1—Properties for Proposed De-Annexation (Phase 2)

Property Address	Parcel Number	Number Of Acres (+/-)	Property Owner(s) / Co-Applicant (s)
160 Jasper Drive	013A01023000	2.301	Mark Covino and Jennifer Marie Covino
165 Jasper Drive	013A01024000	1.271	Steve C. Bullard
195 Jasper Drive	013A01050000	1.344	Janet Fiore Drosky
310 Kerrith Drive	013A01039000	1.144	Vanessa Martinez
320 Kerrith Drive	013A01038000	1.050	Linda Pearson Northington
325 Kerrith Drive	013A01025000	1.050	Zr Chao Zhu
510 Portloe Court	013A01049000	1.526	Hnu Bich Khuu and Thai-Hoa Ngoc Kieu
515 Portloe Court	013A01047000	1.557	Carey Remo and Valerie Respress Remo
520 Portloe Court	013A01048000	2.090	Francisco Cevres and Judy Pritchett Chevres (Co-trustees of a revocable living trust)
		13.000 +/- Total Acres*	

***** The individual parcel acreages in Table 1 above were provided on each individual property owner's handwritten de-annexation application comprising the DX-2024-02 package, and the same acreages also appear on the officially-recorded final plat for the Manderley Subdivision, Unit I. The total of 13.000 +/- acres above is derived from a summation of these individual acreages. Henry County, though, reports the total acreage as being 13.366 +/- acres.

Henry County Government's Actions. According to Henry County's Deannexation Evaluation Report #DE-AX-24-02, which was prepared by the Henry County Department of Planning & Zoning, Henry County Government received a combined de-annexation application from the nine applicants electronically on May 22, 2024. The applicants used the 100% method for the proposed de-annexation. The Department then prepared a Deannexation Evaluation Report for Henry County's Case #DE-AX-24-02, whose recommendation was that "the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the City of Stockbridge." It stated that the subject property was previously zoned 'R-1' (Single-Family Residential) by Henry County prior to its 2022 annexation into the City of Stockbridge, and that the property would revert back to R-1 upon the successful de-annexation of the property from the City back into unincorporated Henry County. The property also had a previous Henry County future land use designation of Low-Density Residential, which allowed a density of up to 2.0 dwelling units per acre. After the completion of the DE-AX-24-02 Evaluation Report, the Henry County Board of Commissioners adopted Henry County Resolution #24-155, dated June 11, 2024, to approve the de-annexation.

City of Stockbridge's Receipt of De-Annexation Application Package. The City of Stockbridge received a package containing a copy of the Phase 2 de-annexation application, which was sent by Henry County via Certified U.S. Mail and postmarked on June 14, 2024. The package contained a letter, which was also dated June 14, 2024. The letter stated that the Department had received an application for the de-annexation of nine properties within the Manderley Subdivision from the City of Stockbridge (which represents Phase 2). A copy of the letter appears in the Appendix.

Background on the Manderley Subdivision. The Manderley Subdivision is established and well-developed. Table 2 below lists basic facts about it, and the Appendix contains several pertinent aerial photos and maps.

Table 2—Facts About Manderley Subdivision

Descriptive Factors:	**Findings:**
Current City of Stockbridge Zoning	SR (Suburban Residential)
Current City of Stockbridge Future Land Use Designation	Low-Density Residential.
Current Annexation Status	Annexed into City via 2022 Referendum.
Estimated Number of Subdivision Lots	79.
Name of Subdivider	Koppar Corporation.
Number of Development Phases	Three.
Years of Recorded Plat Approvals	1983, 1984, 1986, 1988, 1989.*
Status of Subdivision Lots	Nearly all are developed with SF homes.
Sizes of Subdivision Lots	Approximately one to two acres each.
Years of Home Construction	1984-1997, per Tax Assessors' records.

*Includes separate sheets for Unit II, and revisions to Unit I & Unit II.

Background on the Surrounding Area. The surrounding area includes Ingle's Market and several neighborhood commercial uses flanking Walt Stephens Road; and several subdivisions to the south, southeast, and east. To the west are several individual residential parcels outside of Manderley Subdivision, Blackhall Road, the City Limits Line, and Spivey Lake. The commercial uses are located in the C-1 (Neighborhood Commercial) zoning district. The subdivisions to the south, southeast, and east are located in the PUD (Planned Unit Development) district, while the outlying residential parcels to the west are zoned 'SR' (Suburban Residential). Properties west of Blackhall Road, in unincorporated Henry County, are zoned 'R-1' (Single-Family Residential for large lots) and 'RA' (Residential-Agricultural).

Legal Requirements for De-Annexation. The Official Code of Georgia (O.C.G.A.) provides legal requirements for de-annexation in O.C.G.A. Sections 36-131 and 36-132, as are summarized in the list below.

1. Administrative Requirements:
   a. A written, signed application by the owners of no more than ten parcels.
   b. Adoption of a signed resolution by the county in which the property is located,

consenting to the de-annexation.
c. Submittal of a copy of the application to the municipality.
d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
e. Verification by City staff that the geographic requirements have been met.
f. Approval by the municipality, unless the geographic requirements have not been met.

2. Geographic Requirements:
   a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
   b. No prohibited unincorporated island would be created by the proposed de-annexation.
   c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

Analysis of De-Annexation Proposal:

1. Administrative Requirements – The proposed 2 de-annexation application package has nine co-applicants, who are the property owners for nine parcels within the Manderley Subdivision. Each co-applicant has submitted a written, signed application for inclusion within the combined application package. Further, the request is for the de-annexation of nine parcels, which is fewer than the maximum allowable number of parcels (ten). After the Henry County Department of Planning & Zoning completed its review, a signed resolution was adopted by the Henry County Board of Commissions. The resolution and copy of the application package was sent to the City of Stockbridge by certified mail. The Planning and Zoning Staff has verified that the acceptable 100 percent method of de-annexation has been used, and that the Phase 2 de-annexation proposal meets the geographic requirements, as are discussed below.

2. Geographic Requirements – From the maps appearing in the Appendix, it is apparent that all of the nine parcels within the proposed Phase 2 de-annexation area abut and are contiguous to other parcels within the Stockbridge City Limits, and they would even continue to do so if the de-annexation is approved. Parcel #013A01050000 at 195 Jasper Drive within the Phase 2 area abuts Parcel #013A01061000 at 205 Jasper Drive from Phase 1 to the south; and Parcel #013A01049000 at 510 Portloe Court abuts Parcel #013A01051000 at 200 Jasper Drive from Phase 1 to the south. These abutments enable the proposed Phase 2 de-annexation area to directly connect with the approved Phase 1 de-annexation so that the Phase 2 de-annexation would be contiguous with the Phase 1 de-annexation. As a result, no prohibited unincorporated island would be created by the proposed Phase 2 de-annexation. Further, the Phase 2 de-annexed area would be surrounded on three sides by other parcels remaining within the Stockbridge City Limits. Whenever a new City Limits Map is prepared, the Phase 2 de-annexed area would appear as a continuation of the Phase 1 de-

annexation in a narrow peninsula jutting from the attached Blackhall Road to the southwest. This is evident in the "Resulting Map Showing new City Limits Boundaries Upon the Approval of DX-2024-02." Further, there would be no alteration of the existing streets or access to them; thus, there do not appear to be any health, safety, or welfare issues in terms of providing needed transportation of County service vehicles or emergency vehicles in reaching the homes of the property owners within the de-annexed area.

Conclusion. From the preceding analysis, it appears that both the administrative requirements and the geographic requirements have been met for the proposed Phase 2 de-annexation. Thus, according to the law, the applicants have complied with all of the de-annexation requirements and there are no apparent issues which would prohibit them from de-annexing their properties from the City of Stockbridge.

Recommendation. Since all of the de-annexation requirements have been met, the law states that the Mayor and City Council must approve this de-annexation request for Phase 2 (DX-2024-02).

LML/lml

Appendix

APPENDIX:

1. **Copy of De-Annexation Letter of Request from Henry County for Phase 2**

2. **Map of 2022 City of Stockbridge Annexation Referendum— Location of Proposed DX-2024-02 De-Annexation Area**

3. **Aerial Photo Showing the Proposed Phase 3 De-Annexation Area**

4. **Manderley Subdivision Zoning Map for Phase 2**

5. **Manderley Subdivision Vicinity Map Showing Phase 1 and Phase 2**

6. **Manderley Subdivision Parcel Map, Phase 2**

7. **Resulting New City Limits Map from the Approval of DX-2024-01**

8. **Resulting New City Limits Map from the Approval of DX-2024-02**

1. COPY OF DE-ANNEXATION LETTER OF REQUEST FROM HENRY COUNTY FOR PHASE 2 (DX-2024-02)
(LISTS THE NINE PARCELS)

Henry County
Department of Planning & Zoning
Toussaint Kirk, Director

June 14, 2024

Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Attn: Frederick Gardiner, City Manager of the City of Stockbridge

RE: Request for Deannexation of Nine Properties into Unincorporated Henry County:

The Henry County Planning & Zoning Department has received an application for the deannexation of nine properties within the Manderley Subdivision, totaling 13.366 +/- acres in incorporated City of Stockbridge. The properties are as follows:

160 Jasper Drive, 013A01023000
165 Jasper Drive, 013A01024000
195 Jasper Drive, 013A01050000
310 Kerrith Drive, 013A01039000
320 Kerrith Drive, 013A01038000
325 Kerrith Drive, 013A01025000
510 Portloe Court, 013A01049000
515 Portloe Court, 013A01047000
520 Portloe Court, 013A01048000

Enclosed for your review is a copy of the deannexation report prepared by Henry County Planning & Zoning Staff with application materials, the resolution of acceptance by the Henry County Board of Commissioners as a result of the June 11, 2024 Board of Commissioners meeting.

Please provide an official letter regarding the City of Stockbridge's agreement or non-agreement to this proposed deannexation. If you have any questions or need additional information, please contact the undersigned at 770-288-7526.

Best Regards,

Toussaint Kirk,
Director, Planning and Zoning

Cc: Cheri Hobson-Matthews, County Manager
Serena L. Nowell, County Attorney

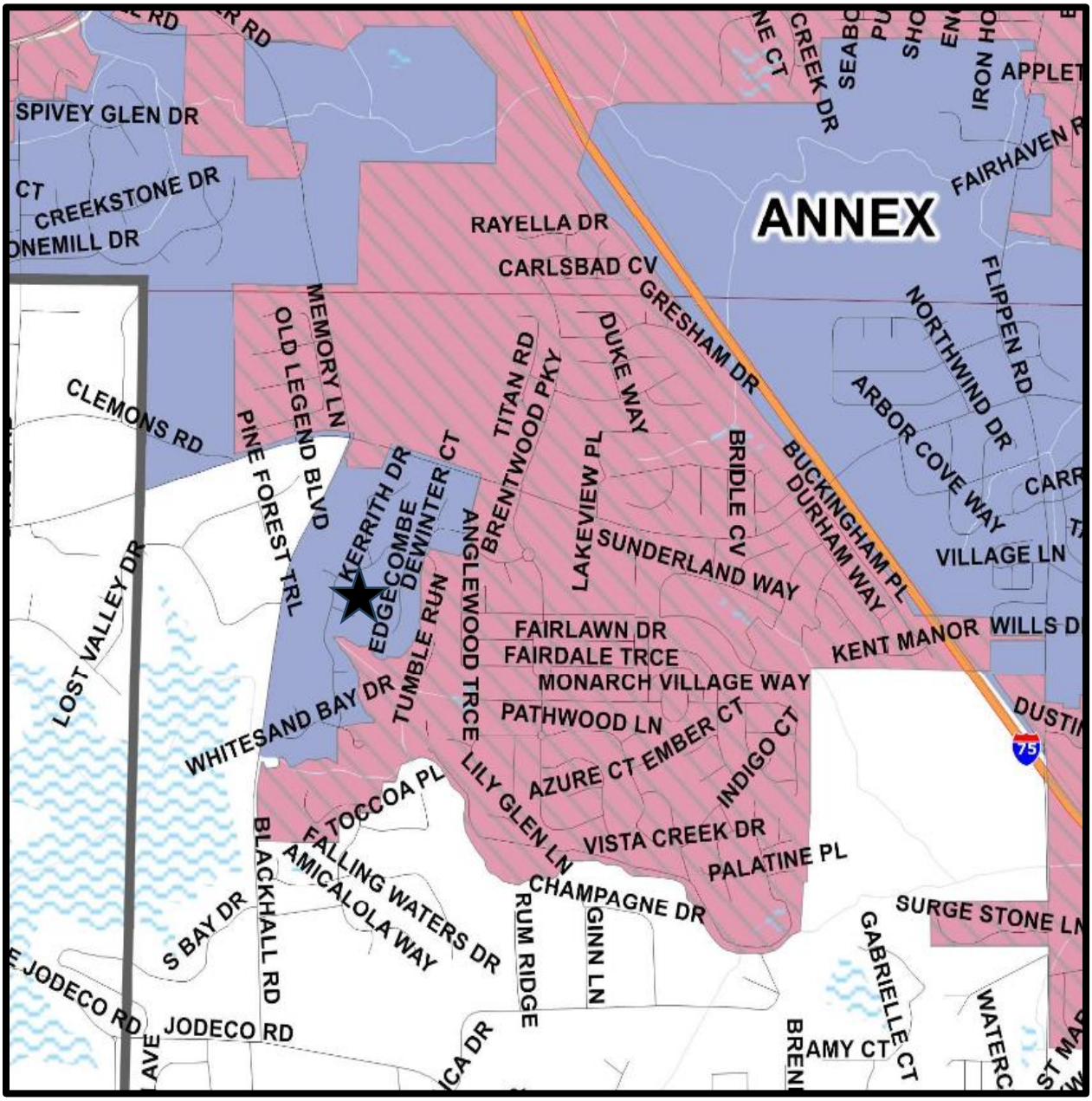
Enclosures

140 Henry Parkway • McDonough, Georgia 30253
MAIN: (770) 288-7526 • FAX: (770) 288-7550

2. MAP OF 2022 CITY OF STOCKBRIDGE ANNEXATION REFERENDUM: LOCATION OF PROPOSED DX-2024-02 DE-ANNEXATION AREA

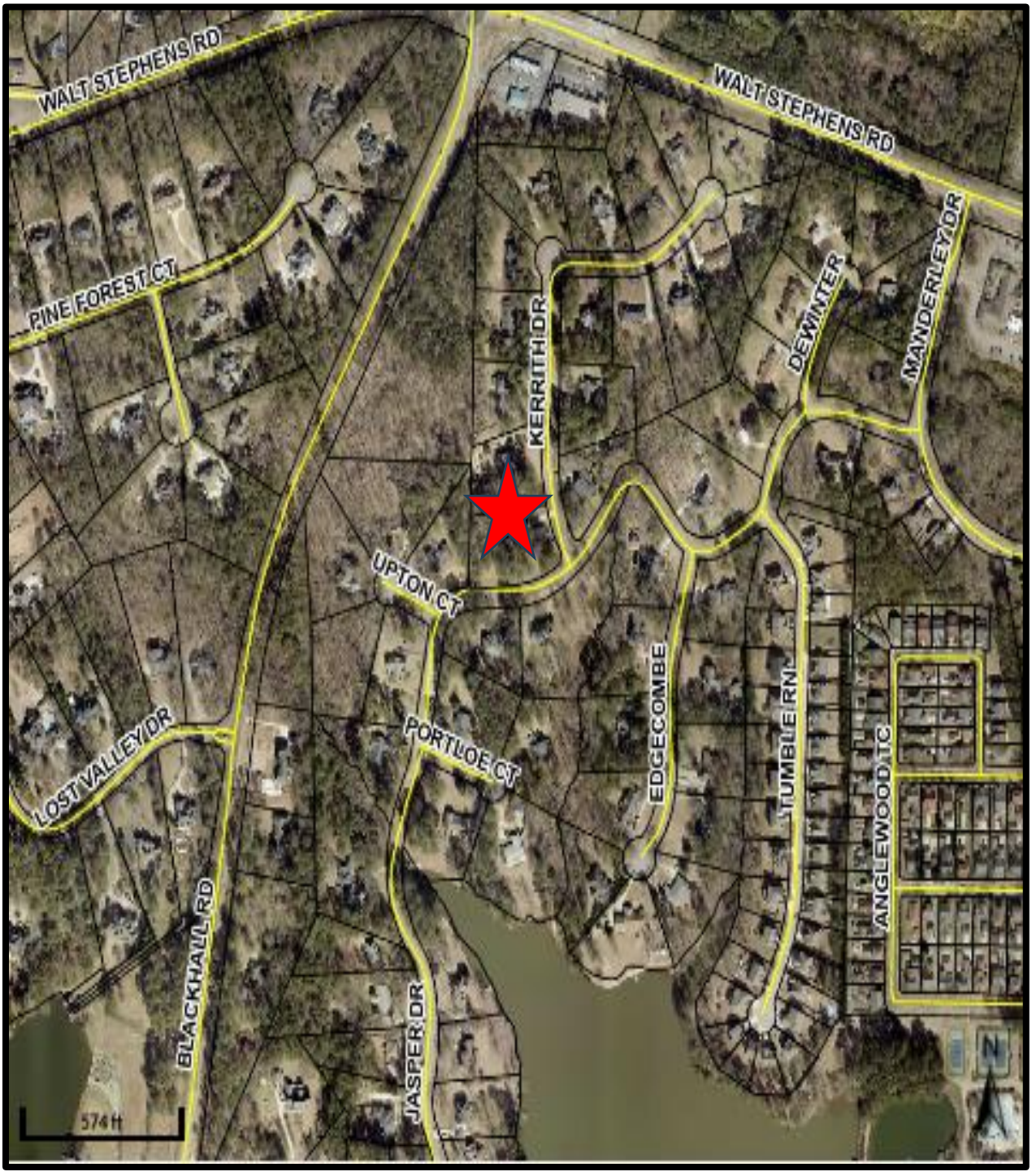
LEGEND:

Pink Striped Areas – Were Already Part of the City of Stockbridge in 2022
Blue Areas – Were Annexed as Part of 2022 City of Stockbridge Annexation Referendum
Star – Location of Proposed DX-2024-01 De-Annexation
Blue Waves – Spivey Lake
Black Star—Location of Proposed De-Annexation

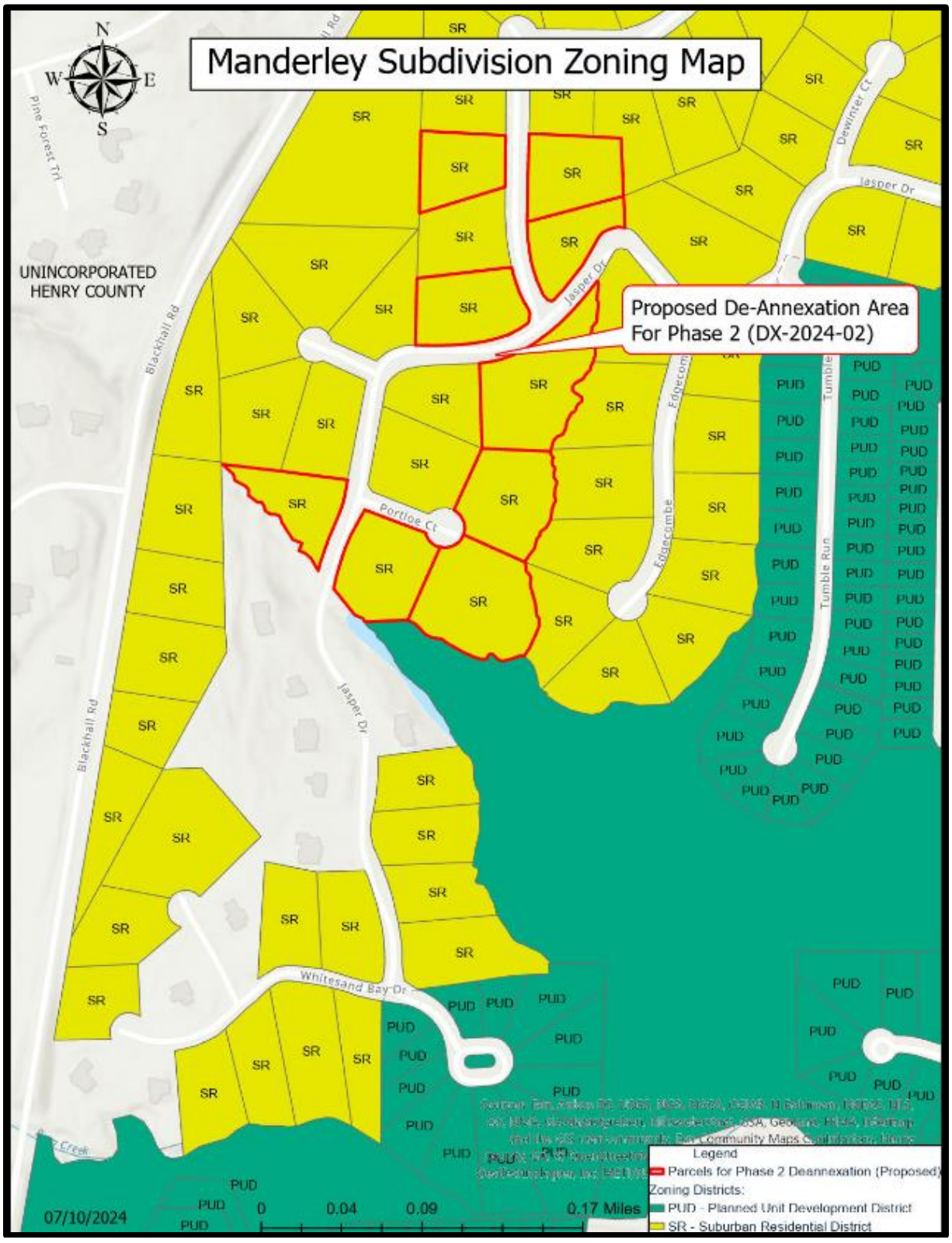


3. AERIAL PHOTO SHOWING THE PROPOSED PHASE 2 DE-ANNEXATION AREA

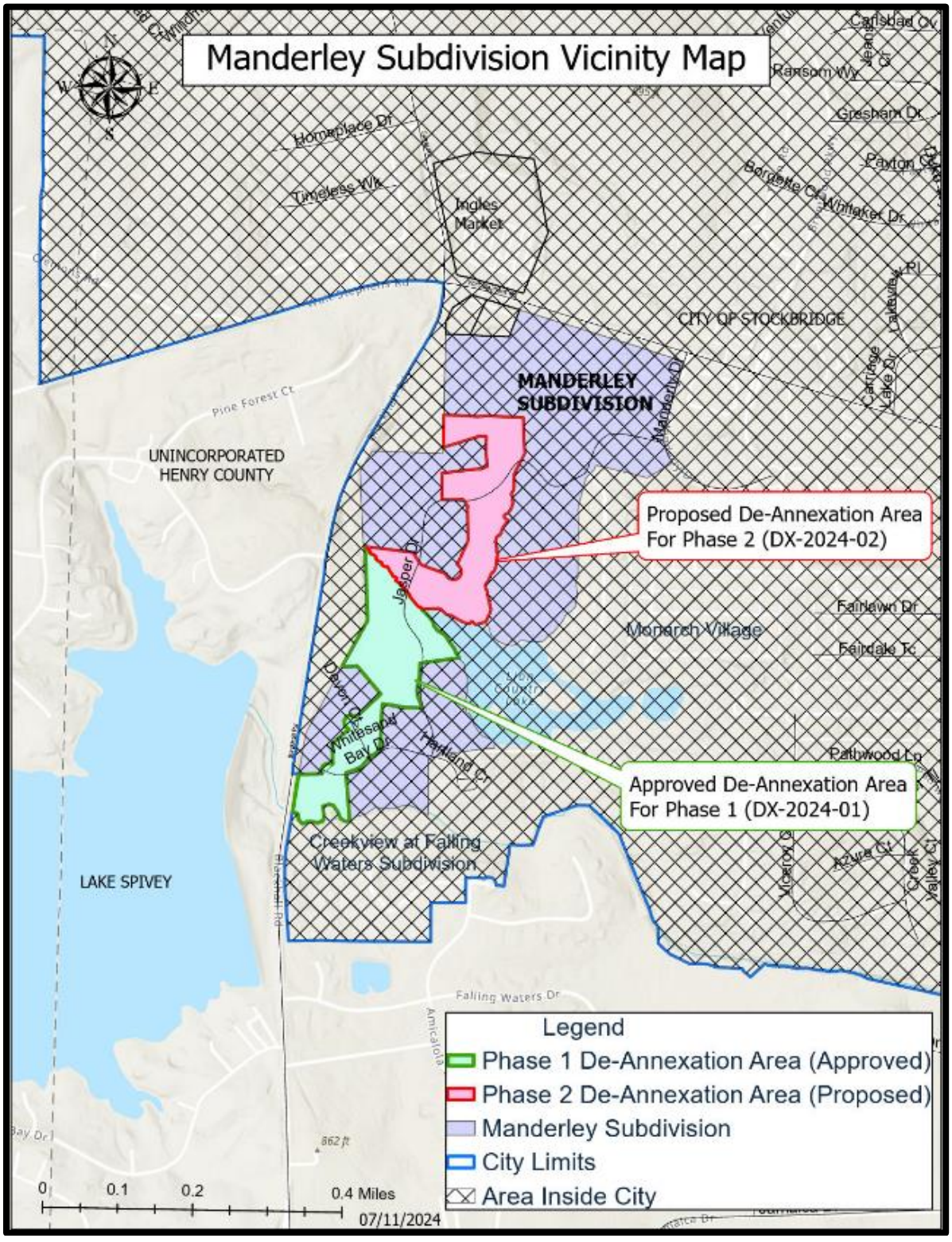
Red Star—Location of Proposed De-Annexation



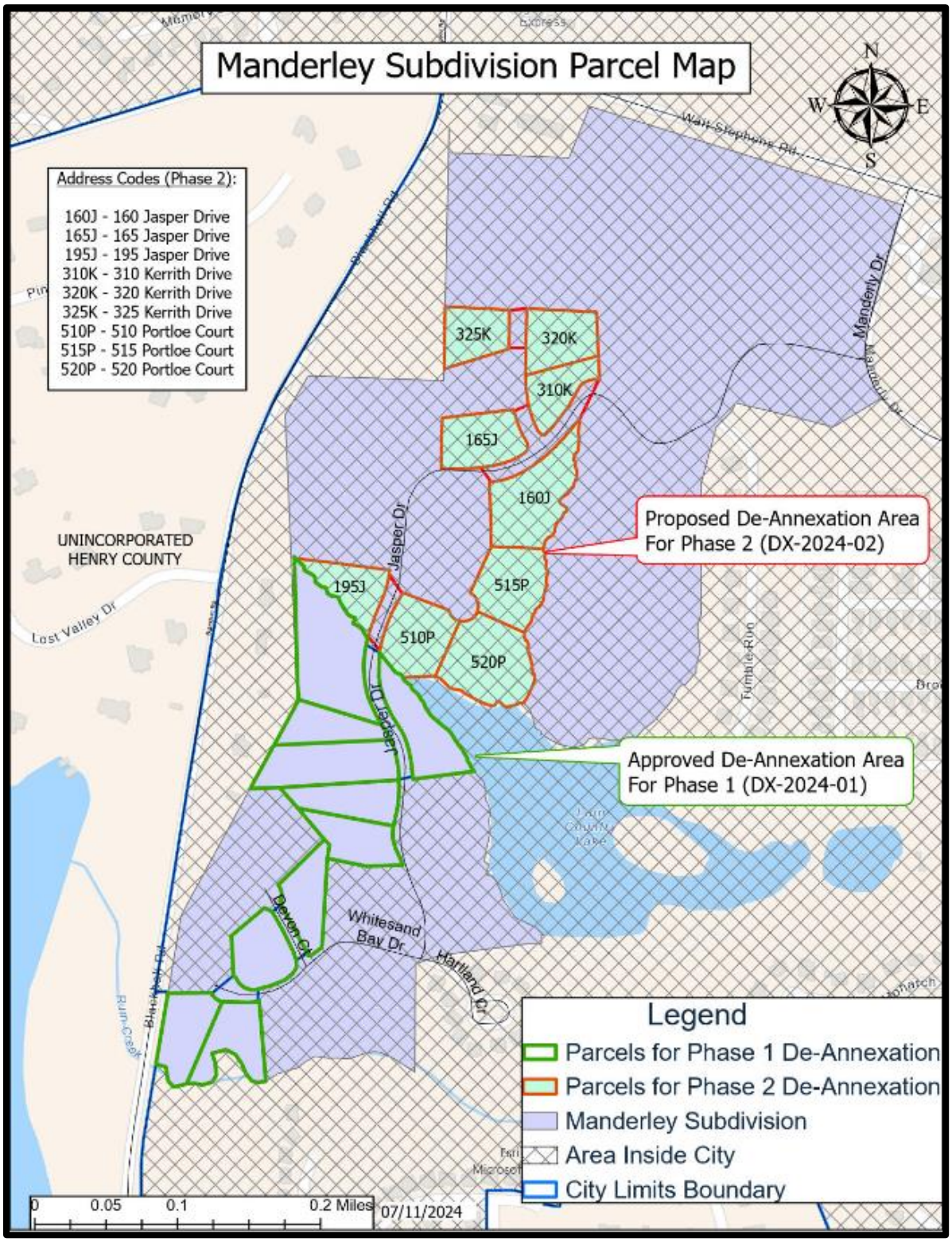
4. MANDERLEY SUBDIVISION ZONING MAP FOR PHASE 2



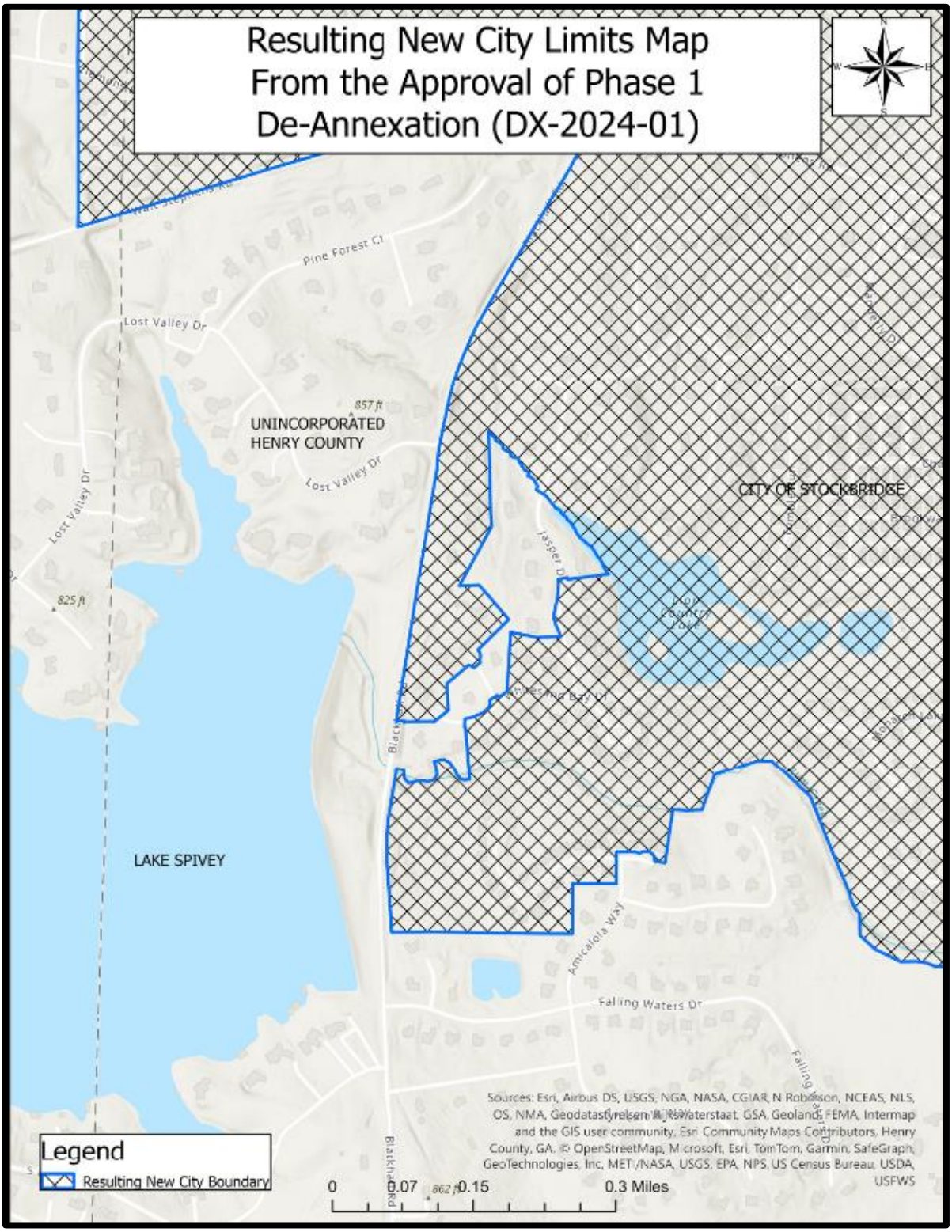
5. MANDERLEY SUBDIVISION VICINITY MAP SHOWING PHASE 1 AND PHASE 2



6. MANDERLEY SUBDIVISION PARCEL MAP FOR PHASE 2

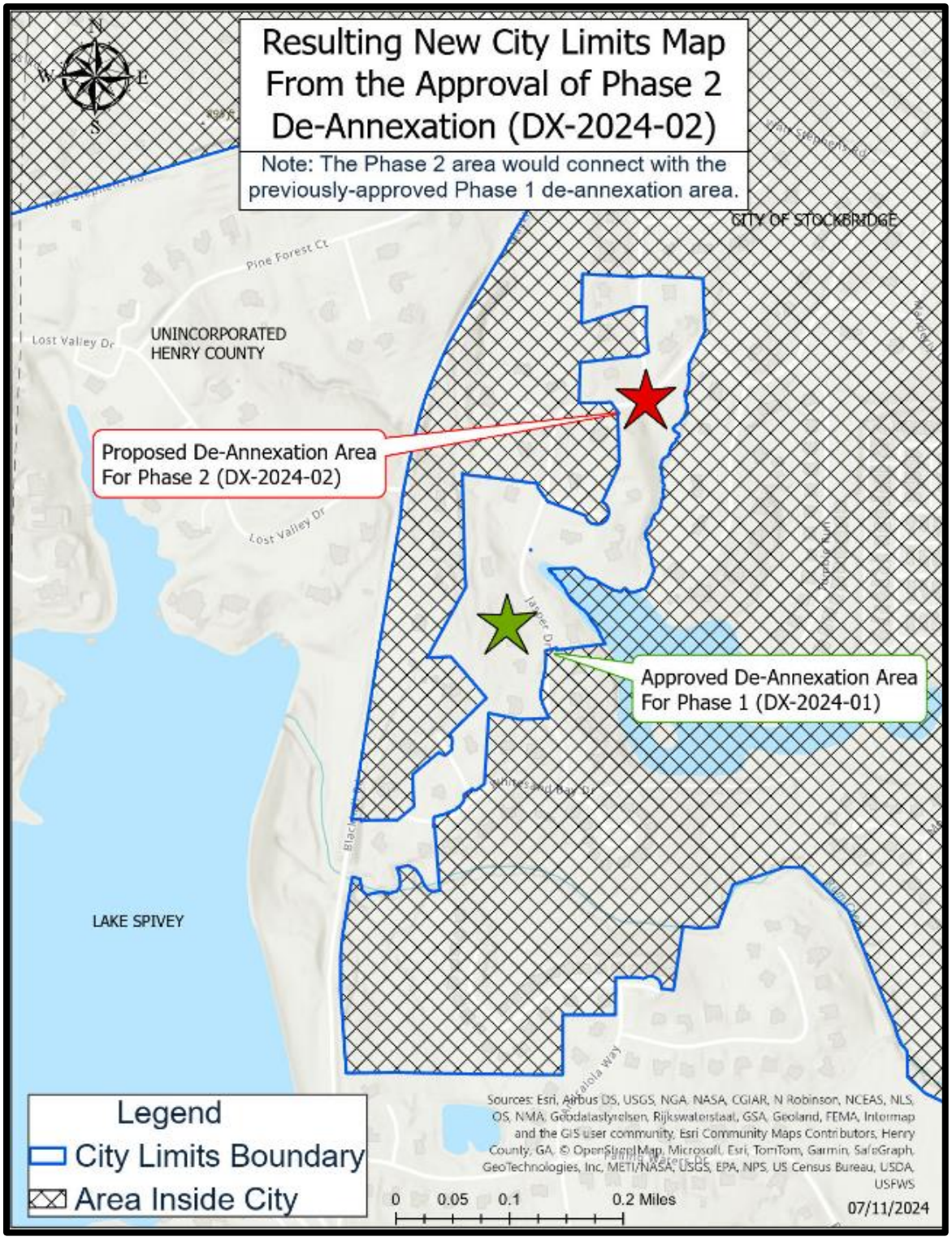


7. RESULTING NEW CITY LIMITS MAP FROM THE APPROVAL OF PHASE 1 DE-ANNEXATION (DX-2024-01)



8. RESULTING MAP SHOWING NEW CITY LIMITS BOUNDARIES UPON THE APPROVAL OF DX-2024-02

★ **Black Star – De-Annexed Area**



De-Annexation Case

#DX-2024-02: Nine Properties in the Manderley Subdivision

Work Session: July 30, 2024

Cover Letter from Henry County Planning and Zoning Department on June 14, 2024

Henry County
Department of Planning & Zoning
Toussaint Kirk, Director

June 14, 2024

Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Attn: Frederick Gardiner, City Manager of the City of Stockbridge

RE: Request for Deannexation of Nine Properties into Unincorporated Henry County:

The Henry County Planning & Zoning Department has received an application for the deannexation of nine properties within the Manderley Subdivision, totaling 13.366 +/- acres in incorporated City of Stockbridge. The properties are as follows:

160 Jasper Drive, 013A01023000
165 Jasper Drive, 013A01024000
195 Jasper Drive, 013A01050000
310 Kerrith Drive, 013A01039000
320 Kerrith Drive, 013A01038000
325 Kerrith Drive, 013A01025000
510 Portloe Court, 013A01049000
515 Portloe Court, 013A01047000
520 Portloe Court, 013A01048000

Enclosed for your review is a copy of the deannexation report prepared by Henry County Planning & Zoning Staff with application materials, the resolution of acceptance by the Henry County Board of Commissioners as a result of the June 11, 2024 Board of Commissioners meeting.

Please provide an official letter regarding the City of Stockbridge's agreement or non-agreement to this proposed deannexation. If you have any questions or need additional information, please contact the undersigned at 770-288-7526.

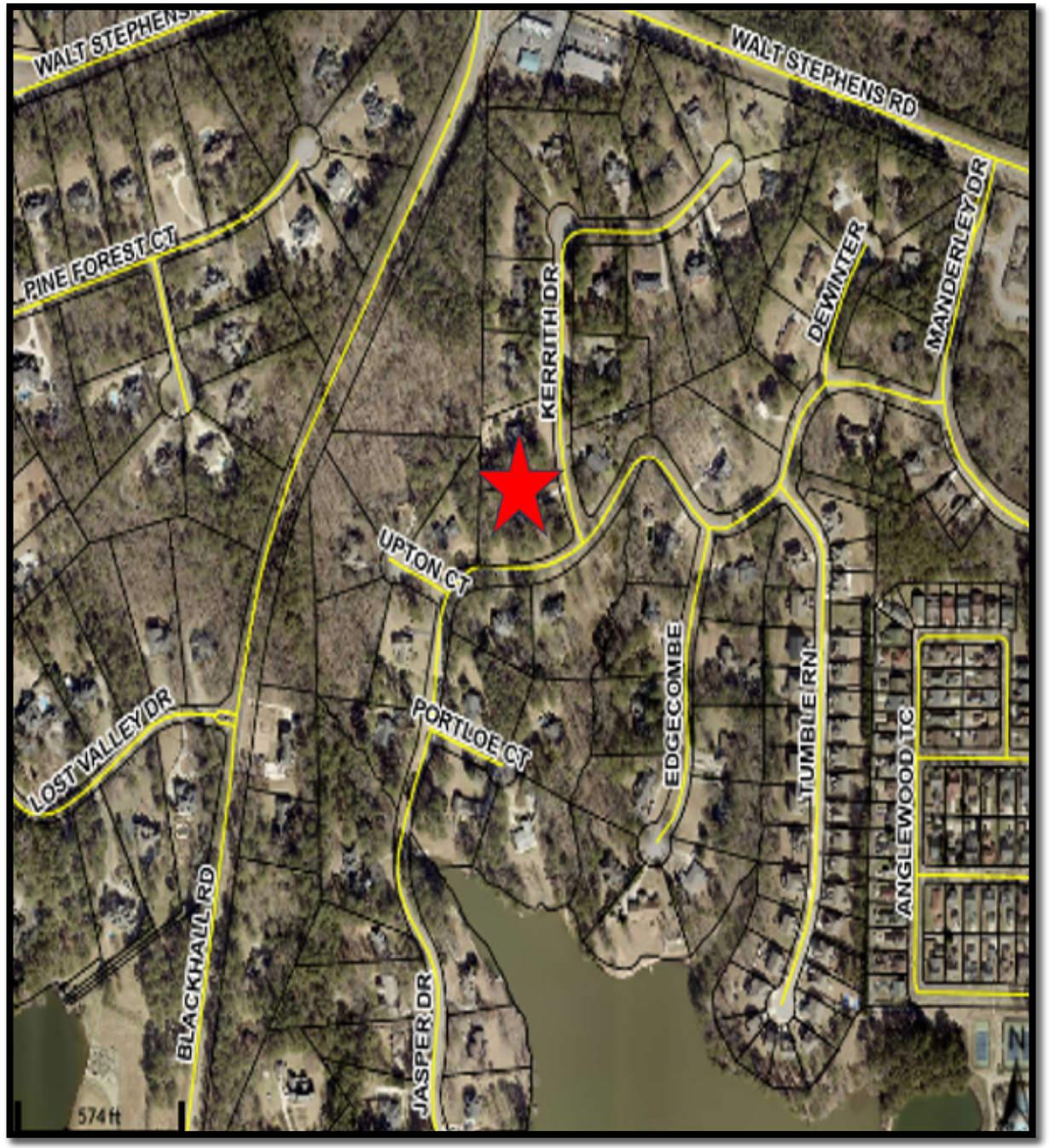
Best Regards,

Toussaint Kirk,
Director, Planning and Zoning

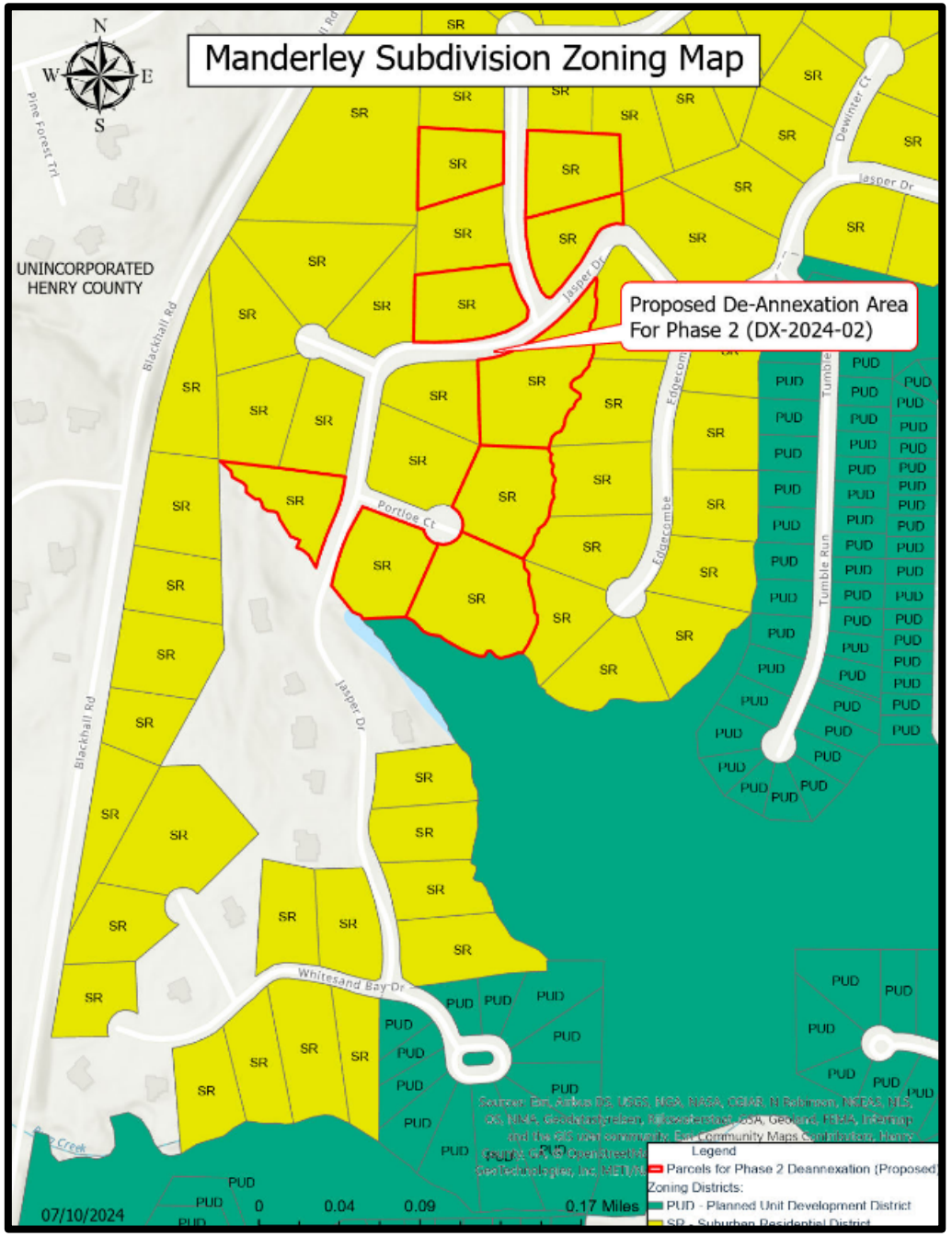
Cc: Cheri Hobson-Matthews, County Manager
Serena L. Nowell, County Attorney

Enclosures

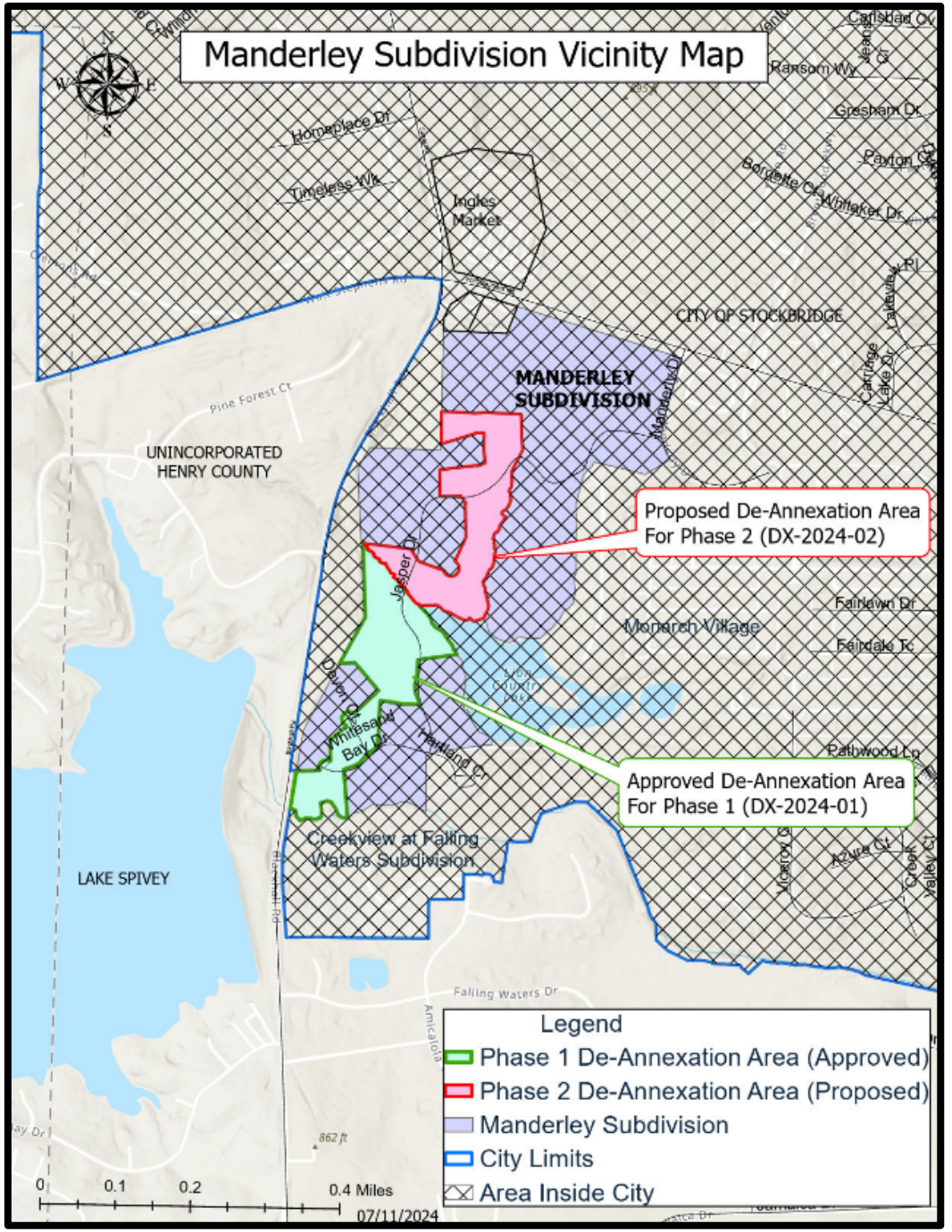
AERIAL PHOTO SHOWING THE PROPOSED PHASE 2 DE-ANNEXATION AREA



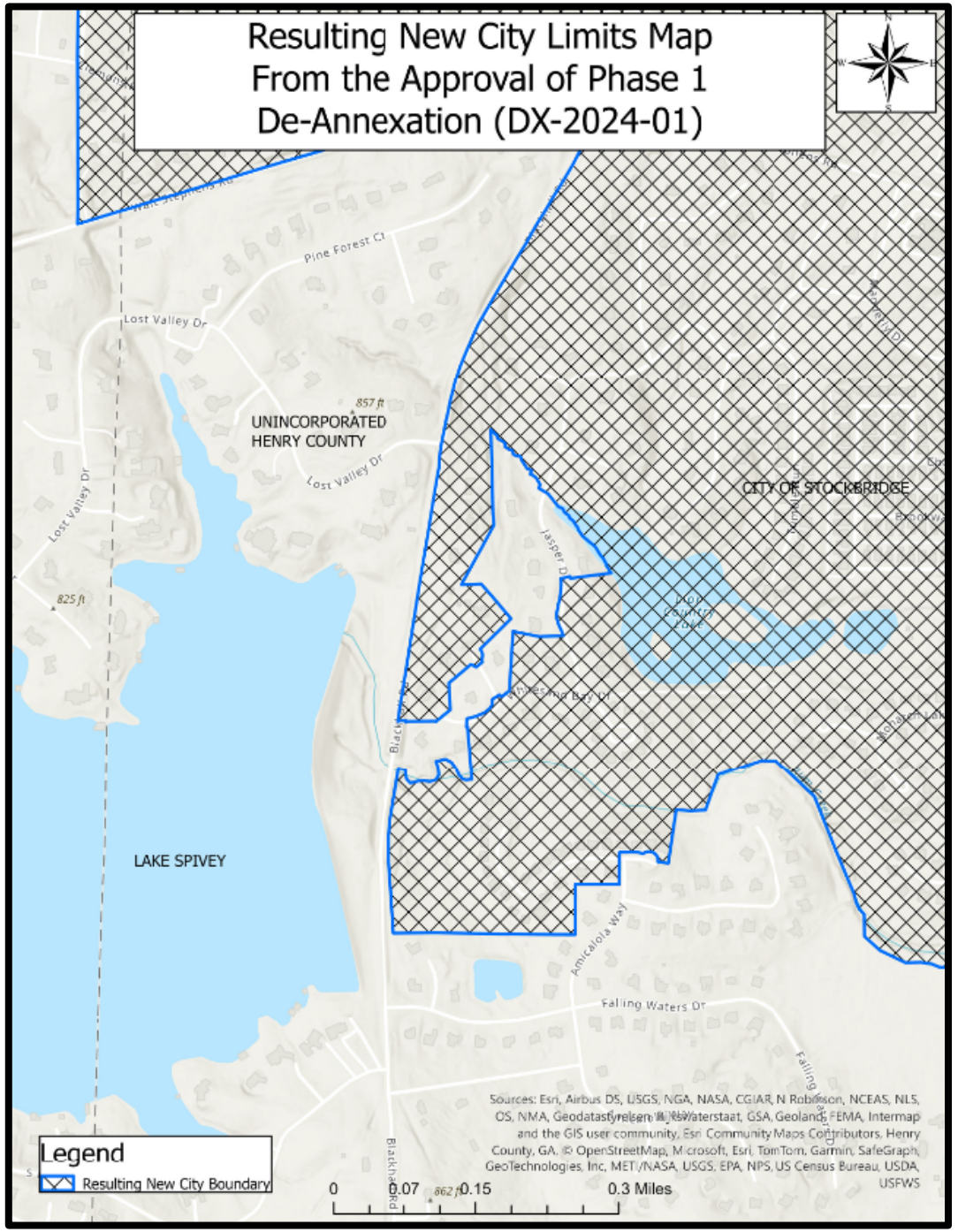
MANDERLEY SUBDIVISION ZONING MAP FOR PHASE 2



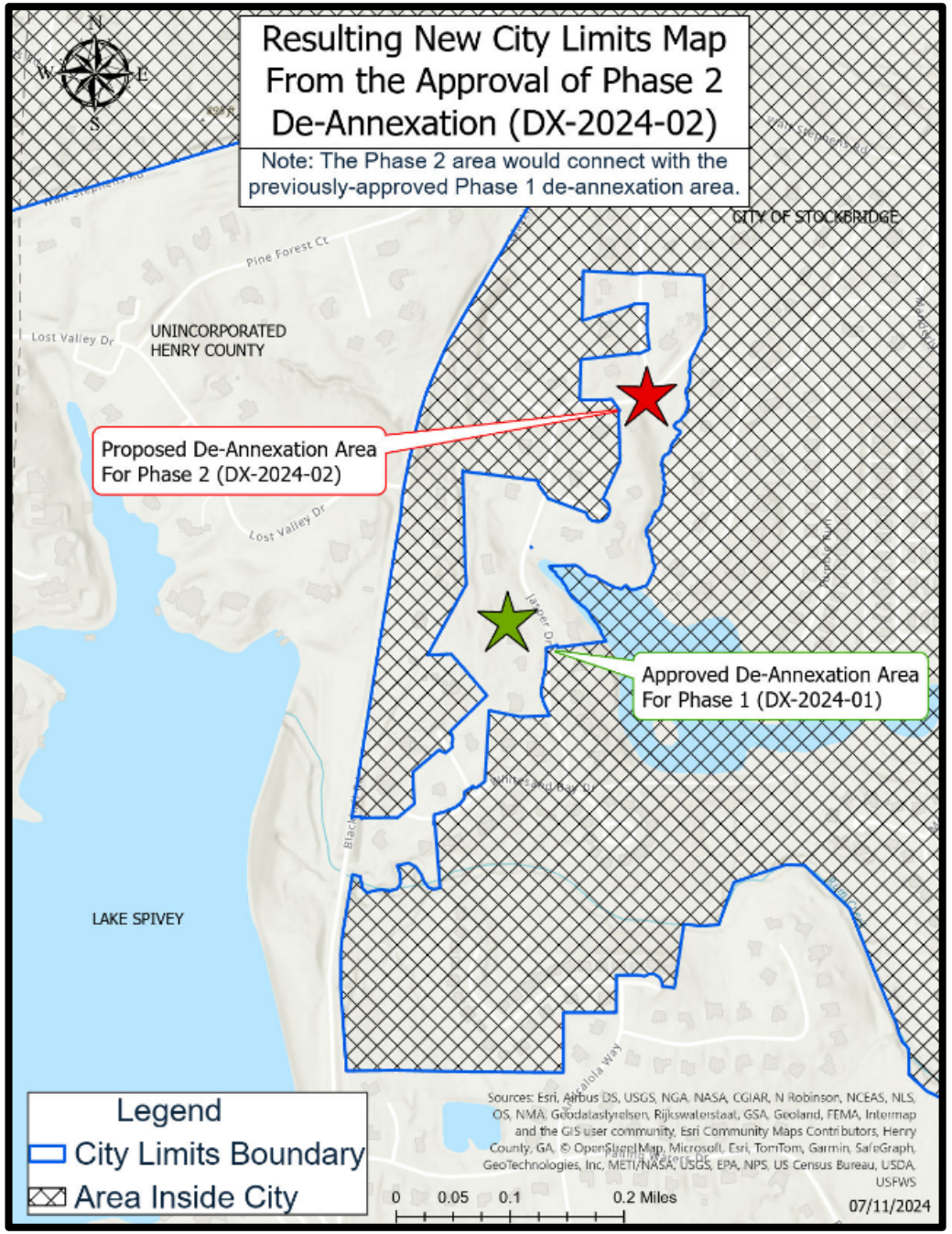
MANDERLEY SUBDIVISION VICINITY MAP SHOWING PHASE 1 AND PHASE 2



NEW CITY LIMITS MAP FROM THE APPROVAL OF PHASE 1 DE-ANNEXATION (DX-2024-01)



RESULTING MAP SHOWING NEW CITY LIMITS BOUNDARIES UPON THE APPROVAL OF DX-2024-02



Legal Requirements for De-Annexation

1. Administrative Requirements:

    a. A written, signed application by the owners of no more than ten parcels.
    b. Adoption of a signed resolution by the county in which the property is located, consenting to the de-annexation.
    c. Submittal of a copy of the application to the municipality.
    d. Confirmation by City staff that the procedural requirements for de-annexation have been met by the property owners.
    e. Verification by City staff that the geographic requirements have been met.
    f. Approval by the municipality, unless the geographic requirements have not been met.

2. Geographic Requirements:

    a. At least one of the parcels must abut/be contiguous to the boundaries of the city limits (not separated from the city limits by unincorporated areas, a street, a creek or river, or a railroad).
    b. No prohibited unincorporated island would be created by the proposed de-annexation.
    c. No detrimental effects to the health, safety, and welfare of the property owners of the area to be de-annexed, or to the area remaining in the municipality (causing the de-annexed area to be cut off from receiving county services due to the lack of a reasonable access to the de-annexed area).

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO DEANNEX FROM THE CORPORATE LIMITS OF THE CITY OF STOCKBRIDGE NINE (9) CERTAIN PROPERTIES LYING WITHIN THE EXISTING CORPORATE LIMITS AS DESCRIBED IN "APPENDIX A"; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.

WHEREAS, pursuant to O.C.G.A. § 36-36-131, applications for deannexation from the City of Stockbridge were submitted by ten (10) separate property owners; and

WHEREAS, pursuant to O.C.G.A. § 36-36-131, on or about November 7, 2023, the Henry County Board of Commissioners consented to the deannexation via resolution #24-155; and

WHEREAS, the parcel numbers for deannexation from the City of Stockbridge are the following and are further described in Appendix A to this Ordinance: Parcel Nos. 013A01023000, 013A01024000, 013A01050000, 013A01039000, 013A01038000, 013A01025000, 013A01049000, 013A01047000, and 013A01048000 (the "Parcels"); and

WHEREAS, O.C.G.A. § 36-36-131(a) states: "If the governing authority of the county consents to the deannexation and the deannexation conforms with the requirements of this article, the governing authority of the municipal corporation shall approve such deannexation unless it finds that the deannexation would be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality."

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. The City Council finds that the deannexation would not be detrimental to the health, safety, and welfare of the residents and property owners of the area to be deannexed or to the area remaining within the municipality. Accordingly, the Parcels described in Appendix A, such appendix being incorporated and made a part of this Ordinance, are hereby de-annexed from the corporate limits of the City of Stockbridge.

SECTION 2. The City Clerk is directed to send a certified copy together with an identification of the Parcels being deannexed to the governing authority of Henry County and file with the Georgia Department of Community Affairs.

SECTION 3. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 4. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinance shall be repealed.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this ___ day of July 2024.

_____
ANTHONY S. FORD, Mayor

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 12, 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Consideration of CP-2024-04, a Comprehensive Plan Amendment to change the future land use designation of property at 425 Country Club Drive from High-Density Residential to Low-Density Mixed-Use, to allow the conversion of the existing assisted living facility to a boutique hotel with 60 rooms. The applicant also applied for RZ-2024-05 to rezone the property from OI (Office-Institutional) to C-2 (General Commercial).

BACKGROUND INFORMATION:

The Planning & Zoning Staff recommends approval, but the Planning Commission recommended denial at its July 18, 2024 meeting due to its concerns over 1) whether a hotel was really needed at this location; and 2) what provisions would be made for relocating the existing assisted living residents.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

CP-2024-04 for a Comprehensive Plan Amendment at 425 Country Club Drive.

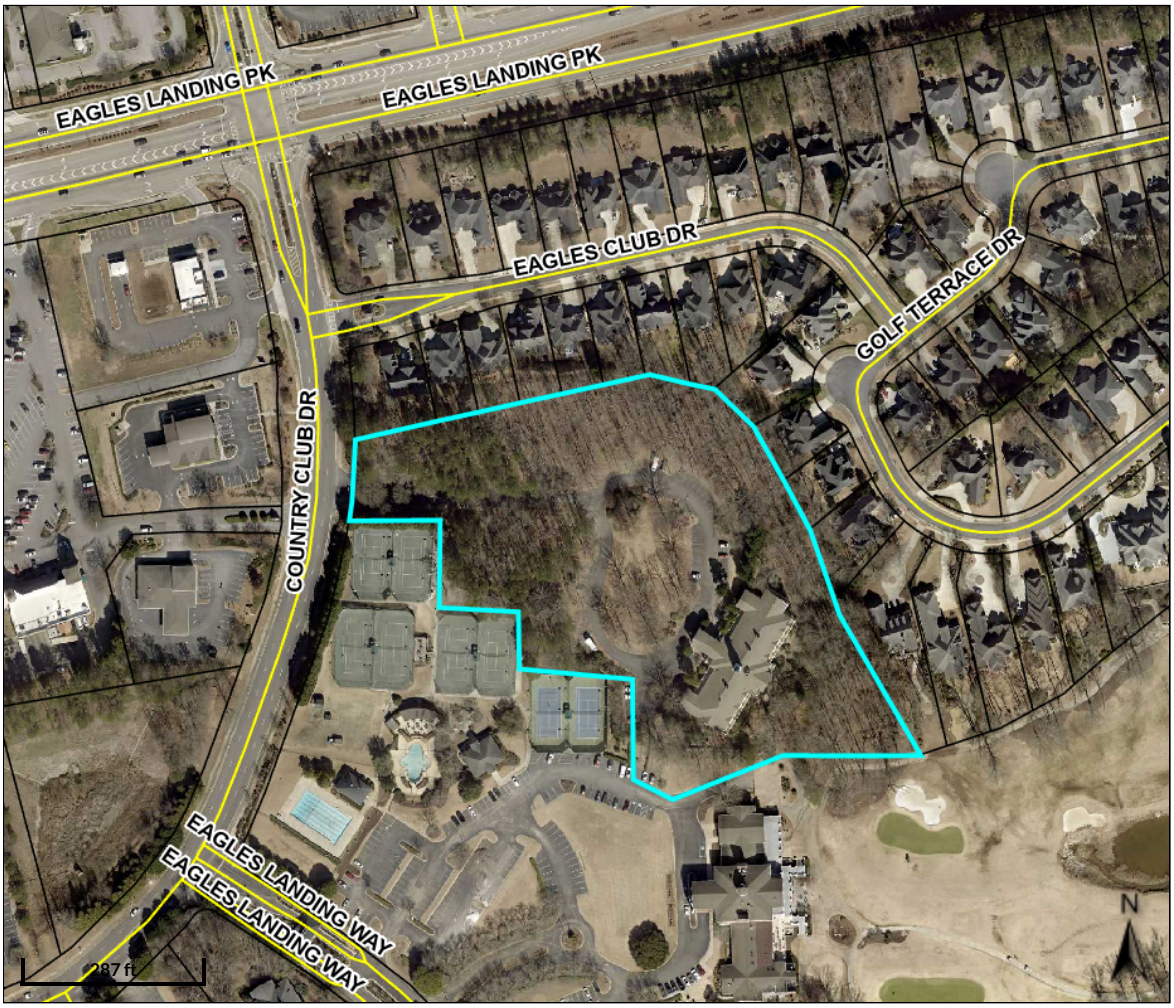
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

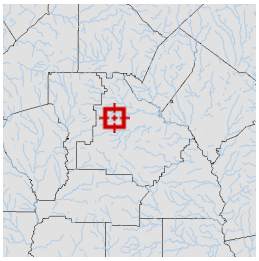
APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

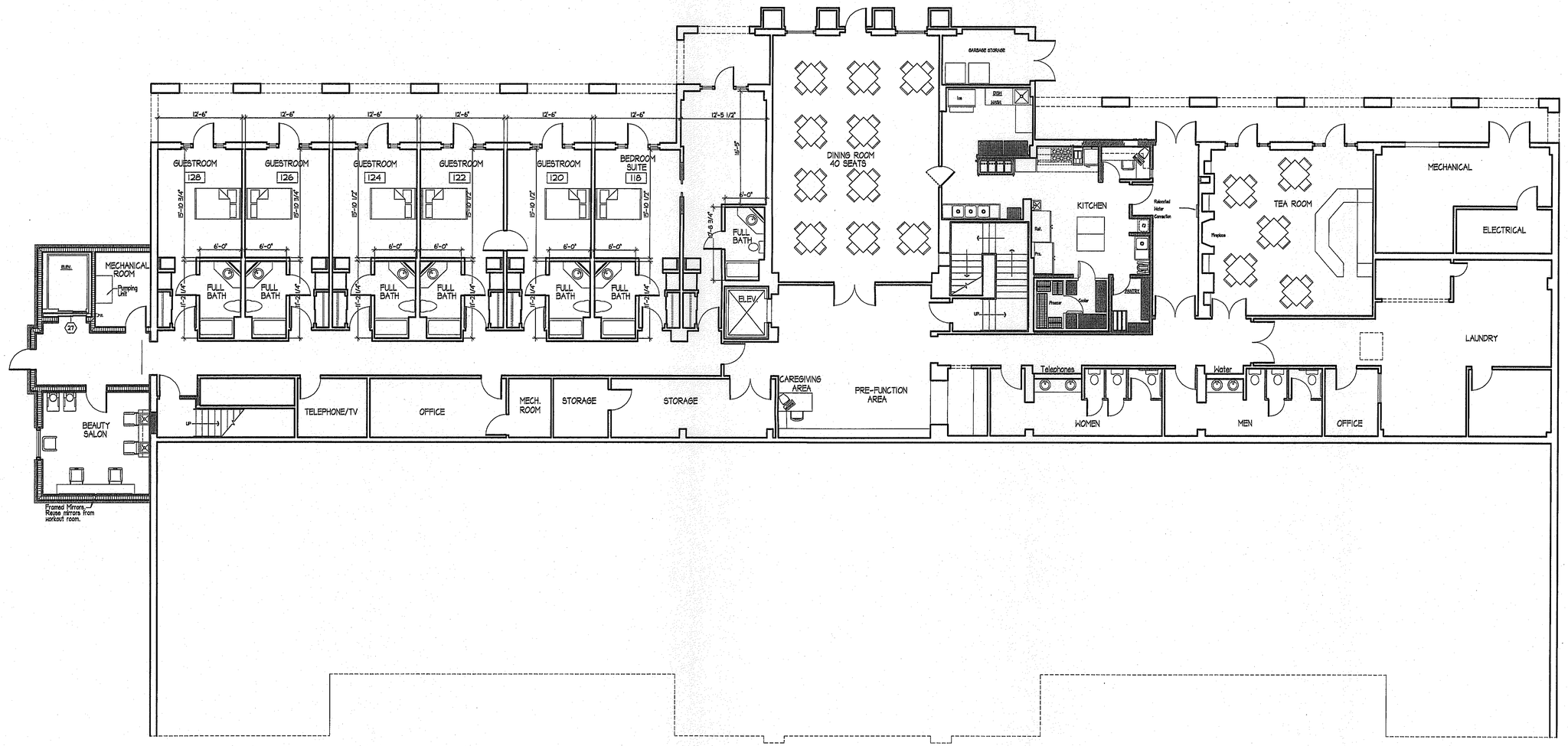
- Parcels
- Roads

Parcel ID	051-01016021	**Class**	C	**Owner Address**	STOCKBRIDGE PROPCO LLC 400 SECOND AVE NW HICKORY NC 28601	**Land Value:**	$692,000				
Property Address	425 COUNTRY CLUB DR	**Acreage**	6.92			**Building Value:**	$2,328,900	**Last 2 Sales**			
District	City/Stockbridge							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$33,400	12/31/2019	$7,872,000	OTHER	U
								9/15/2005	$0	n/a	U
						Total Value:	$3,054,300				

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: 7/12/2024
Last Data Uploaded: 7/11/2024 8:35:26 PM

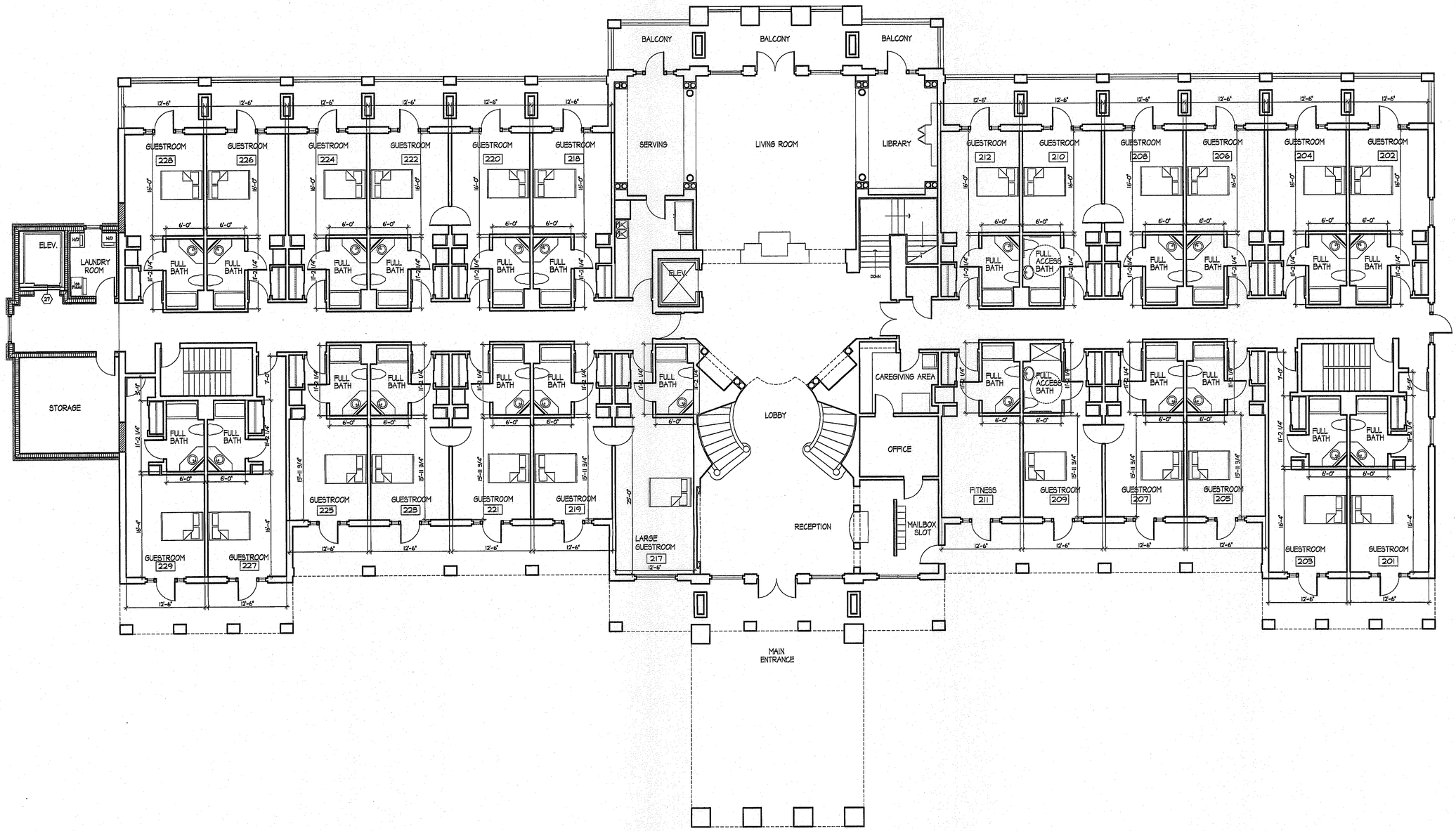
Developed by Schneider GEOSPATIAL



FIRST FLOOR

GoldenCrest

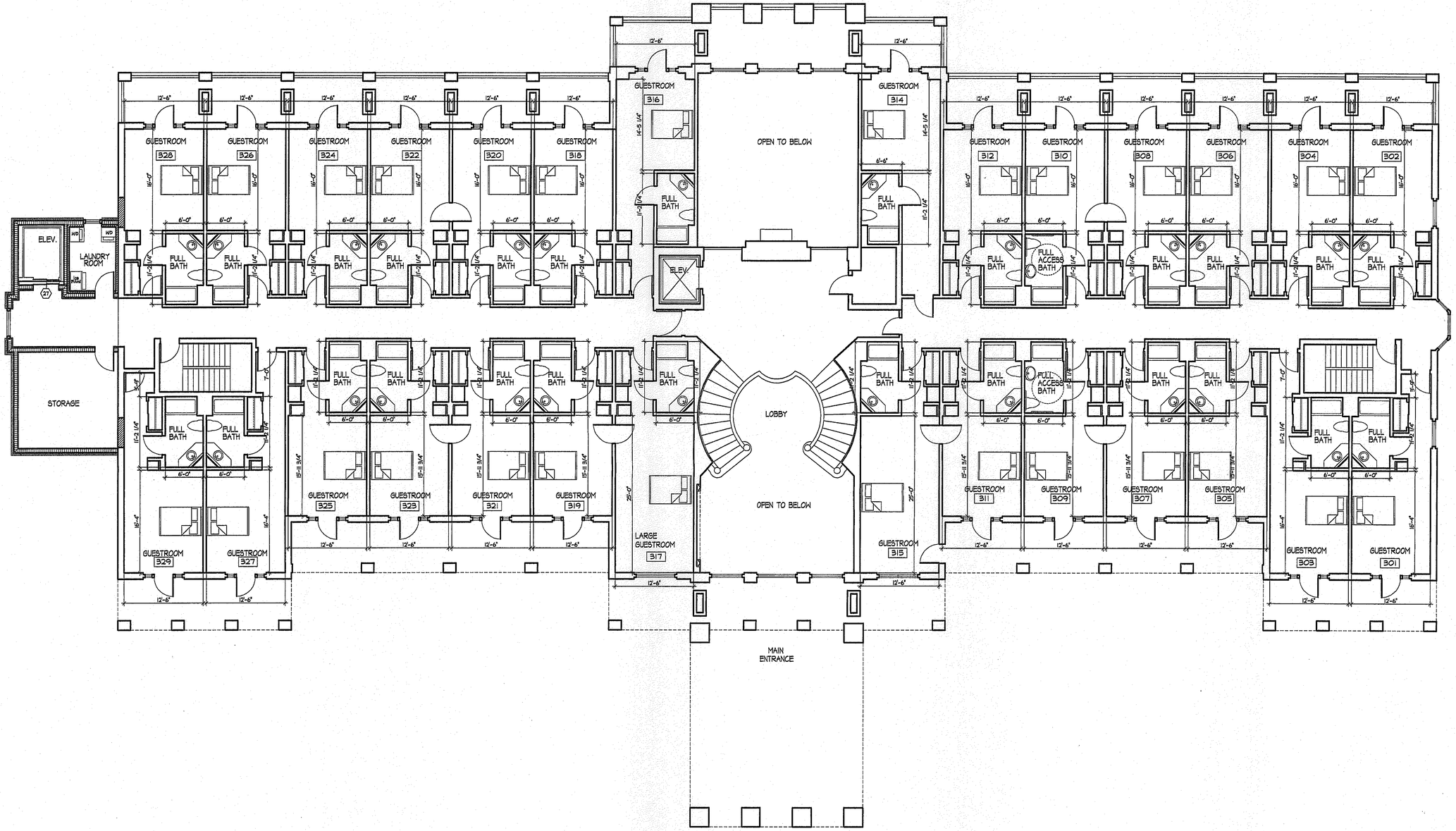
KTP
ARCHITECTURE
PLANNING
INTERIORS
1577 Phoenix Blvd. Suite Six – College Park, Ga. 30349
Phone: (770) 907-6155 Fax: (770) 907-6156



SECOND FLOOR

GoldenCrest

KTP
ARCHITECTURE
PLANNING
INTERIORS
1577 Phoenix Blvd. Suite Six -- College Park, Ga. 30349
Phone: (770) 907-6155 Fax: (770) 907-6156



THIRD FLOOR

GoldenCrest

KTP
ARCHITECTURE
PLANNING
INTERIORS
1577 Phoenix Blvd. Suite Six – College Park, Ga. 30349
Phone: (770) 907-6155
Fax: (770) 907-6156

TO: Planning Commission; Mayor/Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: July 18, 2024 (Planning Commission)

August 12, 2024 (Mayor and Council)

Subject: #CP-2024-05 For 425 Country Club Drive

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Hope Stuart of Stockbridge Propco, LLC to change the future land use designation from High Density Residential to Low Density Mixed Use to allow for the to allow for a conversion of an assisted living facility to a boutique hotel at 425 Country Club Drive. The property is 6.92 +/- total acres.

The applicant also simultaneously submitted a rezoning request to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).

II. Background

Proposed Development	Boutique Hotel
Site Address	425 Country Club Drive
Parcel Identification	051-01016021
Parcel Acreage	6.92 +/- acres
Applicant	Hope Stuart on behalf of Stockbridge Propco, LLC
Agent	Hope Stuart

Owner	Stockbridge Propco, LLC.
Current Future Land Use Designation	High Density Residential
Proposed Future Land Use Designation	High Density Residential
Zoning of Property	O-I (Office-Institutional)
Current Use	It is a vacant senior assisted living facility

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	The Village Estates (Unit III)	High Density Residential
Property to the South	Eagles Landing Country Club	Low Density Mixed Use
Property to the East	The Village Estates (Unit III) Eagles Landing Country Club (Golf course)	High Density Residential Low Density Residential
Property to the West	PNC Bank Georgia United Credit Union	High Density Mixed Use High Density Mixed Use

III. Findings of Fact

1. The subject property was previously a hotel called the Inn at Eagles Landing. The hotel started construction in 1994 and it finished in 1995.

2. The subject property rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.

3. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), HDR (High Density Residential), LDR (Low Density Residential), and HDMU (High Density Mixed Use).

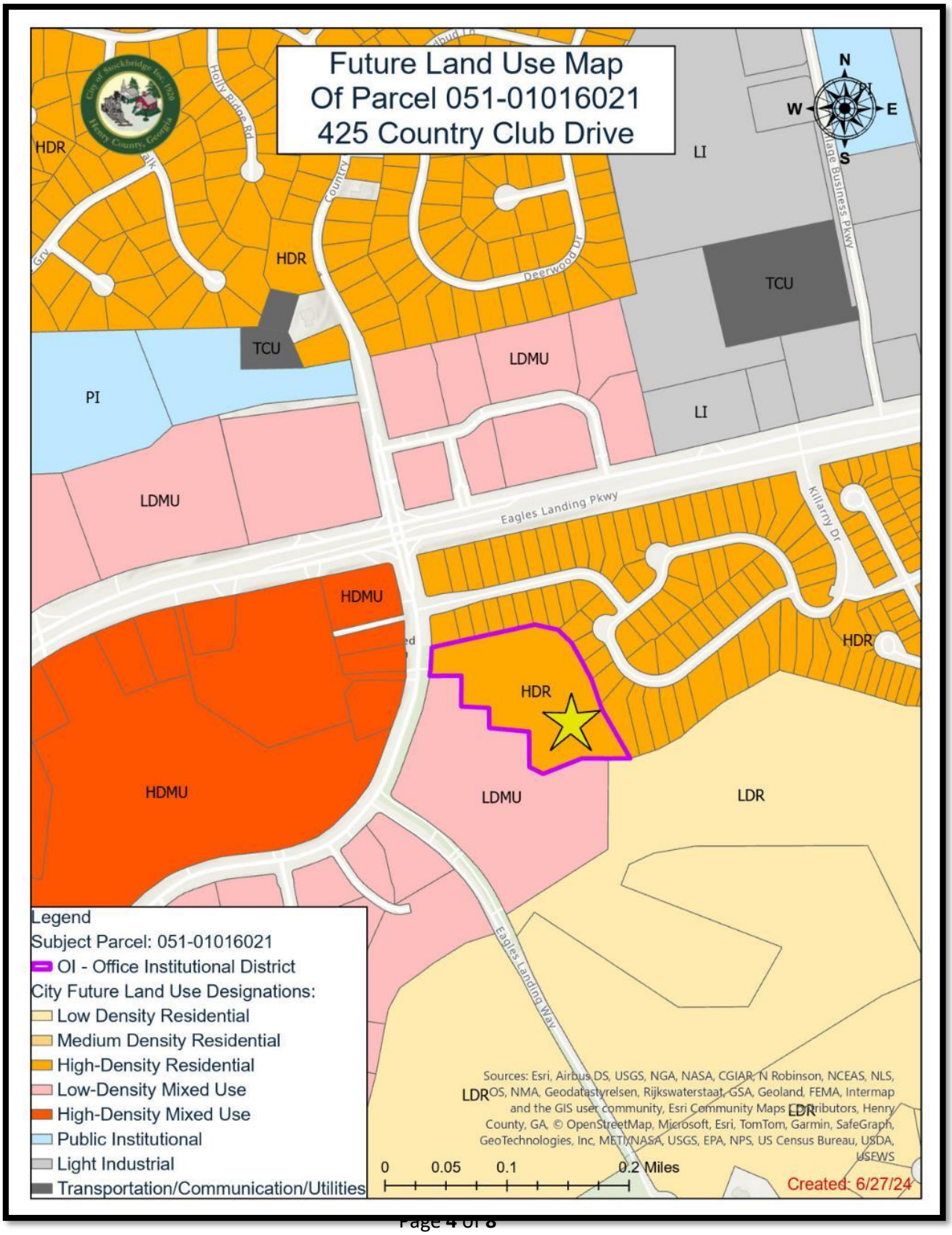
4. The subject property is part of the Parkway Mixed Use Overlay District.

5. The applicant has requested to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).

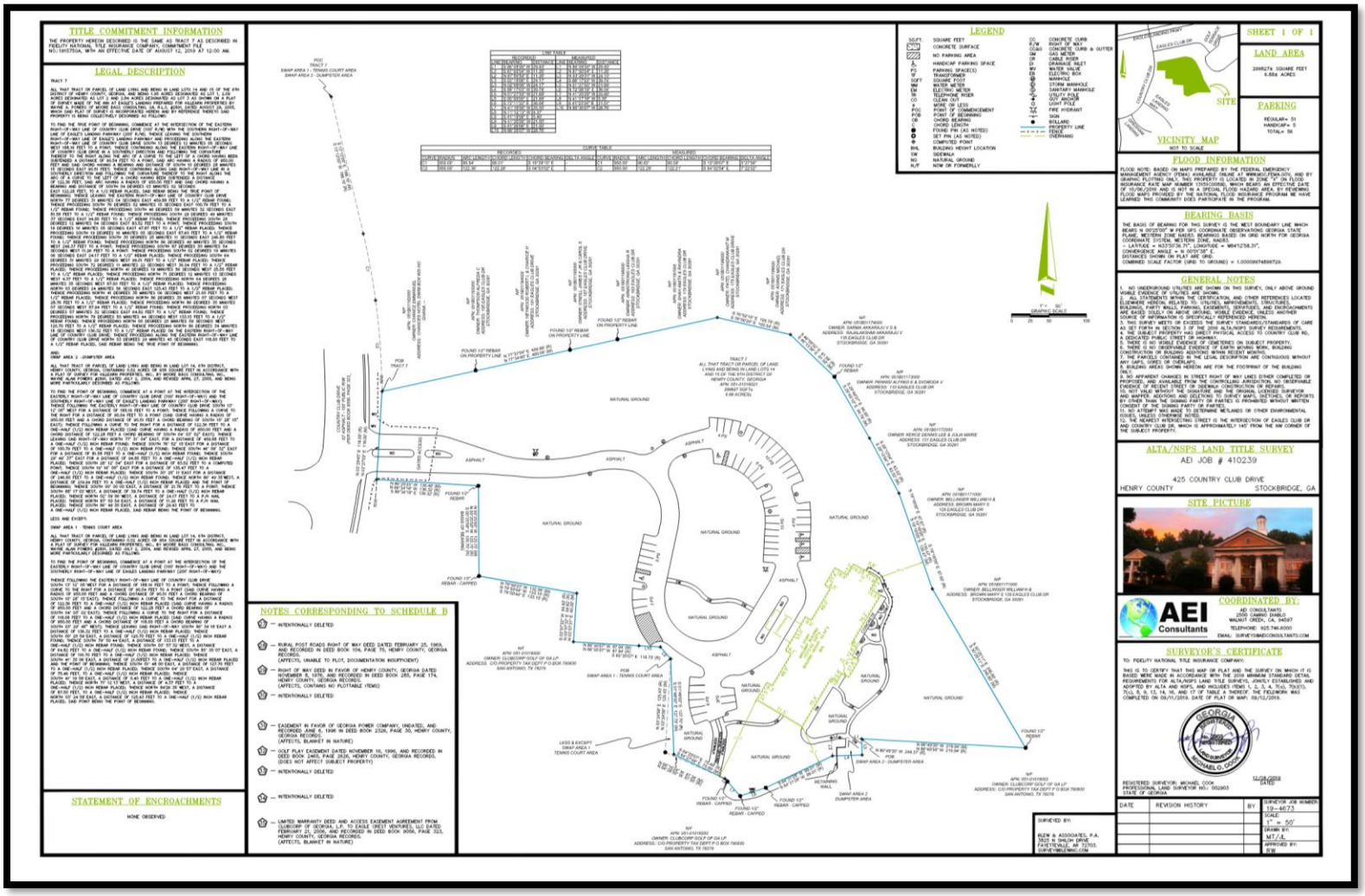
IV. Maps, Site Plan, and Renderings

Vicinity Map

Future Land Use Map of 425 Country Club Drive



Survey of 425 Country Club Drive



Analysis

Project Description

The applicant, Stuart Hope, on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has sixty rooms with sixty-eight existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property has a current future land use designation of High Density Residential which does allow hotels.

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 subject property has a current future land use designation of High Density Residential which does allow hotels. Therefore, the applicant requesting to change the future land use designation from High-Density Residential to Low Density Mixed Use. The City of Stockbridge 2024 Comprehensive Plan states that the future land use designation of Low-Density Mixed Use is for properties with 8 to 16 units per acre.

The proposed boutique hotel is also consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44.

	To attract and retain high-quality and diverse employees with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. **(Economic Development Goal)**

Community Goals and Policies (page 42-44)	Market the City as a wonderful place to do business **(Economic Development Policy)**
	To ensure that new developments promote a better sense of place and preserve valued elements of community character. **(Future Land Use Goal)**
	To establish land use designations that meet the needs of the City and are consistent with the new UDC. **(Future Land Use Goal)**
	Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments. **(Future Land Use Policy)**

2. Relation to the Zoning of the Property.

In addition to the requested future land use designation, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). The current land use, High-Density Residential, allows for the use of hotels, which complements the proposed C-2.

3. Suitability of the Site's Location.

The proposed boutique hotel would be suitable for the subject property in multiple ways. Primarily, the establishment of this hotel would catalyze economic growth in the vicinity, infusing new vitality into the local community. Furthermore, the hotel would be a hub of employment opportunities, offering a spectrum of roles from operations to management, thereby fostering local employment and contributing to the community's economic health. The proposed boutique hotel would attract tourists who would not only visit the hotel but also contribute to the local economy by spending at nearby shopping centers. This influx of tourists could also invigorate local attractions, such as the Eagles Landing Country Club's golf course, enhancing its appeal and popularity. Overall, the boutique hotel refined to be a significant asset, stimulating growth, employment, and tourism in the area.

4. Maintaining the Current Land Use Designation.

Currently, the subject property has a current future land use designation of High Density Residential, which would allow the proposed boutique hotel. This designation is typically more flexible and allows for a combination of residential, commercial, and other uses. It would permit the development of the boutique hotel while also allowing for other types of development that can complement the hotel and contribute to a vibrant, mixed-use community.

IV. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via #CP-2024-05 would be necessary and desirable for the subject property in conjunction with the requested rezoning of #RZ-2024-05 to change the zoning district from O-I (Office-Institutional[KJ1]) to C-2 (General Commercial). Staff recommends the current land use designation remain as HDR (High Density Residential).

City of Stockbridge

AGENDA ITEM

MEETING DATE

AUGUST 12, 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: Community Development Staff

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Consideration of RZ-2024-05 to rezone the property at 425 Country Club Drive from OI (Office-Institutional) to C-2 (General Commercial) to allow the conversion of the existing assisted living facility to a boutique hotel with 60 rooms. The applicant also applied for CP-2024-04 to change the property's future land use designation from High-Density Residential to Low-Density Mixed-Use.

BACKGROUND INFORMATION:

The Planning & Zoning Staff recommends approval, but the Planning Commission recommended denial at its July 18, 2024 meeting due to its concerns over 1) whether a hotel was really needed at this location; and 2) what provisions would be made for relocating the existing assisted living residents.

APPROVALS: CITY MANAGER_____

CITY TREASURER_____

CITY ATTORNEY_____

GRANTS ADMIN._____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT $

ATTACHMENTS: ☐

ITEM/PROJECT/EVENT:

RZ-2024-05 for a rezoning at 425 Country Club Drive.

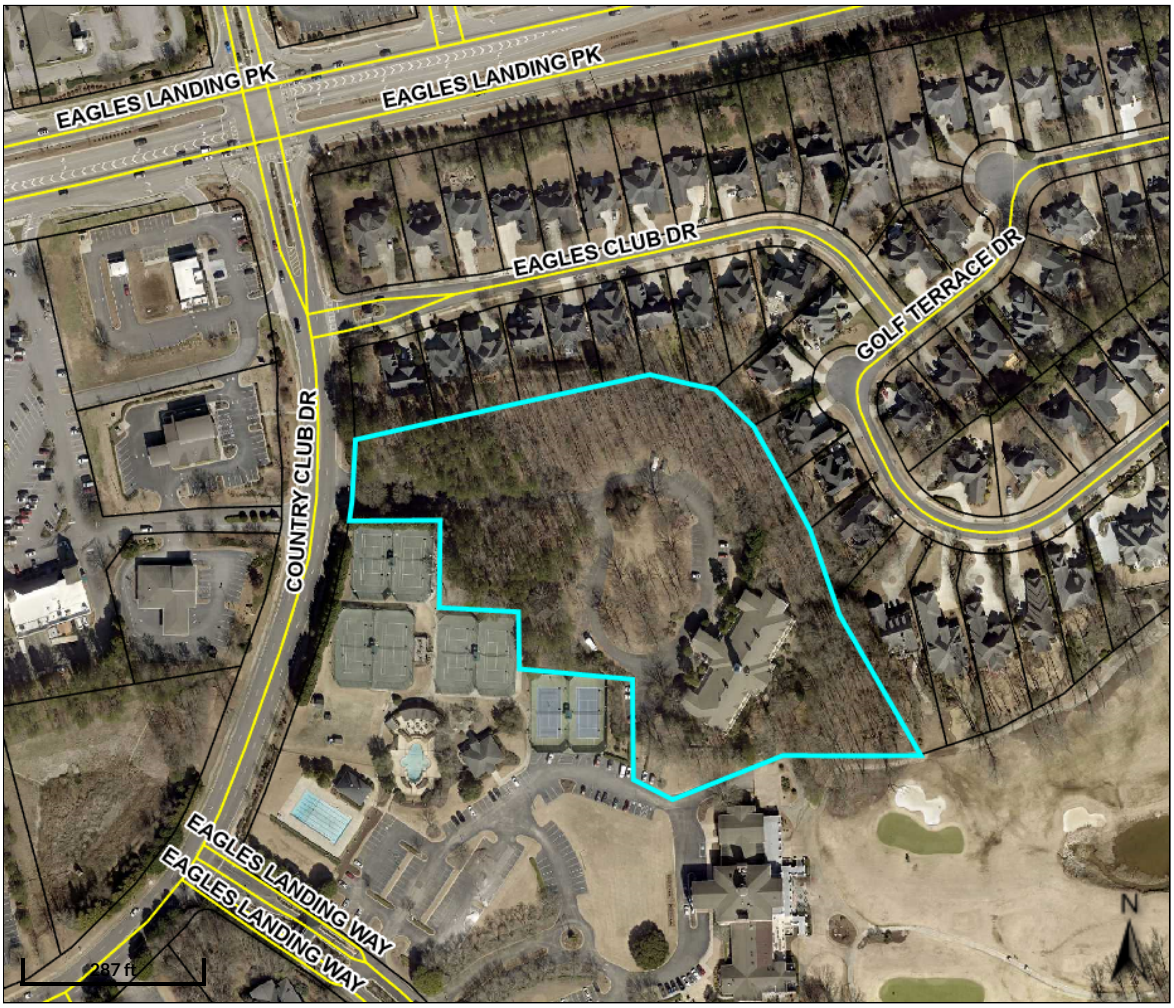
BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

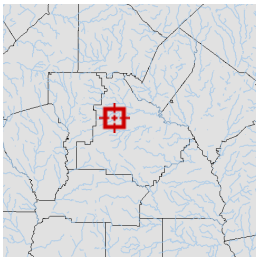
APPROVAL.

Staff Signature_____

Henry County, GA



Overview



Legend

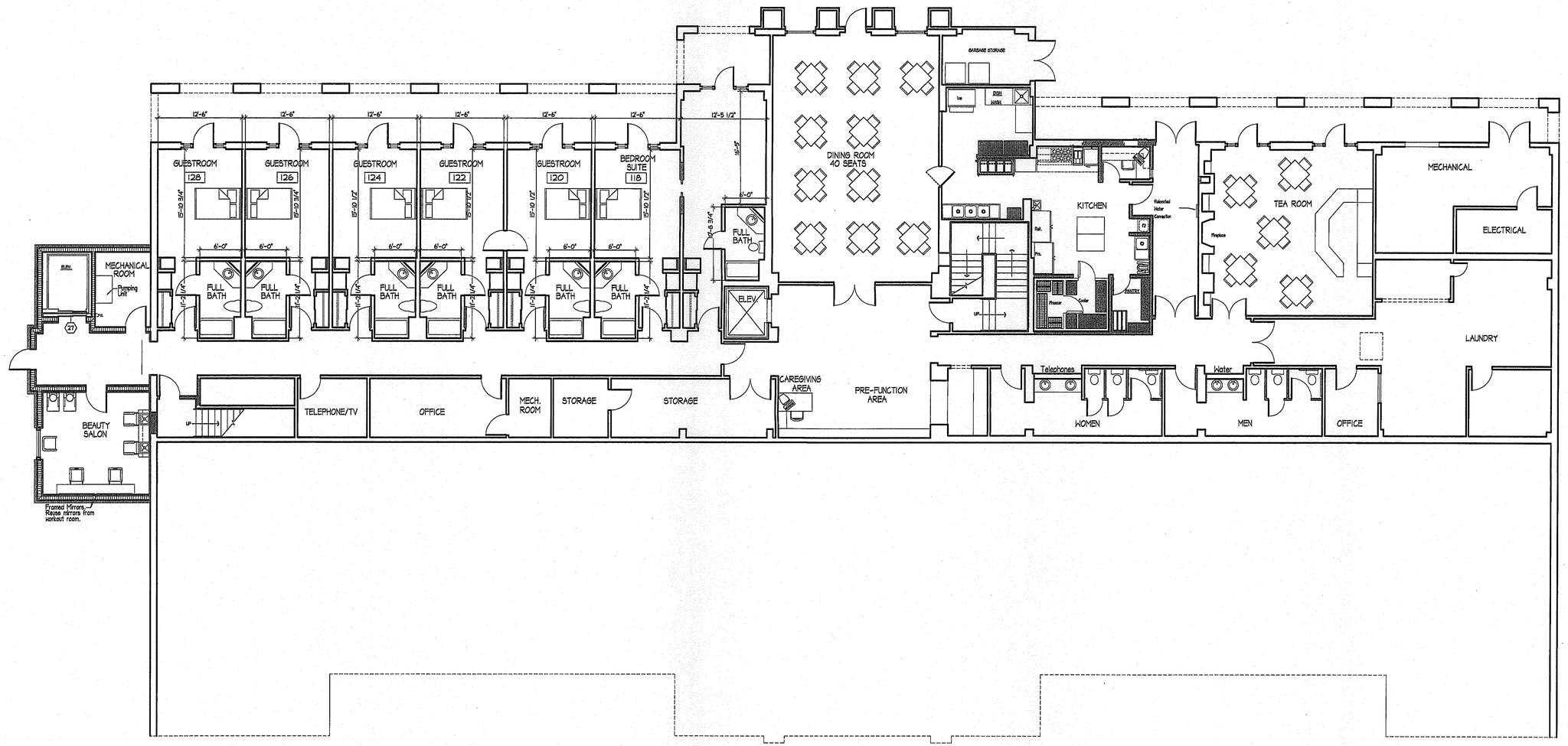
- Parcels
- Roads

Parcel ID	051-01016021	**Class**	C	**Owner Address**	STOCKBRIDGE PROPCO LLC 400 SECOND AVE NW HICKORY NC 28601	**Land Value:**	$692,000				
Property Address	425 COUNTRY CLUB DR	**Acreage**	6.92			**Building Value:**	$2,328,900	**Last 2 Sales**			
District	City/Stockbridge							**Date**	**Price**	**Reason**	**Qual**
						Misc Value:	$33,400	12/31/2019	$7,872,000	OTHER	U
								9/15/2005	$0	n/a	U
						Total Value:	$3,054,300				

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: 7/12/2024
Last Data Uploaded: 7/11/2024 8:35:26 PM

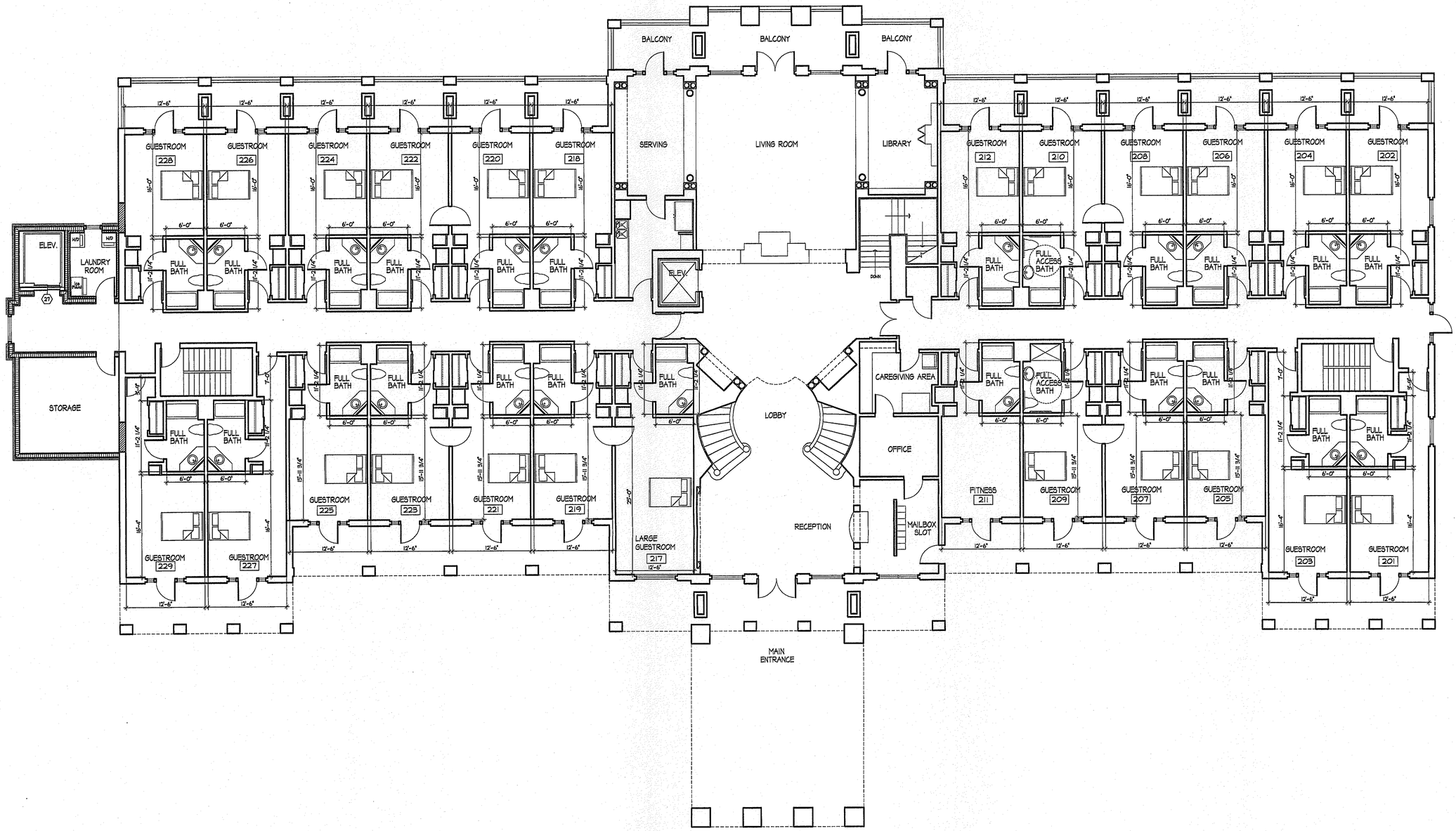
Developed by Schneider GEOSPATIAL



FIRST FLOOR

GoldenCrest

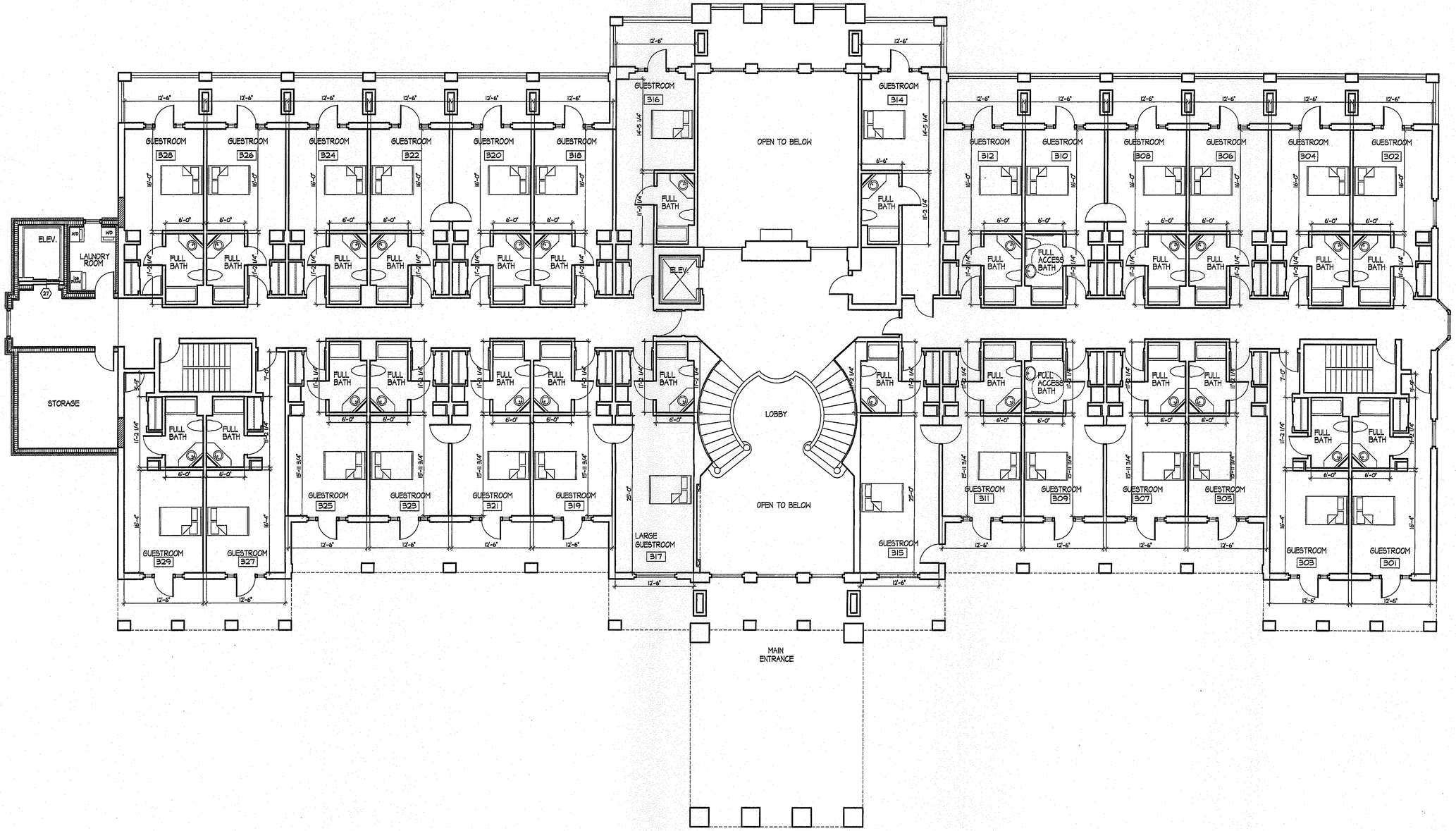
KTP
ARCHITECTURE
PLANNING
INTERIORS
1577 Phoenix Blvd. Suite Six – College Park, Ga. 30349
Phone: (770) 907-6155 Fax: (770) 907-6156



SECOND FLOOR

GoldenCrest

KTP
ARCHITECTURE
PLANNING
INTERIORS
1577 Phoenix Blvd. Suite Six -- College Park, Ga. 30349
Phone: (770) 907-6155 Fax: (770) 907-6156



THIRD FLOOR

GoldenCrest

KTP
ARCHITECTURE
PLANNING
INTERIORS
1577 Phoenix Blvd. Suite Six – College Park, Ga. 30349
Phone: (770) 907-6155
Fax: (770) 907-6156

TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: July 18, 2024 (Planning Commission)

August 12, 2024 (Mayor and Council)

Subject: #RZ-2024-05 For 425 Country Club Drive

I. PURPOSE

Consider a rezoning request by Hope Stuart on behalf of Stockbridge Propco, LLC. to rezone property located at 425 Country Club Drive from O-I (Office-Institutional) to C-2 (General Commercial) to allow for a boutique hotel.

The applicant also simultaneously submitted a Comprehensive Plan Amendment (CP-2024-05) to change the current future land use designation from High Density Residential to Low Density Mixed Use.

II. Background

Proposed Development	Boutique Hotel
Site Address	425 Country Club Drive
Parcel Identification	051-01016021
Parcel Acreage	6.92 +/- acres
Applicant	Hope Stuart on behalf of Stockbridge Propco, LLC.
Agent:	Hope Stuart

Owner:	Stockbridge Propco, LLC.
Current Zoning	O-I (Office-Institutional) and Parkway Mixed Use Overlay District
Current Use	The building is currently vacant and was used as a senior assisted living facility.

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	MFR (Multiple Family Residential District)	The Village Estates (Unit III)
Property to the South	C-2 (General Commercial District)	Eagles Landing Country Club
Property to the East	MFR (Multiple Family Residential District) PUD (Planned Unit Development District)	The Village Estates (Unit III) Eagles Landing Country Club (Golf course)
Property to the West	C-2 (General Commercial District) C-2 (General Commercial District)	PNC Bank Georgia United Credit Union

III. Finding of Facts

1. The subject property was previously a hotel called the Inn at Eagles Landing. The construction on the hotel started construction in 1994 and it was finished in 1995.

2. The subject property was rezoned from RM (Multiple Family Residence) to OI (Office/Institutional) upon the request of Killearn Properties on November 8, 2004, with the intended use as an assisted living facility.

3. The vicinity of the area is mostly residential and commercial with the following zoning

classifications: C-2 (General Commercial District), PUD (Planned Unit Development District), and MFR (Multiple Family Residential District).

4. The surrounding land use designations that are in the vicinity of the area are as follows: LDMU (Low Density Mixed Use), HDR (High Density Residential), LDR (Low Density Residential), and HDMU (High Density Mixed Use).

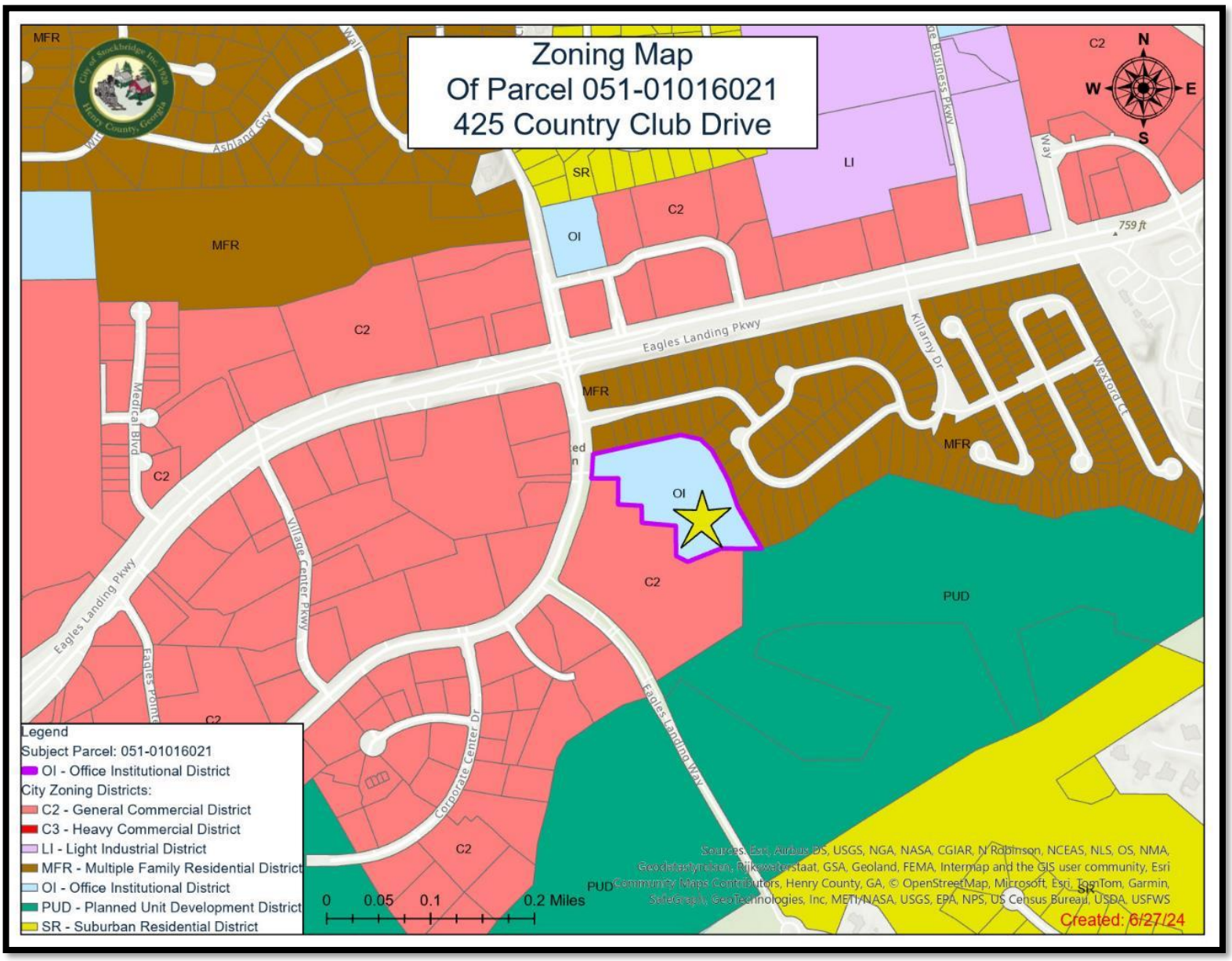
5. The applicant has requested a Comprehensive Plan Amendment (CP-2024-05) to change the future land use designation from High Density Residential to Low Density Mixed Use.

6. The subject property is part of the Parkway Mixed Use Overlay District.

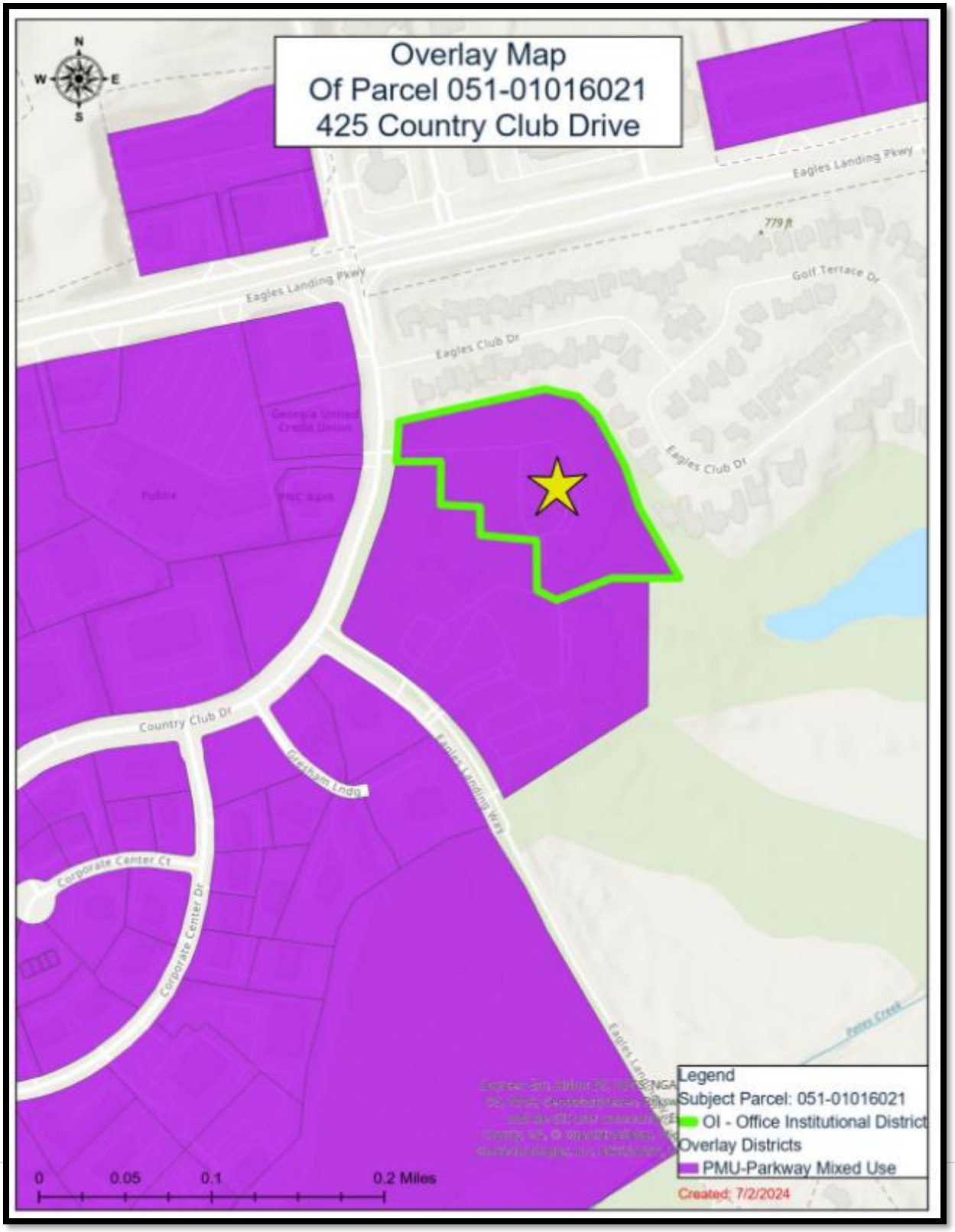
IV. Maps, Site Plan, and Renderings

Vicinity Map

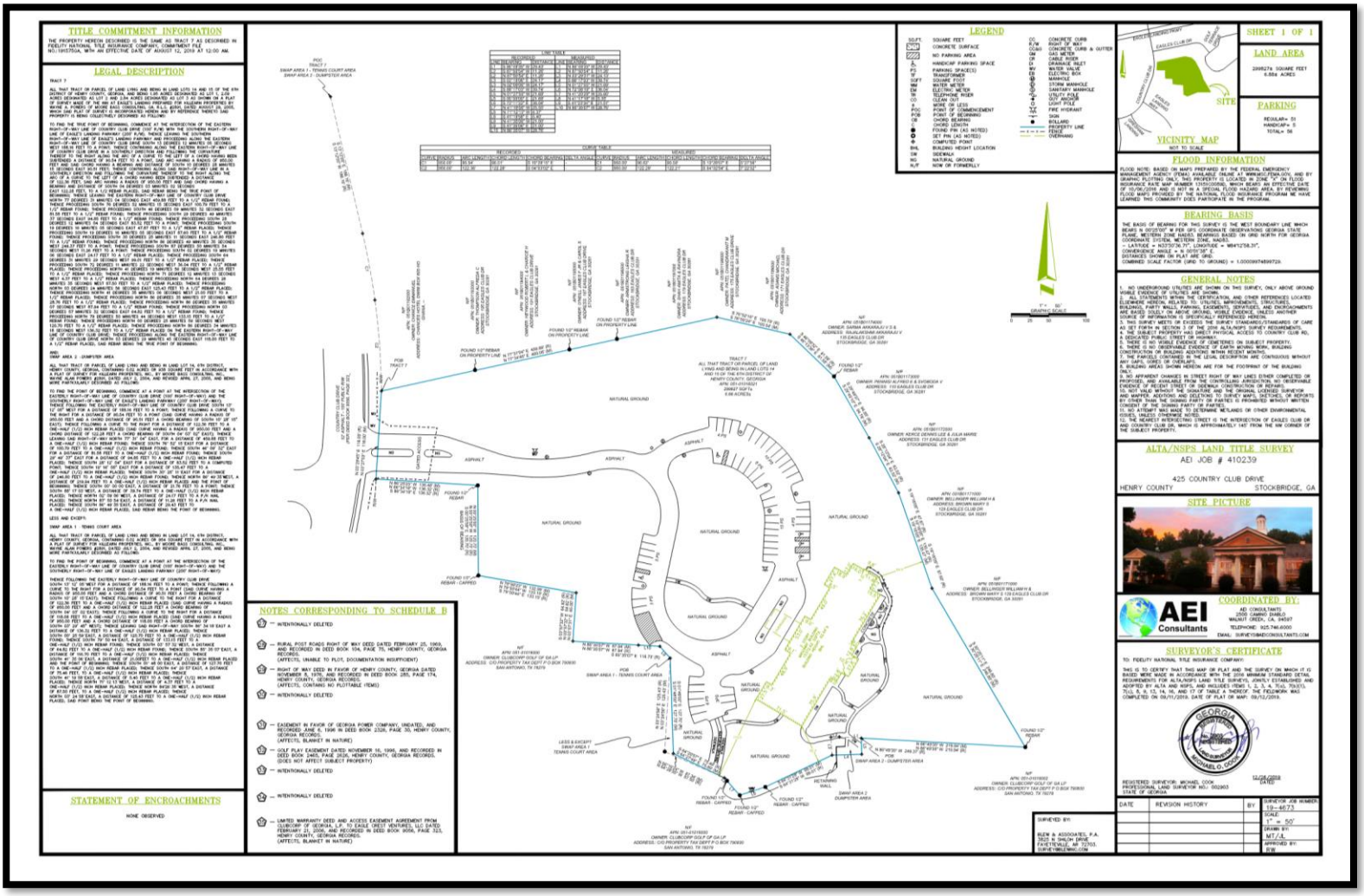
Zoning Map of 425 Country Club Drive



Parkway Mixed Use Overlay District
of 425 Country Club Drive



Survey of 425 Country Club Drive



IV. Analysis

Project Description

The applicant, Hope Stuart on behalf of Stockbridge Propco, LLC, proposes to convert an existing assisted living facility located at 425 Country Club Drive into a boutique hotel. The exterior scope of work that will occur during the conversion from the existing assisted living facility to the boutique hotel will include the following: landscaping, the replacement of worn and damaged fascia along with trim boards, the repair and replacement of the damaged EIFS cladding at porte-cochere, the replacement of the existing terrace guardrails with ornamental railings, the replacement of both the doors and windows for energy efficient models, exterior painting, and the installation of security features that includes cameras. The remainder of the conversion will focus on interior renovations that will include full room and bathroom updates. There are no proposed changes to the current site plan or floor plan of the existing building.

Currently, the existing assisted living facility has 60 rooms with 68 existing parking spaces. In addition, the proposed boutique hotel will include ten employees with six being full-time and four being part-time.

The subject property is currently zoned O-I (Office-Institutional). Section 2.4.6 of the Stockbridge Unified Development Code provides a list of permitted uses that are found in the O-I (Office-district which does not include hotels. Therefore, the applicant is requesting to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial). Section 2.4.9 Unified Development Code provides a list of permitted uses that are found in the C-2 zoning district which includes hotels.

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.

Currently, the subject property has a future land use designation of High Density Residential, which does allow for hotels. Thus, the applicant is requesting to change the future land use designation from High-Density Residential to Low Density Mixed Use. The City of Stockbridge 2024 Comprehensive Plan identifies on page 42 the following economic development goal: (1) “To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.” Thus, the requested rezoning of the subject property located at 425 Country Club Drive to allow for the conversion of the proposed boutique hotel would meet the requirement of the economic development goal that is found in the City of Stockbridge 2024 Comprehensive Plan. In addition, the proposed boutique hotel would meet the economic development policy that is listed on page 42 of the City of Stockbridge 2024 Comprehensive Plan:

- "Market the City as a great place to do business"

The requested rezoning of the subject property located at 425 Country Club Drive also meets the requirement of the following future land use goals that are found in page 44 of the City of Stockbridge 2024 Comprehensive Plan: "(1) To ensure that new developments promote a better sense of place and preserve valued elements of community character", and (2) "To establish land use designations that meet the needs of the City and are consistent with the new UDC." In addition, the proposed boutique hotel would meet the following future land use policy found on page 44 of the City of Stockbridge 2024 Comprehensive Plan:

- "Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments."

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 proposed conversion from the existing senior assisted living facility to the proposed boutique hotel meets the purpose and intent of the Stockbridge Unified Development Code. 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 proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. Section 2.4.9 of the Stockbridge Unified Development Code states the intent of the requested C-2 zoning district is to "provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial."

The subject property is also located in the Parkway Mixed Use Overlay District. The proposed boutique hotel aligns with the following objectives that are found in Section 2.5.2 A of the Stockbridge Unified Development Code:

- To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.

- To promote economic development by diversifying the employment base for a stronger city.

- 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 requested rezoning from O-I (Office-Institutional) to C-2 (General Commercial) to allow the conversion from the existed senior assisted living facility to the proposed boutique hotel will benefit the City of Stockbridge in various ways. Currently, there are three hotels that are located within the vicinity of the location of the subject property, which is found in the table below. The addition of the proposed boutique hotel would provide additional growth in the area. Second, the proposed boutique hotel will provide job opportunities both within the hotel ranging from the operations staff, services, and management, and for residents within the vicinity of the surrounding community.

The proposed boutique hotel can contribute to the overall economy in the City of Stockbridge. The addition of the hotel can attract tourists who will provide economic growth on the nearby shopping centers that are located adjacent to the subject property. The attraction of the tourists could increase the nearby golf course located at the Eagles Landing Country Club.

Name of Hotel	Tru Hilton Hotel	Holiday Inn Express	Microtel Inn and Suites
Address	2725 Patrick Henry Parkway	170 Country Club Drive	195 Country Club Drive
Zoning of Property	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)	C-3 (Heavy Commercial District)
Current Future Land Use Designation	Low Density Mixed Use	High Density Mixed Use	Low Density Mixed Use
# of Acres	3.55	1.27	1.2
# of Rooms	98	78	65
# of Parking Spaces	98	78	65

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.

There appears to be no physical constraints regarding the topography, drainage, access, and size and shape of the subject property.

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

The proposed boutique hotel is surrounded by both commercial and residential properties, it will not have any negative impact on the surrounding adjacent property owners.

6. The potential impact of the rezoning on City infrastructure including water and sewage system.

Currently, there is water available at the existing senior assisted living facility.

7. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The subject property has an existing turning lane located on Country Club Drive, which enhances its accessibility. Additionally, it features both an ingress and an egress on the same drive, further facilitating smooth traffic flow. With the proposed boutique hotel set to attract tourists, there is expected to be a change in traffic in the vicinity of the area. This development is expected to strengthen the vicinity, making it a bustling hub of activity.

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 rezoning request for the property from O-I (Office-Institutional) to C-2 (General Commercial) aligns with the Stockbridge Unified Development Code's policies and objectives. The proposed boutique hotel is also consistent with the purpose and intent of the requested C-2 (General Commercial) zoning district. In addition, the proposed boutique hotel is consistent with the goals and intent that are found in the Parkway Mixed Use Overlay District.

9. The ability of the subject land to be developed as it is presently zoned.

The subject property is currently developed under the O-I (Office-Institutional) zoning district. Section 2.4.6 of the Stockbridge Unified Development Code provides a list of conditional uses that are allowed which includes senior assisted-living facilities via a special use permit. The subject property will not be developed as it is currently zoned under the proposed use.

V. STAFF RECOMMENDATION

Staff recommends **approval** to rezone the subject property from O-I (Office-Institutional) to C-2 (General Commercial).

City of Stockbridge

AGENDA ITEM

MEETING DATE

August 12, 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
☐	TSPLOST
☐	CDBG
☐	GRANT FUNDING
☐	COUNCIL INITIATIVE
☐	PARTNER/SPONSOR
☐	DEPARTMENT BUDGET
☐	BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

STORMWATER IMPROVEMENT PROJECTS

BACKGROUND INFORMATION:

The Stormwater Division is requesting approval to use the $573,653.00 allocated in SPLOST V to perform stormwater repairs within the stormwater management system.

SIGNATURES:

CITY TREASURER _____

CITY MANAGER _____

CITY ATTORNEY _____

■ FINANCIAL IMPACT ☐ N/A

AMOUNT **$573,653.00**

ATTACHMENTS: ■

Street No.	Street Name	Subdivision	Project	Estimated Cost
205	North Bridge Dr	North Bridge Station	install pedestal drain/ditch regrade	$28,740
	Aviemore Loop	Highlands of E.L	sinkhole/repair structure	$13,560
104	Springwood Valley Dr	Springwood Valley	pipe rehab/catch basin repair	$17,520
126	Willow Springs Ln	Willow Springs	pipe rehab/catch basin repair	$12,000
909	Durham Way/Buckingham Pl	Wyngate Enclave	sinkhole at structure	$9,240
229	Astoria Way	Clark Meadows	Sinking at pedestal drain	$10,000.00
601	Seaboard Dr/431 Central Line	North Bridge Station	Sinkholes next to structures/multiple repairs	$21,360
	Clifford Ct & Adrian Dr	Wildwood Estates	repair concrete curb inlet structure lids	$10,000.00
	Patrick Henry Pkwy & Country Club		crushed catch basin & manhole	$18,720
555	Country Club Dr		Sinkhole in street due to storm pipe	$52,100
100	Love St		ditch erosion & pipe replacement	$68,000.00
615	Edgecombe Dr (continued)	Manderley	pipe, driveway & headwall replacement	$82,910
			Estimated Total	**$344,150**

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Skip Layton

12/13/2023

Director of Municipal Services
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia 30281
Mobile: 770-560-6992

Site:

205 Northbridge Dr

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 1,000.00	$ 1,000.00
Regrade existing channel +/- 100 LF	LS	1	$ 10,000.00	$ 10,000.00
add pedistal top and brick drop inlet structure	EA	1	$ 5,000.00	$ 5,000.00
restoration sod	SY	222	$ 25.00	$ 5,550.00
add drain pipes w/socks from yard to channel	EA	3	$ 800.00	$ 2,400.00
			Sub Total	**$ 23,950.00**
			Contingency (20%)	$ 4,790.00
			TOTAL	**$ 28,740.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Skip Layton

12/13/2023

Director of Municipal Services
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia 30281
Mobile: 770-560-6992

Site:

445 Aviemore Loop

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 1,000.00	$ 1,000.00
Remove & Replace SWCB Top and Throat	LS	1	$ 4,000.00	$ 4,000.00
Backfill Sinkhole	LS	1	$ 1,500.00	$ 1,500.00
Re-seal pipe connections in structure	LS	1	$ 800.00	$ 800.00
Sidewalk Replacement	LS	1	$ 2,500.00	$ 2,500.00
Sod Restoration	LS	1	$ 1,500.00	$ 1,500.00
				$ -
			Sub Total	**$ 11,300.00**
			Contingency (20%)	$ 2,260.00
			TOTAL	**$ 13,560.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Skip Layton

3/29/2024

Director of Municipal Services
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia 30281
Mobile: 770-560-6992

Site:

1493/1497 Buckingham Place

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 1,000.00	$ 1,000.00
Fill sink hole	LS	1	$ 1,500.00	$ 1,500.00
Investigate/CCTV existing pipe at structure	LS	1	$ 3,500.00	$ 3,500.00
Repair pedistal top	EA	1	$ 800.00	$ 800.00
Install new invert	EA	1	$ 900.00	$ 900.00
			Sub Total	**$ 7,700.00**
			Contingency (20%)	$ 1,540.00
			TOTAL	**$ 9,240.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Skip Layton

3/29/2024

Director of Municipal Services
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia 30281
Mobile: 770-560-6992

Site:

Patrick Henry Pkwy

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 1,000.00	$ 1,000.00
Traffic Control	LS	1	$ 2,500.00	$ 2,500.00
Repair ex. CB throat	EA	1	$ 1,200.00	$ 1,200.00
Install new SWCB top	EA	1	$ 3,000.00	$ 3,000.00
Remove and replace Sidewalk (15' & 12')	LS	1	$ 2,500.00	$ 2,500.00
Clean and grout CB/JB	EA	2	$ 800.00	$ 1,600.00
Install new invert	EA	2	$ 900.00	$ 1,800.00
Restoration (sod)	LS	1	$ 2,000.00	$ 2,000.00
			Sub Total	**$ 15,600.00**
			Contingency (20%)	$ 3,120.00
			TOTAL	**$ 18,720.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Skip Layton

3/29/2024

Director of Municipal Services
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia 30281
Mobile: 770-560-6992

Site:

431 Central Line & 601 Seaboard Dr

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 1,000.00	$ 1,000.00
Traffic control	LS	1	$ 2,500.00	$ 2,500.00
Remove & re-install CB top	EA	2	$ 1,000.00	$ 2,000.00
Repair CB throat	EA	2	$ 1,200.00	$ 2,400.00
Remove & Replace sidewalk (15LF)	LS	1	$ 2,500.00	$ 2,500.00
Fill Sink hole	LS	1	$ 1,500.00	$ 1,500.00
Grout CB	EA	2	$ 800.00	$ 1,600.00
Rebuild invert	EA	2	$ 900.00	$ 1,800.00
Restoration (Seed & Straw)	LS	1	$ 2,500.00	$ 2,500.00

Sub Total	**$ 17,800.00**
Contingency (20%)	$ 3,560.00
TOTAL	**$ 21,360.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Glenn J. Athearn
Municipal Project Manager
Falcon Design Consultants, LLC
235 Corporate Center Drive, Suite 200
Stockbridge, GA 30281
Cell: (678) 314-2174
Office: (770) 389-6992 ext. 1350
gathearn@fdc-llc.com

5/7/2024

Site:

615 Edgecombe, Supplement

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	0	$ 1,000.00	$ -
30" ~~RCP~~ HDPE	LF	152	$ 380.00	$ 57,760.00
Precast HW for 30" RCP (if needed)	~~EA~~	~~1~~	$ ~~3,500.00~~	$ ~~3,500.00~~
Rip Rap (3-4 tons)	SY	15	$ 120	$ 1,800
Concrete Drive Way (28'x37')	SY	115	$ 90.00	$ 10,350
Restoration (Seed & Straw)	LS	1	$ 3,000.00	$ 3,000.00
Demo of existing pipe/grout fill	CY	20	$ 400.00	$ 8,000.00
Large Tree removal	LS	1	$ 2,000.00	$ 2,000.00

TOTAL $ ~~87,560.00~~
$82, 910

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Glenn Athearn
Senior Project Manager
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia, 30281
Mobile: 678-314-2174

6/28/2024

Site:

555 Country Club Dr

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 2,500.00	$ 2,500.00
Traffic Control	LS	0	$ 2,000.00	$ -
Install 18" RCP	LF	120	$ 240.00	$ 28,800.00
Sidewalk and Curb Repair	LS	1	$ 2,500.00	$ 2,500.00
Asphalt Pavement Repair	SY	16	$ 250.00	$ 4,000.00
Remove/Reset 18" Headwall	LS	1	$ 2,500.00	$ 2,500.00
Small Tree Removal/Haul Away	EA	2	$ 1,000.00	$ 2,000.00
Regrade Ditch, Clear and Grub	LS	1	$ 5,000.00	$ 5,000.00
Type III Rip Rap	TON	40	$ 120.00	$ 4,800.00
Restoration (Seed and Straw)	LS	1	$ 1,500.00	$ 1,500.00
			Sub Total	**$ 52,100.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, unsuitable soil, concrete work other than at location of repair, post CCTV, sod

Thank you,

Dominic Tria
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Skip Layton

3/11/2024

Director of Municipal Services
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia 30281
Mobile: 770-560-6992

Site:

126 Willow Springs Lane

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 1,000.00	$ 1,000.00
Traffic Control	LS	1	$ 1,000.00	$ 1,000.00
Remove and Replace SWCB top	LS	1	$ 4,000.00	$ 4,000.00
Clean and grout CB	LS	1	$ 1,500.00	$ 1,500.00
Remove and Replace SW (15x4)	LS	1	$ 1,500.00	$ 1,500.00
Restoration (sod)	LS	1	$ 1,000.00	$ 1,000.00

Sub Total	**$ 10,000.00**
Contingency (20%)	$ 2,000.00
TOTAL	**$ 12,000.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

SITE
ENGINEERING, INC.

7025 Best Friend Rd. · Atlanta, GA 30340 · 770-263-7234 · Fax # 770-263-0892

ATTN: Skip Layton

3/11/2024

Director of Municipal Services
Falcon Design Consultants, LLC
235 Corporate Center Drive
Stockbridge, Georgia 30281
Mobile: 770-560-6992

Site:

104 Springwood Valley Dr

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	$ 1,000.00	$ 1,000.00
Traffic Control	LS	1	$ 1,500.00	$ 1,500.00
Remove/replace DWCB top	EA	1	$ 4,000.00	$ 4,000.00
Clean existing pipe (under road only)	LS	1	$ 4,500.00	$ 4,500.00
Clean CB's and grout joints	EA	2	$ 800.00	$ 1,600.00
Restoration	LS	1	$ 2,000.00	$ 2,000.00
			Sub Total	**$ 14,600.00**
			Contingency (20%)	$ 2,920.00
			TOTAL	**$ 17,520.00**

Exclusions:
Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, post CCTV

Thank you,

David Hess - PE
Site Engineering, Inc.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R24-1667

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, TO APPROVE THE ANNUAL CONTRACT WITH SITE ENGINEERING, INC. FOR ON-CALL WATER & SEWER EMERGENCY & OPERATIONAL REPAIR/MAINTENANCE AND CONSTRUCTION SERVICES

WHEREAS, the City of Stockbridge recognizes the necessity of maintaining effective and efficient water and sewer systems for the welfare and safety of its residents and businesses; and

WHEREAS, the City Council finds it necessary to engage in on-call emergency and operational repair/maintenance and construction services for its water and sewer infrastructure; and

WHEREAS, the City of Stockbridge issued Request for Proposals (RFP 2020-0026) seeking qualified contractors for said services; and

WHEREAS, Site Engineering, Inc. has been identified as a qualified contractor capable of providing the required services; and

WHEREAS, the City Council seeks to enter into an annual contract with Site Engineering, Inc. in the amount of $400,000.00 for these services; and

WHEREAS, funds for this contract have been allocated and approved in the FY2024 Stormwater Budget under account number 510-42500-542515 (Stormwater Repair).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Stockbridge, Georgia, as follows:

SECTION 1: The annual contract with Site Engineering, Inc. for on-call water & sewer emergency & operational repair/maintenance and construction services, in the amount of $400,000.00, as detailed in RFP 2020-0026, is hereby approved.

SECTION 2: The funding for this contract shall be drawn from the FY2024 Stormwater Budget, account number 510-42500-542515 (Stormwater Repair).

SECTION 3: The Mayor and City Clerk are hereby authorized to execute all documents necessary to effectuate this contract and to take all actions necessary to implement the provisions of this resolution.

SECTION 4: This resolution shall take effect immediately upon its adoption by the City Council.

SECTION 5: Attorney Authorization. The City Attorney, as authorized by the Charter of the City of Stockbridge and with the express consent of the City Council, is hereby empowered to amend, revise, or edit the provisions of this ordinance as necessary to ensure compliance with the intent of the City Council and conformity with all applicable local, state, and federal laws.

SO RESOLVED this 30th day of January 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

City of Stockbridge

AGENDA ITEM

MEETING DATE

January 30, 2024

- [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
- [ ] FUND BALANCE
- [ ] SPLOST or TSPLOST
- [ ] ARPA
- [ ] GRANT
- [ ] HOTEL/MOTEL TOURISM
- [ ] COUNCIL INITIATIVE
- [ ] PARTNER/SPONSOR
- [x] DEPARTMENT BUDGET
- [ ] BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL (RFP) NO. 2020-0026, ANNUAL ON-CALL WATER AND SEWER EMERGENCY, OPERATIONAL REPAIR, MAINTENANCE, AND CONSTRUCTION

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2020-0026- Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, and Construction with Site Engineering Inc.

The Contract was approved by Council April 12, 2021. The Agreement is for one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

[■] FINANCIAL IMPACT [ ] N/A

AMOUNT $

$400,000.00

ATTACHMENTS: [■]

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew City of Stockbridge Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, and Construction with Site Engineering, Inc., which was approved by Council, April 12, 2021 (R21-1281).

The initial term of this Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods.

The estimated annual budget is $400,000.00.

The Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, And Construction scope of services will consist of tasks assigned as individual tasks during the contract period. The type of work may include, but is not limited to, repair and/or replacement of the following: wastewater collection system and related infrastructure, water distribution system and related infrastructure and storm water system and related infrastructure and any other repair activities to be determined by the City.

The Public Works Department has determined that Site Engineering, Inc., is performing all its work in accordance with the contract requirements and is providing quality service to the City.
Section 3.30.227 – Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars ($50,000.00); and when the original contract was approved by the city council.

Fiscal Impact: Funds will be provided from account 510-42500-542515.

Exhibit I – Contract Agreement

Exhibit II – Request For Proposal

Staff Signature Jerri T. Allen

Stockbridge

Where Community Connects

PROCUREMENT DIVISION
4640 North Henry Boulevard, Stockbridge, Georgia, 30281 | Phone (770) 389-7400

CONTRACT RENEWAL EVALUATION FORM

Date: December 13, 2023

Department: Public Works Department

Contact: Decius Aaron/Public Works Director

Contract No.: RFP No. 2020-0026- Annual On-Call Water and Sewer Emergency - Site Engineering, Inc

The above referenced contract expires on **April 12, 2024**. Per the terms of the Contract, this Agreement shall be for one (1) year, commencing on the date of execution stated above, and the City shall have the option to renew for four (4), one (1) year periods. This is the second (2nd) of four (4) renewals.

Please complete the Survey (Section 1, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please provide a brief explanation. Per Section 2, please indicate whether you wish to renew this contract.

Section 1: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	X		
2. Contractor was responsive and professional?	X		
3. Are you satisfied with the quality of the work performed by Contractor?	X		
4. Did Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	X		

Comments: _____

Section 2: Renewal

___ No, we wish not to renew. Please close Contract.

X_ Yes, we wish to renew.

___ This contract has no renewals left. I wish to rebid. Please see the attached verified scope of services.

a) Check the appropriate box below:

X_ renew per the terms & requirements of original Contract.
___ renewal to include additional/modified terms & requirements, please contact me for details.

Please sign and return this form to: Wanda J. Cooley, Procurement Specialist – Contract Management
Procurement Division

Questions regarding this form should be directed to: _____.

Submitted by:

Decius T Aaron
(Department authorized signature)

Decius T. Aaron
(printed name)

Public Works Director
(title)

December 18, 2023
(date)

SERVICE AGREEMENT
BY AND BETWEEN
SITE ENGINEERING, INC.
AND
THE CITY OF STOCKBRIDGE, GEORGIA

This Agreement ("Agreement") is made and entered into this 12th day of April 2021, by and between Site Engineering, Inc. (hereinafter, "CONTRACTOR"), and the City of Stockbridge, Georgia (hereinafter, "City") (CONTRACTOR and City sometimes referred to herein as "Parties").

WITNESSETH:

WHEREAS, City desires to engage the services of CONTRACTOR to perform for City services for annual on-call water and sewer emergency, operational, repair, maintenance, and construction services pursuant to City RFP No. 2020-0026 (the "Project"); and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Term and Termination.** This Agreement shall be for one (1) year, commencing on the date of execution stated above, and the City shall have the option to renew for four (4), one (1) year periods, with such option being in the City's sole discretion. If the City desires to exercise the option stated herein, the City shall provide thirty (30) days advance written notice to the Contractor of the City's intent to exercise the option. The provisions of Section 2(c) and the RFP shall specifically survive the termination or expiration of this Agreement. The City may terminate this Agreement at any time for any reason with thirty (30) days advance written notice.

2. **Services.**

(a) Subject to the terms and conditions set forth in this Agreement, City hereby retains CONTRACTOR to provide the services set forth in the "Scope of Work" and related proposals submitted in response to City RFP No. 2020-0026. The Scope of Work is attached hereto as Exhibit A. The RFP, including all terms and conditions stated therein, the CONTRACTOR'S proposal(s), and any amendments to the RFP are all incorporated herein by reference and made a part of this Contract.

(b) The standard of care applicable to CONTRACTOR's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation. CONTRACTOR warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

(c) CONTRACTOR shall indemnify and hold harmless the City and its agents and employees (i) from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Project, provided that any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder and (ii) from the inadequacy of the Services performed by CONTRACTOR or anyone for whom CONTRACTOR is responsible. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the City or any of its agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

3. **Compensation.** CONTRACTOR shall receive compensation from the City as set forth in the attached Exhibit B.

4. **Miscellaneous.**

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

(b) CONTRACTOR may not assign this Agreement, in whole or in part, without the prior written consent of City. City may assign this Agreement, in whole or in part, without the prior consent of CONTRACTOR; however, City shall provide CONTRACTOR with prior written notice of any such assignment.

(c) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(d) The headings contained herein are for the convenience of the parties only and shall not be interpreted to limit or affect in any way the meaning of the language contained in this Agreement.

(e) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(f) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

(g) This Agreement, including all exhibits hereto (which are incorporated herein by this reference), contains the entire agreement and understanding concerning the subject matter hereof between the parties hereto. No waiver, termination or discharge of this Agreement, or any of the terms or provisions hereof, shall be binding upon either party hereto unless confirmed in writing. This Agreement may not be modified or amended, except by a writing executed by both parties hereto. No waiver by either party hereto of any term or provision of this Agreement or of any default hereunder shall affect such party's rights thereafter to enforce such term or provision or to exercise any right or remedy in the event of any other default, whether or not similar.

(h) CONTRACTOR shall at all times maintain sufficient liability insurance and payment and performance bonds to cover their services under this Agreement.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties intending to be legally bound hereby, have executed this Agreement as of the date first above written

SITE ENGINEERING, INC

By _____
J. David Hess, Vice President

CITY OF STOCKBRIDGE, GEORGIA

By _____

ATTEST

_____
City Clerk

APPROVED AS TO FORM

_____
City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R21-1281

A RESOLUTION TO AUTHORIZE AWARD OF A CONTRACT FOR ON-CALL WATER & SEWER EMERGENCY & OPERATIONAL REPAIR/MAINTENANCE AND CONSTRUCTION SERVICES

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the City proposes to contract for on-call water & sewer emergency & operational repair/maintenance and construction services; and

WHEREAS, the staff has recommended Site Engineering, Inc. as the preferred vendor;

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval of Award and Contract. City Council hereby authorizes the award of a contract to Site Engineering, Inc. pursuant to RFP 2020-0026 for the acquisition of on-call water & sewer emergency & operational repair/maintenance and construction services, for an annual amount of one hundred, fifty-nine thousand, three hundred and ninety dollars, $159,390.00. The Contract is for one (1) year with an option to renew for four (4), one (1) year periods

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO RESOLVED this 12th day of April 2021.

ANTHONY S. FORD, Mayor

ATTEST:

(SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

Stockbridge

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Commissions of the City of Stockbridge. The members of the Boards and Commissions make decisions and help recommend and review policies for the City of Stockbridge and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for Board or Commission membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Toseika Thomas

Occupation: Coordinator

Employer: Emory Healthcare

Home Address: 624 Carrington Rdg

City: Stockbridge

Zip: 30281

Home Phone: (_____) _____

Home E-Mail: [redacted]

Work Phone: (_____) _____

Work E-Mail: [redacted]

Cell Phone: [redacted]

Preferred E-Mail: ● Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

_____

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? Board of Ethics

If applying for the Main Street Advisory Board, which position? (see positions noted below) _____

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 0 ___ Years 2 ___ Months

c) Are you current with all your financial obligations to the City of Stockbridge? ● Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ● Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ● Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ● No If yes, please explain:

_____

_____

g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge ☐ Yes ● No If yes, please explain:

_____

_____

h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ● No If yes, please explain:

_____

BOARD, COMMITTEE OR COMMISSION APPLICATION

i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I believe with my many years of volunteering in several sectors of the community, I can bring a new perspective and experience.

j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

I'm available for any board that needs a member.

k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature	Printed Name	Date
eSigned via SeamlessDocs.com	Toseika Thomas	07-12-2024

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Stockbridge

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Commissions of the City of Stockbridge. The members of the Boards and Commissions make decisions and help recommend and review policies for the City of Stockbridge and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for Board or Commission membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Mary Scott

Occupation: Web Developer

Employer: Vascular Birthmarks Foundation

Home Address: 112 Creek Circle

City: Stockbridge Zip: 30281

Home Phone: [redacted]

Home E-Mail: [redacted]

Work Phone: [redacted]

Work E-Mail: [redacted]

Cell Phone: (_____) _____

Preferred E-Mail: ● Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

N/A

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? Board of Ethics

If applying for the Main Street Advisory Board, which position? (see positions noted below) _____

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 1 ___ Years 1 ___ Months

c) Are you current with all your financial obligations to the City of Stockbridge? ● Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ● Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ● Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ● No If yes, please explain:

_____

_____

g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge ☐ Yes ● No If yes, please explain:

_____

_____

h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ● No If yes, please explain:

_____

BOARD, COMMITTEE OR COMMISSION APPLICATION

i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

As a newer resident, I wish to get more involved with my city.

j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Any board or committee is acceptable.

k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature	Mary B Scott Printed Name	07-23-2024 Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Stockbridge

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Jerry Mays

Occupation: Banker

Employer: Ameris Bank

Home Address: [redacted]

City: Covington

Zip: 30014

Home Phone: [redacted]

Home E-Mail: [redacted]

Work Phone: [redacted]

Work E-Mail: [redacted]

Cell Phone: [redacted]

Preferred E-Mail: ☐ Home ● Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

4806 N Henry Blvd Stockbridge Ga 30281

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? Downtown Development Authority

If applying for the Main Street Advisory Board, which position? (See positions noted below) N/A

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 04 Years 01 Months

c) Are you current with all your financial obligations to the City of Stockbridge? ● Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ● Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ● Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ● No If yes, please explain:

N/A

g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge ● Yes ☐ No If yes, please explain:

City of Stockbridge does have one account with Ameris Bank.

h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ● No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I am a local banker with Ameris Bank in Stockbridge Ga. We at Ameris Bank believes in "Community" like the City of Stockbridge. As a banker representing Ameris Bank, we can provide valuable knowledge and resources that can help the City of Stockbridge with making sound financial decisions regarding the development of downtown Stockbridge.

j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☐ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature	Printed Name	Date
Jerry Mays	Jerry Mays	07-29-2024

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

JERRY MAYS

SUMMARY

A highly qualified, results-driven financial services manager with extensive experience in commercial banking operations, including business development, branch leadership, sales and marketing, staff development, and underwriting loans. Determined and people-oriented, drives performance turnarounds, inspires and coaches teams, strengthens customer relationships, and grows deposits, loans, and investments. Articulate, as well as an attentive listener, combines expert communication and problem-solving skills to match customer needs with bank products, improve service metrics, and consistently exceed expectations.

EXPERIENCE

Ameris Bank, Stockbridge, Georgia
VP – Branch Manager, 2018 – Present

Responsible for overseeing all branch operations and leading a team in execution of sales and service objectives. The position is responsible for planning and directing all branch functions ensuring compliance, operational, and customer service expectations are met. The position is also responsible for assessing skillsets, assigning resources, and serving as a coach to drive team and individual performance to meet sales and service objectives. The position is responsible for coaching, motivating, and creating a positive work environment that demonstrates the Ameris Approach and aligns with the Bank's Mission, Vision, Purpose, Experience Expectations, and Values.

- Branch finished 2nd Quarter 2018 #5 in the Bank & #2 in the South Region
- Branch finished 3rd Quarter 2018 #6 in the Bank & #3 in the South Region
- Branch finished 4th Quarter 2018 #11 in the Bank & #3 in the South Region
- Branch finished 2018 #10 in the Bank & #4 in the South Region
- Breakfast of Champions Merchant Services & Credit Card Leader
- Ameris Bank Leadership (Self) and Leadership (Others) Recipient

PRIORITY PAYMENT SERVICES, Alpharetta, Georgia
Financial Executive, 2011 – 2017

Manages the negotiation process by determining the merchants' needs and offering the appropriate product. Also, responsible for identifying any maintenance needs, risk concerns, or potential changes in the merchant business that may impact the loan eligibility. Finally, is instrumental in guiding the enrollment experience for the merchant and ensuring a clear expectation is set and the merchant understands the product and how it applies to their business.

- Sales leader for May '12 in submissions and funding of loans.
- Sales employee of the month January 2013
- Consistently achieved quality monitoring scores of > 90%
- Achieved > 75% every month on contracts to submissions 2012
- Finished top third percent for sales 2012

PINNACLE BANK, Covington, Georgia
COMMERCIAL GROUP VICE PRESIDENT NEWTON COUNTY, 2007 – 2010
MARKET EXECUTIVE; COMMERCIAL LENDER

Started Loan Production Office (LPO) in Newton County, Covington, Georgia. Manages and provides leadership to a designated group of Commercial Lenders and employees. Works closely with Commercial Lenders on issues such as loan growth, outside calling efforts, personal evaluations and underwriting of loans. Provides assistance and approval responsibility for branch manager and office lenders within his lending authority. Also, manages a commercial loan and deposit portfolio.

- Increased loan portfolio size for Covington market from $4MM to $21MM in first year.

- Increased personal loan portfolio size by $10MM and deposits $345M in first year.
- Increased profits for Covington market from ($240M) to $260M in first year.
- Increased deposits for Covington market by $1.5MM

BANK OF NORTH GEORGIA FKA FIRST NATION BANK, Synovus Bank, Covington, Georgia
VICE PRESIDENT, 2005 – 2007
COMMERCIAL BANKER

Manages existing commercial relationships and generate new business in appropriate market segments. Interview clients to determine needs and propose Bank of North Georgia solutions. Sponsors loan requests through the appropriate credit approval process after doing the underwriting. Prospects new business by making cold calls, and outside business development calls on 30 small businesses monthly.

- Increased loan portfolio size from $6MM to $20MM in first year. Current portfolio size is $36MM.
- Leader in new business development calls monthly (30) since March '05
- Astutely works on problem loans, call on those clients, and mutually determined direction of loans. As a result improve loan quality and past dues ratios.

REGIONS BANK, Morgan Keegan Investment, Thomson, Georgia
VICE PRESIDENT - THOMSON DIVISION, 1999 - 2005
COMMERCIAL RELATIONSHIP MANAGER
BRANCH MANAGER
FINANCIAL SALES ASSOCIATE

Held responsibility for several roles simultaneously, including commercial relationship manager, branch manager, and financial sales associate. Managed existing commercial relationships and generated new business in appropriate market segments. Assisted customers in analyzing problems and proposed Regions solutions. Sponsored loan requests through the appropriate credit approval process. Responded promptly to customer issues, questions, and concerns. Prospected new business making cold calls on at least 25 small businesses weekly in the Thomson-Augusta area. Supported underwriting of commercial loans new/renewals.

As a branch manager, oversaw and ensured adherence to all compliance and audit requirements, and led an office of six, which included customer service rep, loan assistant, and four tellers. Prepared performance reviews for staff. Referred business to other lines of business. Assisted in development of new loan officer, familiarizing her with loan processes and procedures. Filled in for branch managers in Augusta and Thomson, until those roles were filled. Sold fixed annuities as a financial sales associate.

- Increased deposits from $9,000,000 to $12,000,000.
- In less than two years, brought branch operations from weak to satisfactory to strong rating by internal auditing team. Through direct and careful monitoring and coaching, significantly enhanced accountability and proficiency of bank personnel in performing critical processes and procedures of record keeping with official items.
- Within 18 months, cleaned up 60% of $5,000,000 loan portfolio. Astutely determined problem loans, called on those clients, and mutually determined direction of loans. As a result, improved good loan quality rating.
- Finished in the top five, out of 35 loan officers, for payment protection sales for central region.
- Completed Commercial Credit Program.

EDUCATION