

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Stanley Dumas, Chair

David Planchon

Anthony Mitten, Vice-Chair

Harold Thibodeaux

Matthew Thomas

Jayden Williams

ADMINISTRATION

Ryan Anderson

Community Development Director

Keedra Jackson

Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Planner I

Valerie Ross, Attorney

Planning Commission Meeting Agenda September 19, 2024 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, SEPTEMBER 19, 2024 6:30 PM

- I. Roll Call**
- II. Call to Order**
- III. Invocation**
- IV. Pledge of Allegiance**
- V. Adoption of the Agenda**
- VI. Approval of Minutes**
 - Approval of Planning Commission Summary Minutes for August 15, 2024**

NEW BUSINESS

Item # 1 - ADOPTION OF NEW 2024 LAND USE AND ZONING MAPS FOR THE CITY OF STOCKBRIDGE. (Citywide.)

Consideration of new 2024 Future Land Use and Zoning Maps which have been prepared to reflect City Council approvals of all property annexations, de-annexations, future land use designations, and rezonings which have occurred since the last City Council land use and zoning map approvals on May 8, 2023.

Presented by: Keedra Jackson

Item # 2 - REZONING CASE #RZ-2024-07 FOR THE PATRICK HENRY PARKWAY MASTER PLAN. (To be located in Council District 5.)

Consideration of the Patrick Henry Parkway Master Plan, which was prepared by the TSW consulting firm. It proposes a mixture of retail, commercial, residential, and entertainment uses for areas along the southern end of Patrick Henry Parkway, with some properties lying within the Stockbridge City Limits and others lying within unincorporated Henry County.

Presented by: Keedra Jackson

Item # 3 - TEXT AMENDMENT CASE #TX-2024-05. (Citywide.)

Consideration of a Text Amendment to Section 2.4.4 of the Stockbridge Unified Development Code (UDC) to modify and augment the regulations for the Multiple-Family Residential (MFR) zoning district.

Presented by: Keedra Jackson

Item # 4 - SPECIAL USE PERMIT CASE #SP-2024-01. (To be located in Council District 3.)

Consideration of a Special Use Permit Request to allow a gas station and convenience store on Parcel #032-01030012 on the west side of Rock Quarry Road, across from Hospital Drive. Applicant: GMI, 2 Inc. Agent: Harold Buckley, Jr., Esq. of the Law Firm of Wilson, Brock & Irby. The property is located in Land Lot 13 of District 6, and it contains 4.26 +/- acres.

Presented by: Gordon Linton

Item # 5 - SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.)

Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

Presented by: Gordon Linton

Item # 6 - SPECIAL USE PERMIT CASE #SP-2024-03. (To be located in Council District 4.)

Consideration of a Special Use Permit Request to allow a personal care home on property at 270 Shields Road. Applicant/Agent: Shona John. The property is located in Land Lot 70 of District 12, and it contains 1.47 +/- acres.

Presented by: Keedra Jackson

STAFF COMMENTS

BOARD COMMENTS

ADJOURN

City of Stockbridge

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



SUMMARY MINUTES PLANNING COMMISSION

THURSDAY, AUGUST 15, 2024 AT 6:30 p.m.

BOARD MEMBERS:

Stanley Dumas, Chairman
Anthony Mitten, Vice Chairman
Harold Thibodeaux
David Planchon
Jayden Williams
Matthew Thomas

ADMINISTRATION:

Ryan Anderson, Comm. Dev. Director
Valerie Ross, City Zoning Attorney*
Keedra Jackson, Chief Planner
Linda Logan, Senior Planner / PC Sect'y
Gordon Linton, Planner I
***Represented by Meredith Germaine**

I. CALL TO ORDER – Made by Anthony Mitten, Vice Chairman, at 6:35 p.m.

II. INVOCATION – Given by Anthony Mitten.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL (Taken by Linda Logan): **Present:** **Absent:**

~ Stanley Dumas	_____	_____ X _____
~ Anthony Mitten	_____ X _____	_____
~ Harold Thibodeaux	_____ X _____	_____
~ David Planchon	_____ X _____	_____
~ Jayden Williams	_____ X _____	_____
~ Matthew Thomas	_____ X _____	_____

V. ADOPTION OF THE AGENDA

Jayden Williams made a motion to adopt the agenda, omitting Item #2 (Adoption of New Land Use and Zoning Maps for the City of Stockbridge); and Matthew Thomas seconded the motion. A vote was taken, and the agenda was unanimously adopted.

VI. APPROVAL OF MINUTES – July 18, 2024 Summary Minutes.

David Planchon made a motion to approve the July 18, 2024 Summary Minutes, and Matthew Thomas seconded the motion. A vote was taken, and the Minutes were unanimously approved.

VII. [Item #1] **REZONING CASE #RZ-2024-07 FOR THE PATRICK HENRY PARKWAY MASTER PLAN. (To be located in Council District 5.)**

Consideration of the Patrick Henry Parkway Master Plan, which was prepared by the TSW consulting firm. It proposes a mixture of retail, commercial, residential, and entertainment uses for areas along the southern end of Patrick Henry Parkway, with some properties lying within the Stockbridge City Limits and others lying within unincorporated Henry County.

To be presented by Frederick Gardiner, City Manager.

Staff Presentation -- Keedra Jackson gave an introduction, then Frederick Gardiner presented the proposed Patrick Henry Parkway Master Plan. Mr. Gardiner referred to the area as a “node.” He said that part of the area still lies within unincorporated Henry County. The residential uses would be located on the upper stories of buildings, with commercial uses to be located on the lower levels. A traffic study has been done. Right-of-way exists for the needed road widening. This would be a multi-year development. The project currently is in engineering design.

Board Questions and Comments – Jayden Williams said that this project would appeal to young people. Harold Thibodeaux asked Mr. Gardiner about the overlay district, which Mr. Gardiner briefly explained. David Planchon asked Mr. Gardiner whether all of this property had been annexed into the City. Mr. Gardiner identified the properties which have not yet been annexed into the City.

Public Hearing:

1. **Anne Fields of 329 Chase Marion Way –** Ms. Fields said that this is not the same plan which was presented for the 77 & 87 Holloway Road cases. She wants a roundabout to be included. Traffic studies need to be done during the school year. Costco traffic will increase the traffic in this area. She is concerned about noise, fire, insect, and rodent impacts. Careful planning needs to be done for site accesses.
2. **Connie Snow of 426 Chase Marion Way –** Ms. Snow said that there would be flooding. This is a different plan today from the site plan for 77 & 87 Holloway Road.

There have been multiple shootings in the area, and crime would go up. This plan does not belong here. (Ms. Snow's written comments on her gold Public Comment Card—These developments would destroy the environment, cause floods, negatively impact an already-weak infrastructure, increase crime negatively, impact the schools that already are strained, and decrease the property values for the Eagles Landing Country Club and Eagles Crest subdivisions, and the surrounding areas.)

3. Tina M. Coria of 650 Chambers Road – Ms. Coria said that she is disappointed that there is nobody on this Board “who looks like me.” There needs to be better intragovernmental coordination. The schools in this area are failing. (Ms. Coria's written comments on her gold Public Comment Card—She does not want more apartments. There is too much traffic in the area. Henry County has failing schools, and they are heading down the same path of losing their accreditation, like what happened to the Clayton County schools.)

Staff Comments – Frederick Gardiner clarified that the properties at 77 & 87 Holloway Road, which were rezoned last year, are not included in this Master Plan. He said that Georgia does not allow infrastructure to be built ahead of development. This plan is for presentation only tonight. It will be presented to the Henry County Board of Commissioners.

Board Action – None; for presentation only.

VIII. [Item #2] **ADOPTION OF NEW FUTURE LAND USE AND ZONING MAPS.** (Citywide.)

Consideration of the new Future Land Use Map and the New Zoning Map, which have been created by the Planning and Zoning Division.

To be presented by the Community Development Staff.

Staff Comments -- Linda Logan stated that the Planning and Zoning Staff needed to conduct further research for the maps.

Board Action – Jayden Williams made a motion to defer this item, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion was unanimously approved.

Staff Comments – Meredith Germaine, Zoning Attorney, mentioned that this item needs to be properly advertised.

NOTE: Item #3 for CP-2024-01, Item #4 for RZ-2024-01, Item #5 for VR-2024-03: Variance Request #1, and Item #6 for VR-2024-03: Variance Request #2 had joint presentations, public hearings, and Board comments. Separate case votes were then

taken.

IX. [Item #3] COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-01. (To be located in Council District 5.)

Consideration of a Comprehensive Plan Amendment Request to change the future land use designation of property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from 'Medium-Density Mixed-Use' to 'Medium-Density Residential' to allow for the construction of a townhome development. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

To be presented by the Community Development Staff.

X. [Item #4] REZONING CASE #RZ-2024-01. (To be located in Council District 5.)

Consideration of a request to rezone property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from the C-2 (General Commercial) zoning district to the MFR (Multiple Family Residential) zoning district to allow for the construction of a townhome development. The property also lies within the PMU (Parkway Mixed-Use) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

To be presented by the Community Development Staff.

XI. [Item #5] VARIANCE CASE #VR-2024-03: Variance Request #1. (To be located in Council District 5.)

Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #1 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 20 feet, and Variance Request #2 would reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. The property also lies within the Parkway Mixed-Use (PMU) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

To be presented by the Community Development Staff.

XII. [Item #6] VARIANCE CASE #VR-2024-03: Variance Request #2. (To be located in Council District 5.)

Consideration of a variance request for two variances on property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, to allow for the construction of a townhome development. Variance Request #2 would reduce the

side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. The property also lies within the Parkway Mixed-Use (PMU) Overlay District. Applicant: Lennar Georgia, LLC. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

To be presented by the Community Development Staff.

Combined Staff Presentations for Item #3 for CP-2024-01, Item #4 for RZ-2024-01, Item #5 for VR-2024-03: Variance Request #1, and Item #6 for VR-2024-03: Variance Request #2 – Gordon Linton gave consecutive presentations for these four cases. He read a list of eight (8) zoning conditions that were recommended by the Planning and Zoning Staff for RZ-2024-01.

Combined Applicant's Presentations for Item #3 for CP-2024-01, Item #4 for RZ-2024-01, Item #5 for VR-2024-03: Variance Request #1, and Item #6 for VR-2024-03: Variance Request #2 – Josh Mahoney, an attorney with Battle Law, made the combined presentation for these four cases on behalf of the developer. He said that the developer wants to carry out the vision of the Walmart Master Plan that was adopted many years ago. He stated that, although additional commercial uses could be built on this property, and that townhomes would be a better transitional use adjacent to the Oakwood Manor single-family neighborhood (subdivision). Mr. Mahoney objected to several of the Staff's recommended zoning conditions: Numbers 2d, 2f, and 3a&b. He said that sidewalks of 8 feet wide are not necessary or required. The developer wants to instead provide 5-foot-wide sidewalks. Individual trash receptacles would be provided, so a central trash facility won't be provided. Mr. Mahoney objected to the condition that only 20 percent of the townhome units could have one-car garages, because this would eliminate many units and kill the project. He objected to the condition that the units be brick on all four sides, but he offered to have brick on three sides. Finally, Mr. Mahoney stated that the secondary access from Oakwood Drive would be gated.

Combined Board Comments and Applicant's Responses for Item #3 for CP-2024-01, Item #4 for RZ-2024-01, Item #5 for VR-2024-03: Variance Request #1, and Item #6 for VR-2024-03: Variance Request #2 – Jayden Williams said that he grew up in this area, and that there is much homelessness in the area. An impact study needs to be done. David Planchon mentioned the access via Hudson Bridge Drive or the Walmart driveway. He said that the area needs to be evaluated. Josh Mahoney said that a traffic study was done, and that the traffic impacts would be minimal on the area. The developer is open to working with Georgia DOT for traffic signal timing. David Planchon wondered how a school bus would pick up school children from this development. He noted that the property also has a steep grade for school buses to climb.

Combined Public Hearings for Item #3 for CP-2024-01, Item #4 for RZ-2024-01, Item #5 for VR-2024-03: Variance Request #1, and Item #6 for VR-2024-03: Variance Request #2:

1. Tim Callahan of 146 Oakwood Circle – Mr. Callahan said that there is a 30-to-40-foot drop on this property, and that there would be retaining walls everywhere. He wants a “no-disturb” buffer. People do not respect the roadway markings at the QT gas station, and this problem would be compounded by this development. The services that would be needed by this community would never be paid for. The density (6.87 units per acre) would be “ridiculous.”
2. Jocelyn Williams of 190 Banks Drive -- Ms. Williams said that she works at the local school, which is overcrowded, as a teacher. She was concerned about the proposed development on the site having only one way in and one way out; the proposed density of 6.87 units per acre; the infrastructure; and the safety for the children. Ms. Williams said that it’s going to be a nightmare for the people who live there, and “please listen to the residents.”

Combined Board Actions for Item #3 for CP-2024-01, Item #4 for RZ-2024-01, Item #5 for VR-2024-03: Variance Request #1, and Item #6 for VR-2024-03: Variance Request #2 – Jayden Williams made a motion to deny CP-2024-01, and Matthew Thomas seconded the motion. A vote was taken, resulting in a split vote. David Planchon and Harold Thibodeaux voted to approve CP-2024-01. To break the tie vote, Vice Chairman Anthony Mitten voted to deny CP-2024-01. The Board’s case recommendation for CP-2024-01 was therefore DENIAL. As a result, Zoning Attorney Meredith Germaine stated that since CP-2024-01 was denied, the other three cases (RZ-2024-01, VR-2024-03: Variance Request #1, and VR-2024-03: Variance Request #2) were also automatically denied. The recommended actions were therefore as follows:

- **Item #3 for CP-2024-01** – Denial by split vote.
- **Item #4 for RZ-2024-01** – Automatic denial since CP-2024-01 was denied.
- **Item #5 for VR-2024-03: Variance Request #1** – Automatic denial since CP-2024-01 was denied.
- **Item #6 for VR-2024-03: Variance Request #2** – Automatic denial since CP-2024-01 was denied.

NOTE: Item #7 for CP-2024-06, Item #8 for RZ-2024-06, Item #9 for VR-2024-02: Variance Request #1, and Item #10 for VR-2024-02: Variance Request #2 had joint presentations, public hearings, and Board comments. Separate case votes were then taken.

XIII. [Item #7] COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-06. (To be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of **two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway,** from “Low-Density Mixed-Use” to “Medium-Density Residential” to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount

Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

To be presented by the Community Development Staff.

XIV. [Item #8] REZONING CASE #RZ-2024-06. (To be located in Council District 5.)

Consideration of a request for a rezoning to rezone **two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway**, from 'C-2' (General Commercial) to 'MFR' (Multiple-Family Residential) to allow for the construction of a townhome development. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

To be presented by the Community Development Staff.

XV. [Item #9] VARIANCE CASE #VR-2024-02. (To be located in Council District 5.)

Consideration of a variance request for two variances on **two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway**, to allow for the construction of a townhome development. Variance Request #1 would reduce the front yard setbacks of the townhome lots from the required 50 feet to 30 feet, and Variance Request #2 would reduce the side yard setbacks of the townhome lots, between buildings, from the required 15 feet to 10 feet. The applicant is LI Route 23, LLC and the agent is George Harper of Paramount Engineering. The property contains two parcels, as are listed below, with 13.64 +/- total acres within the Stockbridge City Limits.

- Parcel #069-01009000 – Contains 10.61 +/- acres in Land Lots 1 & 2 of Districts 7 & 11.
- Parcel #070-01001000 (2612 Highway 42 North)—Contains 3.03 +/- acres In Land Lot 1 of District 7.

To be presented by the Community Development Staff.

Combined Staff Presentations for Item #7 for CP-2024-06, Item #8 for RZ-2024-06, Item #9 for VR-2024-02: Variance Request #1, and Item #10 for VR-2024-02: Variance Request #2 – Gordon Linton made consecutive presentations for these four cases pertaining to two parcels on the east side of Highway 42 North, south of Eagles Landing Parkway.

Combined Applicant's Presentations for Item #7 for CP-2024-06, Item #8 for RZ-2024-06, Item #9 for VR-2024-02: Variance Request #1, and Item #10 for VR-2024-02: Variance Request #2 – George Harper made the presentations. He said that this proposed development would represent good transitional zoning for the area. He tried not to “cram” more units onto the site, even though 10 to 15 more units could probably fit on the site. Ample parking would be provided. The roofs would partially be made of metal. Mr. Harper said that he agreed with all of the Staff's recommendations. He read through the list of allowable c-2 uses which could be built on the site instead of the proposed townhomes.

Combined Board Questions and Applicant's Responses for Item #7 for CP-2024-06, Item #8 for RZ-2024-06, Item #9 for VR-2024-02: Variance Request #1, and Item #10 for VR-2024-02: Variance Request #2 – David Planchon asked about the number of bedrooms per unit. Mr. Harper replied that all of the units would have three bedrooms. Jayden Williams asked about the price points. Mr. Harper replied that the sales prices would be in the \$330s. Mr. Planchon said that he wanted to increase the front yard setbacks to 35 feet instead of 30 feet, because he has seen some of these developments. But Robbie Moore, representing Mr. Harper, mentioned that there is also right-of-way width available.

Combined Public Hearings for Item #7 for CP-2024-06, Item #8 for RZ-2024-06, Item #9 for VR-2024-02: Variance Request #1, and Item #10 for VR-2024-02: Variance Request #2:

1. Lagunda Dedmond of 250 Brannan's Walk—Ms. Dedmond said that this development would literally be in her backyard. Traffic in that area is already a nightmare. There would be bumper-to-bumper traffic. The schools are overcrowded. This development would not benefit this area. She opposed this development 100 percent. The City of Stockbridge should not even allow 10 percent of the townhome units to be rentals.
2. Ronald McNeil of 259 Kensington Trace—Mr. McNeail said that there is an incline that is being used for construction traffic and trailers. He sometimes can't get out of his driveway, and police cars are waiting there. There needs to be a circle on Highway 42 and Brannan Road because tractor-trailers and trucks going straight are blocking traffic when they have to stop at the light.
3. Danny Anderson of 241 Brannan's Walk – Mr. Anderson said that he doesn't want a 25-foot buffer with two-story townhomes in his backyard. He lives in a quiet neighborhood, which he likes.
4. Brenda Woods of 245 Brannan's Walk – Ms. Wood said that she has lived in the area

for 26 years. Bringing 100 new homes would bring crime, and trees would be cut down. Once, an office building was proposed for this site, which would be better than having people on the site, 24/7. It won't be peaceful. She said that she would much rather have wildlife in her backyard than people. She wants a buffer to keep the noise and light from 100 people down.

5. Demetria January 825 Rock Lane. Ms. January said that there is too much traffic congestion in this area.

Combined Board Actions for Item #7 for CP-2024-06, Item #8 for RZ-2024-06, Item #9 for VR-2024-02: Variance Request #1, and Item #10 for VR-2024-02: Variance Request #2:

- **Item #7 for CP-2024-06 –** David Planchon made a motion to approve this case, and Harold Thibodeaux seconded the motion. A vote was taken. Matthew Thomas opposed this case, but Jayden Williams was in favor. The case was therefore recommended for approval by a 3-1 vote.
- **Item #8 for RZ-2024-06 –** Jayden Williams made a motion approve this case, and Thibodeaux seconded the motion. A vote was taken. Matthew Thomas opposed this case, but David Planchon was in favor. The case was therefore recommended for approval by a 3-1 vote.
- **Item #9 for VR-2024-03: Variance #1 for a reduction in the front yard setbacks –** Jayden Williams made a motion to deny this case, and Matthew Thomas seconded the motion. A vote was taken. Harold Thibodeaux and David Planchon were in favor of this case. With a 2-2 split vote, Vice Chairman Anthony Mitten cast the tie-breaking vote to oppose this case. The case was therefore recommended for denial by a 3-2 vote.
- **Item #10 for VR-2024-03: Variance #2 for a reduction in the side yard setbacks –** Jayden Williams made a motion to approve this case, and David Planchon seconded the motion. A vote was taken, and there was unanimous approval of this case.

XV. PROJECT UPDATES

To be presented by the Community Development Staff. No action is required.

There were no project updates.

XVI. STAFF COMMENTS

To be presented by the Community Development Staff. No action is required.

There were no staff comments.

XVII. BOARD COMMENTS

There were no Board comments.

XVIII. ADJOURNMENT

Jayden Williams made a motion to adjourn the meeting, and Harold Thibodeaux seconded the motion. A vote was taken, and the meeting was unanimously adjourned at approximately 9:16 p.m.

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. OR23-529

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP & OVERLAY DISTRICT MAP IN ACCORDANCE WITH THE RESOLUTION AND REFERENDUM ANNEXATION METHOD, VOTED UPON DURING THE NOVEMBER 8, 2022 ELECTION; AND FOR OTHER PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic development; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, there are approximately 2202+/- new parcels to be added to Stockbridge city boundaries, as indicated within house bill 612, including, but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.; and

WHEREAS, The Zoning & Overlay District Map will be combined as a single document; and

WHEREAS, the City Council of the City of Stockbridge indicate that they want to adopt the combined official zoning and overlay district map; and

WHEREAS, the City Council of the City of Stockbridge will assign zoning districts to property that was recently annexed into the City of Stockbridge replacing the zoning districts that were formerly of Henry County; and,

WHEREAS, the City Council of the City of Stockbridge finds that amending the Official Zoning and Overlay Map is in the best interest of the public health, safety, and welfare.

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Amendment of Official Zoning and Overlay Map. Having considered Map Amendment Case No. OZM-2023-01, the City Council hereby amends the

official zoning and overlay map for the City of Stockbridge. The new Zoning and Overlay District Map is attached as Exhibit A.

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. Public Hearing. Pursuant to the requirements of the Zoning Procedures Act and the City Zoning Ordinance, a properly advertised public hearing was held not less than 15 nor more than 45 days from the date of publication of notice on April 12, 2023, and which public hearing was held on the 27th day of February 2023, and 8th day of May 2023.

SECTION 4. 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 5. Repeal of Conflicting Provisions. All City Ordinances inconsistent with this Ordinance shall be repealed.

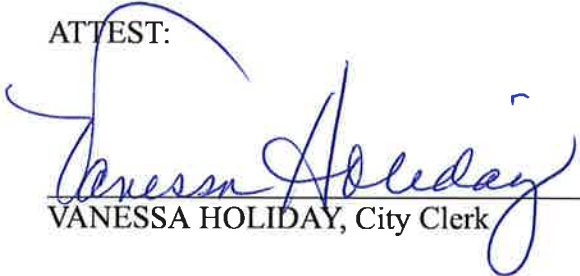
SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this 8th day of May 2023.



ANTHONY S. FORD, Mayor

ATTEST:



VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



TO: Mayor and City Council, City of Stockbridge
FROM: Brecca R. Carter, Director of Community Development
MEETING DATE: Planning Commission: 4-27-2023; City Council 5-8-2023
SUBJECT: **Adoption of Combined Official Zoning & Overlay District Map, OZM-2023-01**

I. PURPOSE

To consider Staff amendments to combine the Official Zoning Map & Overlay District Map as a result of the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 2223+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, 127 commercial/office/industrial and parcels primarily consisting of over 1507+/- single-family residential parcels, etc.

The current Official Zoning Map & Overlay District Map would be repealed. The combined Zoning & Overlay District areas would reflect on a single map showing the zoning of annexed and current City properties along with the Parkway Mixed Use Overlay District and Downtown Village Overlay District.

II. BACKGROUND

In January 2022, the proposal for an Annexation Referendum was introduced to the Stockbridge City Council by Senators Brian Strickland and Emmanuel Jones. At that time, a proposal to annex 21,000+ new residents into the City was prepared. However, a revision by the senators was prepared and was settled upon to annex 6,700+ residents within the unincorporated Henry County area. Each would have the opportunity to vote for or against the proposed annexation referendum on November 8, 2022.

Multiple public meetings were held by City leadership and Department heads at various locations around the City and unincorporated areas to educate potential residents and businesses on benefits of being annexed into the City. Please see the Annexation facts sheet.

As a result of the November 8, 2022 election, the vote for the annexation passed.

In order to formalize this process to incorporate the incoming parcels, the Community Development is requesting that a New Official Zoning & Overlay District Map be adopted. Each parcel was assigned a comparable zoning to the Stockbridge City UDC zoning district classifications, in accordance with state annexation law. Revisions to existing Stockbridge parcels have not been made.

Below is a parcel by count use and the specific parcel numbers are enclosed:

Parcels by Council District:

CD 1: +/- 529 Parcels
CD 2: +/- 23 Parcels
CD 3: +/- 903 Parcels
CD 4: +/- 768 Parcels

IV. STAFF RECOMMENDATION

Community Development staff requests that the Planning Commission & City Council approve one (1) combined Official Zoning & Overlay District map as proposed to aide in the implementation of House Bill 61.

Attachments:

Proposed Official Zoning & Overlay District Map
Parcels Information

City of Stockbridge
Zoning
PROPOSED



Proposed Annexed Parcels - Zone To City of Stockbridge Zoning District Class

Parcel No.	Council District	Proposed City Zoning (TO)	Henry Cnty_Zonin	Land Lot	Land District	Subdivision/ Land Use	Acreage
012-02008000	1	RR	g				
012-02009000	1	RR	RA	41	District 12	RESIDENTIAL	2.48
012-02015000	1	SR	RA	41	District 12	RESIDENTIAL	13.76
012-02016000	1	RR	R2	42	District 12	RESIDENTIAL	2.51
012-02017000	1	RR	RA	42	District 12	RESIDENTIAL	1.90
012-02018000	1	RR	RA	42	District 12	RESIDENTIAL	2.21
012-02019000	1	RR	RA	42	District 12	RESIDENTIAL	2.30
012-02020001	1	SR	RA	42	District 12	RESIDENTIAL	2.01
012-02021005	1	RR	R4	42	District 12	RESIDENTIAL	0.63
012-02025000	1	RR	RA	42	District 12	RESIDENTIAL	0.99
012-02026000	1	RR	RA	42	District 12	RESIDENTIAL	0.98
012-02028000	1	RR	RA	42	District 12	RESIDENTIAL	1.12
012-02028001	1	RR	RA	42	District 12	RESIDENTIAL	1.21
012-02028002	1	RR	RA	42	District 12	RESIDENTIAL	1.16
012-03015001	1	RR	RA	42	District 12	RESIDENTIAL	1.18
012-03028000	1	RR	RA	41	District 12	RESIDENTIAL	0.73
012-03029000	1	RR	RA	40	District 12	RESIDENTIAL	1.17
012-03030000	1	RR	RA	40	District 12	RESIDENTIAL	18.36
012-03031000	1	RR	RA	40	District 12	RESIDENTIAL	8.04
012-03031001	1	RR	RA	41	District 12	RESIDENTIAL	1.41
012-03032000	1	RR	RA	41	District 12	RESIDENTIAL	1.35
012-03034000	1	RR	RA	41	District 12	RESIDENTIAL	2.49
012-03035000	1	RR	RA	41	District 12	RESIDENTIAL	2.61
012-03036000	1	RR	RA	41	District 12	RESIDENTIAL	0.94
012-03036005	1	RR	RA	41	District 12	RESIDENTIAL	4.00
012-03037000	1	RR	RA	41	District 12	RESIDENTIAL	0.95
012-03038000	1	RR	RA	40	District 12	RESIDENTIAL	2.73
012-03039000	1	RR	RA	40	District 12	RESIDENTIAL	2.91
012-03040000	1	RR	RA	40	District 12	RESIDENTIAL	2.84
012-03041000	1	RR	RA	40	District 12	RESIDENTIAL	3.01
012-03042000	1	RR	RA	40	District 12	RESIDENTIAL	2.17
012-03043000	1	RR	RA	40	District 12	RESIDENTIAL	2.45
012-03044000	1	RR	RA	40	District 12	RESIDENTIAL	2.70
012-03045000	1	RR	RA	40	District 12	RESIDENTIAL	2.73
012-03046000	1	RR	RA	40	District 12	RESIDENTIAL	2.81
012-03047000	1	RR	RA	40	District 12	RESIDENTIAL	2.87
012-03050000	1	RR	RA	41	District 12	RESIDENTIAL	2.91
012-03051001	1	RR	RA	41	District 12	RESIDENTIAL	3.04
012-03052000	1	RR	RA	41	District 12	RESIDENTIAL	0.57
012-03053000	1	RR	RA	41	District 12	RESIDENTIAL	4.02
012-03054000	1	RR	RA	41	District 12	RESIDENTIAL	3.84
012-03055000	1	RR	RA	41	District 12	RESIDENTIAL	2.04
012-03056000	1	RR	RA	41	District 12	RESIDENTIAL	1.90
012-03057000	1	RR	RA	41	District 12	RESIDENTIAL	1.22
012-03058000	1	RR	RA	41	District 12	RESIDENTIAL	1.29
012-03059000	1	RR	RA	41	District 12	RESIDENTIAL	3.24
012-03061000	1	RR	RA	41	District 12	RESIDENTIAL	2.18
012-03061001	1	RR	RA	41	District 12	RESIDENTIAL	1.85
012-03062000	1	RR	RA	41	District 12	RESIDENTIAL	2.37
012-03063000	1	RR	RA	41	District 12	RESIDENTIAL	1.72
012-03064000	1	RR	RA	41	District 12	RESIDENTIAL	1.56
012-03066000	1	RR	RA	41	District 12	RESIDENTIAL	1.91
012-03067000	1	RR	RA	41	District 12	RESIDENTIAL	2.51
012-03070001	1	RR	RA	41	District 12	RESIDENTIAL	3.44
012-03071000	1	RR	RA	41	District 12	RESIDENTIAL	0.64
012-03072000	1	RR	RA	41	District 12	RESIDENTIAL	4.02
012-03073000	1	RR	RA	41	District 12	RESIDENTIAL	1.89
					District 12	RESIDENTIAL	2.10

012-03074000	1	RR	RA	41	District 12	RESIDENTIAL	2.51
012-03075000	1	RR	RA	41	District 12	RESIDENTIAL	1.38
012-03076000	1	RR	RA	41	District 12	RESIDENTIAL	1.33
012-03077000	1	RR	RA	41	District 12	RESIDENTIAL	1.69
012-03078000	1	RR	RA	41	District 12	RESIDENTIAL	0.97
012-03078001	1	RR	RA	41	District 12	RESIDENTIAL	0.82
012-03079000	1	RR	RA	41	District 12	RESIDENTIAL	2.15
012A01039000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01040000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01041000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01042000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01043000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.45
012A01044000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.54
012A01045000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.52
012A01046000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.51
012A01047000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.80
012A01048000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.48
012A01049000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01050000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.44
012A01051000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01052000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01053000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01054000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01055000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01056000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.50
012A01057000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.80
012A01058000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01059000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.51
012A01060000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.58
012A01061000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01062000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.50
012A01063000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01064000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.49
012A01065000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01066000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.49
012A01067000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01068000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01069000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01070000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.47
012A01071000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01072000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01073000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.48
012A01074000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01075000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01076000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01077000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01078000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.63
012A01079000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.47
012A01080000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.68
012A01081000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01082000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01083000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01084000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01085000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.45
012A01086000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.45
012A01087000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.48
012A01088000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01089000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.50
012A01090000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01091000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.60
012A01092000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.61

012A01093000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.49
012A01094000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.61
012A01095000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.47
012A01096000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01097000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01098000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01099000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.44
012A01100000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.54
012A01101000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.68
012A01102000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01103000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01104000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01105000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01106000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.46
012A01107000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.45
012A01108000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01109000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01110000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01111000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01112000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01113000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01114000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.66
012A01115000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.50
012A01116000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01117000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.47
012A01118000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.59
012A01119000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01120000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01121000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01122000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01123000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01124000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01125000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01126000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01127000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.47
012A01128000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01129000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01130000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.46
012A01131000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01132000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01133000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01134000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01135000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01136000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
012A01137000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01138000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.45
012A01139000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01140000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.46
012A01141000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.44
012A01142000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01143000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.44
012B01001000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012B01002000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01003000	1	SR	R3	42	District 12	SPIVEY GLEN	0.34
012B01004000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01005000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01006000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01007000	1	SR	R3	42	District 12	SPIVEY GLEN	0.35
012B01008000	1	SR	R3	42	District 12	SPIVEY GLEN	0.29
012B01009000	1	SR	R3	42	District 12	SPIVEY GLEN	0.47
012B01010000	1	SR	R3	42	District 12	SPIVEY GLEN	0.59
					District 12	SPIVEY GLEN	0.46

012B01011000	1	SR	R3	42	District 12	SPIVEY GLEN	0.50
012B01012000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01013000	1	SR	R3	42	District 12	SPIVEY GLEN	0.47
012B01014000	1	SR	R3	42	District 12	SPIVEY GLEN	0.46
012B01015000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01016000	1	SR	R3	42	District 12	SPIVEY GLEN	0.40
012B01017000	1	SR	R3	42	District 12	SPIVEY GLEN	0.56
012B01018000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01019000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01020000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01021000	1	SR	R3	42	District 12	SPIVEY GLEN	0.58
012B01022000	1	SR	R3	42	District 12	SPIVEY GLEN	0.53
012B01023000	1	SR	R3	42	District 12	SPIVEY GLEN	1.04
012B01024000	1	SR	R3	42	District 12	SPIVEY GLEN	0.95
012B01025000	1	SR	R3	42	District 12	SPIVEY GLEN	0.89
012B01026000	1	SR	R3	42	District 12	SPIVEY GLEN	0.86
012B01027000	1	SR	R3	42	District 12	SPIVEY GLEN	0.67
012B01028000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01029000	1	SR	R3	41	District 12	SPIVEY GLEN	0.48
012B01030000	1	SR	R3	41	District 12	SPIVEY GLEN	0.52
012B01031000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01032000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01033000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01034000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01035000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01036000	1	SR	R3	42	District 12	SPIVEY GLEN	0.53
012B01037000	1	SR	R4	42	District 12	SPIVEY GLEN	0.77
012B01038000	1	SR	R4	42	District 12	SPIVEY GLEN	0.37
012B01039000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01040000	1	SR	R3	42	District 12	SPIVEY GLEN	0.49
012B01041000	1	SR	R3	42	District 12	SPIVEY GLEN	0.55
012B01042000	1	SR	R3	42	District 12	SPIVEY GLEN	0.55
012B01043000	1	SR	R3	42	District 12	SPIVEY GLEN	0.52
012B01044000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01045000	1	SR	R3	42	District 12	SPIVEY GLEN	0.49
012B01046000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01047000	1	SR	R3	42	District 12	SPIVEY GLEN	0.50
012B01048000	1	SR	R3	42	District 12	SPIVEY GLEN	0.50
012B01049000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01050000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01051000	1	SR	R3	42	District 12	SPIVEY GLEN	0.52
012B01052000	1	SR	R3	42	District 12	SPIVEY GLEN	0.54
012B01053000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01054000	1	SR	R3	41	District 12	SPIVEY GLEN	0.48
012B01055000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01056000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01057000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01058000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01059000	1	SR	R3	41	District 12	SPIVEY GLEN	0.36
012B01060000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01061000	1	SR	R3	41	District 12	SPIVEY GLEN	0.52
012B01062000	1	SR	R3	41	District 12	SPIVEY GLEN	0.61
012B01063000	1	SR	R3	41	District 12	SPIVEY GLEN	0.61
012B01064000	1	SR	R3	41	District 12	SPIVEY GLEN	0.65
012B01065000	1	SR	R3	41	District 12	SPIVEY GLEN	0.60
012B01066000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01067000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01068000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01069000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01070000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01071000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44

012B01072000	1	SR	R3	42	District 12	SPIVEY GLEN	0.46
012B01073000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01074000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01075000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01076000	1	SR	R3	42	District 12	SPIVEY GLEN	0.68
012B01077000	1	SR	R3	42	District 12	SPIVEY GLEN	0.63
012B01078000	1	SR	R3	42	District 12	SPIVEY GLEN	0.63
012B01079000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01080000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01081000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01082000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01083000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01084000	1	SR	R3	42	District 12	SPIVEY GLEN	0.54
012B01085000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01086000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01087000	1	SR	R3	42	District 12	SPIVEY GLEN	0.40
012B01088000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01089000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01091000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01092000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01093000	1	SR	R3	41	District 12	SPIVEY GLEN	0.37
012B01094000	1	SR	R3	41	District 12	SPIVEY GLEN	0.38
012B01095000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01096000	1	SR	R3	41	District 12	SPIVEY GLEN	0.51
012B01097000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01098000	1	SR	R3	41	District 12	SPIVEY GLEN	0.67
012B01099000	1	SR	R3	41	District 12	SPIVEY GLEN	0.54
012B01100000	1	SR	R3	41	District 12	SPIVEY GLEN	0.68
012B01101000	1	SR	R3	41	District 12	SPIVEY GLEN	0.58
012B01102000	1	SR	R3	41	District 12	SPIVEY GLEN	0.72
012B01103000	1	SR	R3	41	District 12	SPIVEY GLEN	0.59
012B01104000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01105000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01106000	1	SR	R3	41	District 12	SPIVEY GLEN	0.52
012B01107000	1	SR	R3	42	District 12	SPIVEY GLEN	0.48
012B01108000	1	SR	R3	42	District 12	SPIVEY GLEN	0.48
012B01109000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01110000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01112000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01113000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01114000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01115000	1	SR	R3	42	District 12	SPIVEY GLEN	0.39
012B01116000	1	SR	R3	42	District 12	SPIVEY GLEN	0.48
012B01117000	1	SR	R3	42	District 12	SPIVEY GLEN	0.71
012B01118000	1	SR	R3	42	District 12	SPIVEY GLEN	0.56
012B01119000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01120000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01121000	1	SR	R3	41	District 12	SPIVEY GLEN	0.51
012B01122000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01123000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01124000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01125000	1	SR	R3	41	District 12	SPIVEY GLEN	0.62
012B01126000	1	SR	R3	41	District 12	SPIVEY GLEN	0.54
012B01127000	1	SR	R3	41	District 12	SPIVEY GLEN	0.71
012B01128000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01129000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01130000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01131000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01132000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01133000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44

012B01134000	1	SR	R3	42	District 12	SPIVEY GLEN	0.46
012B01135000	1	SR	R3	41	District 12	SPIVEY GLEN	0.72
012B01136000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01137000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01138000	1	SR	R3	41	District 12	SPIVEY GLEN	0.67
012B01139000	1	SR	R3	41	District 12	SPIVEY GLEN	0.73
012B01140000	1	SR	R3	41	District 12	SPIVEY GLEN	0.60
012B01141000	1	SR	R3	41	District 12	SPIVEY GLEN	0.34
012B01142000	1	SR	R3	41	District 12	SPIVEY GLEN	0.57
012B01143000	1	SR	R3	41	District 12	SPIVEY GLEN	0.74
012B01144000	1	SR	R3	41	District 12	SPIVEY GLEN	0.76
012B01145000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01146000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01147000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01148000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01149000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01150000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01151000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01152000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01153000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01154000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01155000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01156000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01157000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01158000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01159000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01160000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01161000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01162000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01163000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01164000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01165000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01166000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01167000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01168000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01169000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01170000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01171000	1	SR	R3	41	District 12	SPIVEY GLEN	0.62
012B01172000	1	SR	R3	41	District 12	SPIVEY GLEN	0.75
012B01173000	1	SR	R3	41	District 12	SPIVEY GLEN	0.71
012B01174000	1	SR	R3	41	District 12	SPIVEY GLEN	0.74
012B01175000	1	SR	R3	41	District 12	SPIVEY GLEN	0.82
012B01176000	1	SR	R3	41	District 12	SPIVEY GLEN	1.13
012B01177000	1	SR	R3	41	District 12	SPIVEY GLEN	1.38
012B01178000	1	SR	R3	41	District 12	SPIVEY GLEN	0.62
012B01179000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01180000	1	SR	R3	41	District 12	SPIVEY GLEN	0.53
012B01181000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01182000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01183000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01184000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01185000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01186000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012C01001000	1	SR	R3	55	District 12	GLEN DEVON	0.47
012C01002000	1	SR	R3	55	District 12	GLEN DEVON	0.36
012C01003000	1	SR	R3	55	District 12	GLEN DEVON	0.34
012C01004000	1	SR	R3	55	District 12	GLEN DEVON	0.39
012C01005000	1	SR	R3	55	District 12	GLEN DEVON	0.39
012C01006000	1	SR	R3	55	District 12	GLEN DEVON	0.34
012C01007000	1	SR	R3	55	District 12	GLEN DEVON	0.38
012C01008000	1	SR	R3	55	District 12	GLEN DEVON	0.38

012C01009000	1	SR	R3	55	District 12	GLEN DEVON	0.34
012C01010000	1	SR	R3	55	District 12	GLEN DEVON	0.42
012C01011000	1	SR	R3	55	District 12	GLEN DEVON	0.38
012C01012000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01013000	1	SR	R3	55	District 12	GLEN DEVON	0.66
012C01014000	1	SR	R3	55	District 12	GLEN DEVON	0.46
012C01015000	1	SR	R3	55	District 12	GLEN DEVON	0.66
012C01016000	1	SR	R3	55	District 12	GLEN DEVON	0.56
012C01017000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01018000	1	SR	R3	55	District 12	GLEN DEVON	0.63
012C01019000	1	SR	R3	55	District 12	GLEN DEVON	1.39
012C01020000	1	SR	R3	55	District 12	GLEN DEVON	1.02
012C01021000	1	SR	R3	55	District 12	GLEN DEVON	0.45
012C01022000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01023000	1	SR	R3	55	District 12	GLEN DEVON	0.51
012C01024000	1	SR	R3	55	District 12	GLEN DEVON	0.45
012C01025000	1	SR	R3	55	District 12	GLEN DEVON	0.79
012C01025005	1	SR	R3	55	District 12	GLEN DEVON	1.87
012C01026000	1	SR	R3	55	District 12	GLEN DEVON	0.42
012C01027000	1	SR	R3	55	District 12	GLEN DEVON	0.39
012C01028000	1	SR	R3	55	District 12	GLEN DEVON	0.44
012C01029000	1	SR	R3	55	District 12	GLEN DEVON	0.50
012C01030000	1	SR	R3	55	District 12	GLEN DEVON	0.47
012C01031000	1	SR	R3	55	District 12	GLEN DEVON	0.44
012C01032000	1	SR	R3	55	District 12	GLEN DEVON	0.45
012C01033000	1	SR	R3	55	District 12	GLEN DEVON	0.46
012C01034000	1	SR	R3	55	District 12	GLEN DEVON	0.46
012C01035000	1	SR	R3	55	District 12	GLEN DEVON	0.47
012C01036000	1	SR	R3	55	District 12	GLEN DEVON	0.44
012C01037000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01038000	1	SR	R3	55	District 12	GLEN DEVON	0.73
012E01001000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.48
012E01002000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01003000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01004000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.43
012E01005000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.45
012E01006000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01007000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01008000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01009000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01010000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01011000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.47
012E01012000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.45
012E01013000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01014000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.45
012E01015000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.49
012E01100000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.59
013-01001000	1	RR	RA	24	District 12	RESIDENTIAL	4.88
013-01002000	1	RR	RA	24	District 12	RESIDENTIAL	4.21
013-01003000	1	RR	RA	24	District 12	RESIDENTIAL	4.36
013-01004000	1	RR	RA	24	District 12	RESIDENTIAL	5.91
013-01006000	1	RR	RA	24	District 12	RESIDENTIAL	2.26
013-01006005	1	RR	RA	24	District 12	RESIDENTIAL	2.03
013-01007000	1	RR	RA	24	District 12	RESIDENTIAL	3.85
013-01007001	1	RR	RA	24	District 12	RESIDENTIAL	2.07
013-01008000	1	RR	RA	24	District 12	RESIDENTIAL	1.69
013-01010000	1	RR	RA	24	District 12	RESIDENTIAL	3.87
013-01011000	1	RR	RA	24	District 12	RESIDENTIAL	3.26
013-01012000	1	RR	RA	24	District 12	RESIDENTIAL	1.09
013-01012005	1	RR	RA	24	District 12	RESIDENTIAL	0.94
013-01013000	1	RR	RA	24	District 12	RESIDENTIAL	1.88

013-01014000	1	RR	RA	24	District 12	RESIDENTIAL	1.36
013-01015000	1	RR	RA	24	District 12	RESIDENTIAL	1.53
013-01016000	1	RR	RA	24	District 12	RESIDENTIAL	1.74
013-01016001	1	RR	RA	24	District 12	RESIDENTIAL	1.41
013-01016002	1	RR	RA	24	District 12	RESIDENTIAL	1.63
013-01016003	1	RR	RA	24	District 12	RESIDENTIAL	1.41
013-01016005	1	RR	RA	24	District 12	RESIDENTIAL	3.56
013-01016006	1	RR	RA	24	District 12	RESIDENTIAL	1.04
013-01017000	1	RR	RA	24	District 12	RESIDENTIAL	1.24
013-01018000	1	SR	R1	24	District 12	RESIDENTIAL	5.33
013-01020000	1	RR	RA	24	District 12	RESIDENTIAL	1.45
013-01021000	1	RR	RA	24	District 12	RESIDENTIAL	0.87
013-01022000	1	RR	RA	24	District 12	RESIDENTIAL	0.68
013-01024000	1	RR	RA	24	District 12	RESIDENTIAL	2.07
013-01026000	1	RR	RA	24	District 12	RESIDENTIAL	1.24
013-01027000	1	RR	RA	24	District 12	RESIDENTIAL	1.09
013-01028000	1	RR	RA	24	District 12	RESIDENTIAL	0.87
013-01029000	1	RR	RA	24	District 12	RESIDENTIAL	0.93
013A01002000	1	SR	R1	8	District 12	MANDERLY	1.10
013A01003000	1	SR	R1	8	District 12	MANDERLY	1.22
013A01004000	1	SR	R1	8	District 12	MANDERLY	1.13
013A01005000	1	SR	R1	8	District 12	MANDERLY	1.14
013A01006000	1	SR	R1	8	District 12	MANDERLY	1.06
013A01007000	1	SR	R1	8	District 12	MANDERLY	1.10
013A01008000	1	SR	R1	8	District 12	MANDERLY	1.14
013A01009000	1	SR	R1	8	District 12	MANDERLY	1.29
013A01010000	1	SR	R1	8	District 12	MANDERLY	1.09
013A01011000	1	SR	R1	8	District 12	MANDERLY	1.21
013A01012000	1	SR	R1	8	District 12	MANDERLY	1.27
013A01013000	1	SR	R1	8	District 12	MANDERLY	1.29
013A01014000	1	SR	R1	8	District 12	MANDERLY	1.31
013A01015000	1	SR	R1	8	District 12	MANDERLY	1.93
013A01016000	1	SR	R1	25	District 12	MANDERLY	1.18
013A01017000	1	SR	R1	25	District 12	MANDERLY	0.93
013A01018000	1	SR	R1	25	District 12	MANDERLY	1.04
013A01019000	1	SR	R1	25	District 12	MANDERLY	1.47
013A01020001	1	SR	R1	25	District 12	MANDERLY	1.17
013A01021000	1	SR	R1	25	District 12	MANDERLY	1.67
013A01022000	1	SR	R1	25	District 12	MANDERLY	1.30
013A01023000	1	SR	R1	8	District 12	MANDERLY	2.00
013A01024000	1	SR	R1	9	District 12	MANDERLY	1.31
013A01024001	1	SR	R1	9	District 12	MANDERLY	1.16
013A01025000	1	SR	R1	24	District 12	MANDERLY	1.02
013A01026000	1	SR	R1	24	District 12	MANDERLY	1.02
013A01027000	1	SR	R1	24	District 12	MANDERLY	1.01
013A01028000	1	SR	R1	24	District 12	MANDERLY	1.38
013A01029000	1	SR	R1	25	District 12	MANDERLY	1.20
013A01030000	1	SR	R1	25	District 12	MANDERLY	1.48
013A01031000	1	SR	R1	25	District 12	MANDERLY	1.08
013A01032000	1	SR	R1	25	District 12	MANDERLY	1.04
013A01033000	1	SR	R1	25	District 12	MANDERLY	1.11
013A01034000	1	SR	R1	25	District 12	MANDERLY	1.08
013A01035000	1	SR	R1	25	District 12	MANDERLY	1.44
013A01036000	1	SR	R1	25	District 12	MANDERLY	1.32
013A01037000	1	SR	R1	25	District 12	MANDERLY	0.95
013A01038000	1	SR	R1	25	District 12	MANDERLY	1.24
013A01039000	1	SR	R1	8	District 12	MANDERLY	0.95
013A01040000	1	SR	R1	9	District 12	MANDERLY	1.03
013A01041000	1	SR	R1	9	District 12	MANDERLY	1.22
013A01042000	1	SR	R1	9	District 12	MANDERLY	1.37
013A01043000	1	SR	R1	9	District 12	MANDERLY	1.41

013A01044000	1	SR	R1	9	District 12	MANDERLY	2.08
013A01045000	1	SR	R1	9	District 12	MANDERLY	1.08
013A01046000	1	SR	R1	9	District 12	MANDERLY	1.40
013A01047000	1	SR	R1	8	District 12	MANDERLY	1.50
013A01048000	1	SR	R1	8	District 12	MANDERLY	2.02
013A01049000	1	SR	R1	9	District 12	MANDERLY	1.43
013A01050000	1	SR	R1	9	District 12	MANDERLY	1.02
013A01051000	1	SR	R1	9	District 12	MANDERLY	1.46
013A01052000	1	SR	R1	9	District 12	MANDERLY	0.99
013A01053000	1	SR	R1	9	District 12	MANDERLY	1.04
013A01054000	1	SR	R1	9	District 12	MANDERLY	0.95
013A01055000	1	SR	R1	9	District 12	MANDERLY	1.41
013A01056000	1	SR	R1	9	District 12	MANDERLY	1.13
013A01057000	1	SR	R1	9	District 12	MANDERLY	1.07
013A01058000	1	SR	R1	9	District 12	MANDERLY	1.13
013A01059000	1	SR	R1	9	District 12	MANDERLY	1.76
013A01060000	1	SR	R1	9	District 12	MANDERLY	0.97
013A01061000	1	SR	R1	9	District 12	MANDERLY	2.54
013A01063000	1	SR	R3	9	District 12	MANDERLY	1.39
013A01063001	1	SR	R3	9	District 12	MANDERLY	1.37
013A01063003	1	SR	R3	9	District 12	MANDERLY	1.08
013A01063005	1	SR	R3	9	District 12	MANDERLY	1.39
013A01063006	1	SR	R3	9	District 12	MANDERLY	0.86
013A01127000	1	SR	R1	9	District 12	MANDERLY	1.22
013A01128000	1	SR	R1	9	District 12	MANDERLY	0.92
013A01128005	1	SR	R1	9	District 12	MANDERLY	1.18
013A01129000	1	SR	R1	9	District 12	MANDERLY	1.14
013A01131000	1	SR	R1	9	District 12	MANDERLY	2.26
013A01132000	1	SR	R1	9	District 12	MANDERLY	1.08
013A01133000	1	SR	R1	9	District 12	MANDERLY	1.05
013A01134000	1	SR	R1	9	District 12	MANDERLY	0.95
013A01135000	1	SR	R1	9	District 12	MANDERLY	1.47
013A01136000	1	SR	R1	9	District 12	MANDERLY	1.04
013A01137000	1	SR	R1	9	District 12	MANDERLY	1.10
013A01138000	1	SR	R1	9	District 12	MANDERLY	1.20
028-01019000	4	RR	RA	103	District 12	RESIDENTIAL	36.24
028-01020000 G	4	RR	RA	103	District 12	RESIDENTIAL	77.43
028-01021000 G	4	RR	RA	102	District 12	RESIDENTIAL	56.74
028-01021001 G	4	RR	RA	102	District 12	RESIDENTIAL	5.65
028-01022000	4	RR	RA	102	District 12	RESIDENTIAL	2.96
028-01024000	4	RR	RA	91	District 12	RESIDENTIAL	2.01
028-01025000	4	RR	RA	91	District 12	RESIDENTIAL	5.46
028-01026000	4	RR	RA	91	District 12	RESIDENTIAL	1.89
029-01001000	4	RR	RA	91	District 12	RESIDENTIAL	5.21
029-01002000	4	RR	RA	91	District 12	RESIDENTIAL	4.15
029-01003000	4	RR	RA	91	District 12	RESIDENTIAL	3.94
029-01004000	4	RR	RA	91	District 12	RESIDENTIAL	4.98
029-01005000	4	RR	RA	91	District 12	RESIDENTIAL	5.97
029-01006000	4	RR	RA	91	District 12	RESIDENTIAL	3.55
029-01007000	4	RR	RA	91	District 12	RESIDENTIAL	2.66
029-01007001	4	RR	RA	91	District 12	RESIDENTIAL	3.38
029-01007005	4	RR	RA	91	District 12	RESIDENTIAL	20.08
029-01008000	4	RR	RA	91	District 12	RESIDENTIAL	24.87
029-01009000	4	RR	RA	103	District 12	RESIDENTIAL	1.25
029-01009001	4	RR	RA	103	District 12	RESIDENTIAL	10.86
029A01001000	4	PUD	PD	103	District 12	LEY HILL STATION	0.59
029A01002000	4	PUD	PD	103	District 12	LEY HILL STATION	0.56
029A01003000	4	PUD	PD	103	District 12	LEY HILL STATION	0.55
029A01004000	4	PUD	PD	103	District 12	LEY HILL STATION	0.53
029A01005000	4	PUD	PD	103	District 12	LEY HILL STATION	0.50
029A01006000	4	PUD	PD	90	District 12	LEY HILL STATION	0.60

029A01007000	4	PUD	PD	90	District 12	LEY HILL STATION	0.53
029A01008000	4	PUD	PD	90	District 12	LEY HILL STATION	0.52
029A01009000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01010000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01011000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01012000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01013000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01014000	4	PUD	PD	90	District 12	LEY HILL STATION	0.57
029A01015000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01016000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01017000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01018000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01019000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01020000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01021000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01022000	4	PUD	PD	103	District 12	LEY HILL STATION	0.39
029A01023000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01024000	4	PUD	PD	103	District 12	LEY HILL STATION	0.52
029A01025000	4	PUD	PD	103	District 12	LEY HILL STATION	0.54
029A01026000	4	PUD	PD	103	District 12	LEY HILL STATION	0.44
029A01027000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01028000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01029000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01030000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01031000	4	PUD	PD	90	District 12	LEY HILL STATION	0.51
029A01032000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01033000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01034000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01035000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01036000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01037000	4	PUD	PD	90	District 12	LEY HILL STATION	0.37
029A01038000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01039000	4	PUD	PD	90	District 12	LEY HILL STATION	0.39
029A01040000	4	PUD	PD	90	District 12	LEY HILL STATION	0.39
029A01041000	4	PUD	PD	103	District 12	LEY HILL STATION	0.47
029A01042000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01043000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01044000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01045000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01046000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01047000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01048000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01049000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01050000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01051000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01052000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01053000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01054000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01055000	4	PUD	PD	90	District 12	LEY HILL STATION	0.35
029A01056000	4	PUD	PD	90	District 12	LEY HILL STATION	0.52
029A01057000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01058000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01059000	4	PUD	PD	90	District 12	LEY HILL STATION	0.52
029A01060000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01061000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01062000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01063000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01064000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01065000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01066000	4	PUD	PD	90	District 12	LEY HILL STATION	0.59
029A01067000	4	PUD	PD	90	District 12	LEY HILL STATION	0.65

029A01068000	4	PUD	PD	90	District 12	LEY HILL STATION	0.82
029A01069000	4	PUD	PD	90	District 12	LEY HILL STATION	0.62
029A01070000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01071000	4	PUD	PD	90	District 12	LEY HILL STATION	0.63
029A01072000	4	PUD	PD	90	District 12	LEY HILL STATION	0.96
029A01073000	4	PUD	PD	90	District 12	LEY HILL STATION	0.56
029A01074000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01075000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01076000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01077000	4	PUD	PD	90	District 12	LEY HILL STATION	0.51
029A01078000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01079000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01080000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01081000	4	PUD	PD	90	District 12	LEY HILL STATION	0.50
029A01082000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01083000	4	PUD	PD	90	District 12	LEY HILL STATION	0.71
029A01084000	4	PUD	PD	90	District 12	LEY HILL STATION	0.77
029A01085000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01086000	4	PUD	PD	90	District 12	LEY HILL STATION	0.39
029A01087000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01088000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01089000	4	PUD	PD	90	District 12	LEY HILL STATION	0.36
029A01090000	4	PUD	PD	90	District 12	LEY HILL STATION	0.51
029A01091000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01092000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01093000	4	PUD	PD	90	District 12	LEY HILL STATION	0.34
029A01094000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01095000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01096000	4	PUD	PD	90	District 12	LEY HILL STATION	0.50
029A01097000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01098000	4	PUD	PD	90	District 12	LEY HILL STATION	0.33
029A01099000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01100000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01101000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01102000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01103000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01104000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01105000	4	PUD	PD	90	District 12	LEY HILL STATION	0.64
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029A01107000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01108000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01109000	4	PUD	PD	90	District 12	LEY HILL STATION	0.55
029A01110000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01111000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01112000	4	PUD	PD	90	District 12	LEY HILL STATION	0.37
029A01113000	4	PUD	PD	90	District 12	LEY HILL STATION	0.54
029A01114000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01115000	4	PUD	PD	90	District 12	LEY HILL STATION	0.50
029A01116000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01117000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01118000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01119000	4	PUD	PD	90	District 12	LEY HILL STATION	0.59
029A01120000	4	PUD	PD	90	District 12	LEY HILL STATION	1.53
029A01121000	4	PUD	PD	90	District 12	LEY HILL STATION	0.64
029A01122000	4	PUD	PD	90	District 12	LEY HILL STATION	0.56
029A01123000	4	PUD	PD	90	District 12	LEY HILL STATION	0.70
029A01124000	4	PUD	PD	90	District 12	LEY HILL STATION	0.58
029A01125000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01126000	4	PUD	PD	90	District 12	LEY HILL STATION	0.73
030-01001000	2	RR	RA	38	District 12	APPLETON	1.18
030-01002000	2	PUD	MU	38	District 12	APPLETON	10.76

030-01002001	2	PUD	MU	38	District 12	APPLETON	1.77
031-01001000	3	RR	RA	28	District 12	RESIDENTIAL	10.13
031-01001001	3	RR	RA	28	District 12	RESIDENTIAL	69.28
031-01003000	3	RR	RA	27	District 12	RESIDENTIAL	1.22
031-01007000	3	RR	RA	28	District 12	RESIDENTIAL	0.91
031-01008000	3	RR	RA	28	District 12	RESIDENTIAL	0.56
031-01009000	3	RR	RA	28	District 12	RESIDENTIAL	0.68
031-01010000	3	RR	RA	28	District 12	RESIDENTIAL	0.52
031-01011000	3	RR	RA	28	District 12	RESIDENTIAL	4.69
031-01013000	3	RR	RA	28	District 12	RESIDENTIAL	0.94
031-01014000	3	RR	RA	28	District 12	RESIDENTIAL	0.91
031-01015000	3	RR	RA	10	District 12	RESIDENTIAL	0.93
031-01022000	3	RR	RA	5	District 12	RESIDENTIAL	1.31
031-01023000	3	RR	RA	4	District 12	RESIDENTIAL	1.07
031-01024000	3	RR	RA	5	District 12	RESIDENTIAL	4.30
031-01025000	3	RR	RA	5	District 12	RESIDENTIAL	1.29
031-01026000	3	RR	RA	5	District 12	RESIDENTIAL	3.41
031-01027000	3	RR	RA	5	District 12	RESIDENTIAL	7.67
031-01028000	3	RR	RA	5	District 12	RESIDENTIAL	0.81
031-01029000	3	RR	RA	5	District 12	RESIDENTIAL	1.27
031-01029005	3	RR	RA	5	District 12	RESIDENTIAL	1.45
031-01031000	3	RR	RA	5	District 12	RESIDENTIAL	2.12
031-01032000	3	RR	RA	5	District 12	RESIDENTIAL	1.66
031-01033000	3	RR	RA	5	District 12	RESIDENTIAL	1.10
031-01034000	3	RR	RA	5	District 12	RESIDENTIAL	3.89
031-01035000	3	RR	RA	5	District 12	RESIDENTIAL	0.97
031-01036000	3	RR	RA	5	District 12	RESIDENTIAL	2.37
031-01038000	3	RR	RA	5	District 12	RESIDENTIAL	1.00
031-01039000	3	RR	RA	5	District 12	RESIDENTIAL	1.02
031-01040000	3	RR	RA	5	District 12	RESIDENTIAL	1.52
031-01040001	3	RR	RA	5	District 12	RESIDENTIAL	1.49
031-01040002	3	RR	RA	5	District 12	RESIDENTIAL	1.38
031-01040003	3	RR	RA	4	District 12	RESIDENTIAL	0.71
031-01040004	3	RR	RA	5	District 12	RESIDENTIAL	1.19
031-01041000	3	RR	RA	5	District 12	RESIDENTIAL	1.43
031-01042000	3	RR	RA	5	District 12	RESIDENTIAL	1.40
031-01043000	3	RR	RA	5	District 12	RESIDENTIAL	1.14
031-01045000	3	RR	RA	5	District 12	RESIDENTIAL	0.91
031-01045001	3	RR	RA	5	District 12	RESIDENTIAL	1.52
031-01045002	3	RR	RA	5	District 12	RESIDENTIAL	1.47
031-01045004	3	RR	RA	5	District 12	RESIDENTIAL	1.26
031-01046000	3	RR	RA	5	District 12	RESIDENTIAL	0.61
031-01047000	3	RR	RA	5	District 12	RESIDENTIAL	9.01
031-01048000	3	RR	RA	5	District 12	RESIDENTIAL	0.47
031-01049000	3	RR	RA	5	District 12	RESIDENTIAL	5.70
031-01050000	3	RR	RA	5	District 12	RESIDENTIAL	0.88
031-01051000	3	RR	RA	5	District 12	RESIDENTIAL	5.25
031-01056000	3	RR	RA	5	District 12	RESIDENTIAL	0.80
031-02003000	3	RR	RA	27	District 12	RESIDENTIAL	2.48
031-02004000	3	RR	RA	27	District 12	RESIDENTIAL	1.72
031-02005000	3	RR	RA	27	District 12	RESIDENTIAL	6.29
031-02006000	3	RR	RA	27	District 12	RESIDENTIAL	8.78
031-02006005	3	RR	RA	27	District 12	RESIDENTIAL	6.29
031-02007000	3	RR	RA	27	District 12	RESIDENTIAL	0.15
031-02018002	3	RR	RA	6	District 12	RESIDENTIAL	1.18
031-02024000	3	RR	RA	6	District 12	RESIDENTIAL	1.31
031-02025000	3	RR	RA	6	District 12	RESIDENTIAL	4.68
031-02026000	3	RR	RA	6	District 12	RESIDENTIAL	5.21
031-02028000	3	RR	RA	6	District 12	RESIDENTIAL	3.39
031-02030000	3	RR	RA	6	District 12	RESIDENTIAL	0.92
031-02031000	3	RR	RA	6	District 12	RESIDENTIAL	1.92

031-02032000	3	SR	R3	6	District 12	RESIDENTIAL	0.68
031-02032001	3	SR	R3	6	District 12	RESIDENTIAL	0.94
031-02034000	3	RR	RA	6	District 12	RESIDENTIAL	5.07
031A01001000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A01002000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A01003000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.38
031A01004000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.43
031A01005000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.56
031A01006000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.75
031A01007000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.48
031A01008000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A01009000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A01010000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.23
031A01011000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02001000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02002000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02003000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02004000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.50
031A02005000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.36
031A02006000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.57
031A02007000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02008000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02009000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02010000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02011000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.21
031A02012000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02013000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02014000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02016000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02017000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02018000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02019000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02020000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02021000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02022000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02023000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02024000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02025000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02026000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02027000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.31
031A02028000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02029000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02030000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02031000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.41
031A02032000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.58
031A02033000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.56
031A02034000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02035000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02036000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02037000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02038000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02039000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02040000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02041000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02042000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02043000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02044000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02045000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02046000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.32
031A02047000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02048000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24

031A02049000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.23
031A02050000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.32
031A02051000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.37
031A02052000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.31
031A02053000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.37
031A02054000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02055000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02056000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02057000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02058000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02059000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02060000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02061000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02062000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02063000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02064000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02065000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02066000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02067000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02068000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02069000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02070000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02071000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02072000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02073000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02074000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.21
031A02075000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02076000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02077000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.47
031A02078000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02079000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02080000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.31
031A02081000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.40
031A02082000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02083000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02084000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.23
031A02085000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02086000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02087000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02088000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02089000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02090000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02091000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.37
031A02092000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.37
031A02093000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.42
031A02094000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.39
031A02095000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02096000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.32
031A02097000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02098000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02099000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02100000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02101000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02102000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02103000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02104000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.31
031A02105000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02106000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02107000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02108000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02109000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.21
					District 12	EAGLE RIDGE	0.28

031A02110000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02111000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
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					District 12	NORTHWIND	0.42

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031B01108000	3	PUD	PD	27	District 12	NORTHWIND	0.53
031B01109000	3	PUD	PD	27	District 12	NORTHWIND	0.52
031B01110000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031B01111000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01112000	3	PUD	PD	27	District 12	NORTHWIND	0.52
031B01113000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01114000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031B01115000	3	PUD	PD	27	District 12	NORTHWIND	0.56
031B01116000	3	PUD	PD	27	District 12	NORTHWIND	0.73
031B01117000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01118000	3	PUD	PD	27	District 12	NORTHWIND	0.38
031B01119000	3	PUD	PD	27	District 12	NORTHWIND	0.60
031B01120000	3	PUD	PD	27	District 12	NORTHWIND	0.81
031B01121000	3	PUD	PD	27	District 12	NORTHWIND	1.07
031B01122000	3	PUD	PD	27	District 12	NORTHWIND	0.74
031B01123000	3	PUD	PD	27	District 12	NORTHWIND	0.44
031B01124000	3	PUD	PD	27	District 12	NORTHWIND	0.44
031B01125000	3	PUD	PD	27	District 12	NORTHWIND	0.48
031B01126000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01127000	3	PUD	PD	27	District 12	NORTHWIND	0.37
031B01128000	3	PUD	PD	27	District 12	NORTHWIND	0.44
031B01129000	3	PUD	PD	27	District 12	NORTHWIND	0.40
					District 12	NORTHWIND	0.43

031B01130000	3	PUD	PD	27	District 12	NORTHWIND	0.50
031B01132000	3	PUD	PD	27	District 12	NORTHWIND	0.47
031B01133000	3	PUD	PD	27	District 12	NORTHWIND	0.43
031B01134000	3	PUD	PD	27	District 12	NORTHWIND	0.41
031B01135000	3	PUD	PD	27	District 12	NORTHWIND	0.42
031B01136000	3	PUD	PD	27	District 12	NORTHWIND	0.47
031B01137000	3	PUD	PD	27	District 12	NORTHWIND	0.40
031B01138000	3	PUD	PD	27	District 12	NORTHWIND	0.33
031B01139000	3	PUD	PD	27	District 12	NORTHWIND	0.36
031B01140000	3	PUD	PD	27	District 12	NORTHWIND	0.43
031B01141000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031B01142000	3	PUD	PD	27	District 12	NORTHWIND	0.29
031B01143000	3	PUD	PD	27	District 12	NORTHWIND	0.35
031B01144000	3	PUD	PD	27	District 12	NORTHWIND	0.25
031B01145000	3	PUD	PD	27	District 12	NORTHWIND	1.27
031B01146000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031C01001000	3	PUD	PD	27	District 12	GRAND OAKS	0.65
031C01002000	3	PUD	PD	27	District 12	GRAND OAKS	0.53
031C01003000	3	PUD	PD	27	District 12	GRAND OAKS	0.54
031C01004000	3	PUD	PD	27	District 12	GRAND OAKS	0.55
031C01005000	3	PUD	PD	27	District 12	GRAND OAKS	0.57
031C01006000	3	PUD	PD	27	District 12	GRAND OAKS	0.70
031C01007000	3	PUD	PD	28	District 12	GRAND OAKS	0.49
031C01008000	3	PUD	PD	28	District 12	GRAND OAKS	0.28
031C01009000	3	PUD	PD	28	District 12	GRAND OAKS	0.29
031C01010000	3	PUD	PD	28	District 12	GRAND OAKS	0.52
031C01011000	3	PUD	PD	28	District 12	GRAND OAKS	0.50
031C01012000	3	PUD	PD	28	District 12	GRAND OAKS	0.25
031C01013000	3	PUD	PD	28	District 12	GRAND OAKS	0.26
031C01014000	3	PUD	PD	28	District 12	GRAND OAKS	0.28
031C01015000	3	PUD	PD	28	District 12	GRAND OAKS	0.42
031C01016000	3	PUD	PD	28	District 12	GRAND OAKS	0.58
031C01017000	3	PUD	PD	28	District 12	GRAND OAKS	0.57
031C01018000	3	PUD	PD	28	District 12	GRAND OAKS	0.32
031C01019000	3	PUD	PD	28	District 12	GRAND OAKS	0.45
031C01020000	3	PUD	PD	27	District 12	GRAND OAKS	0.49
031C01021000	3	PUD	PD	27	District 12	GRAND OAKS	0.32
031C01022000	3	PUD	PD	27	District 12	GRAND OAKS	0.33
031C01023000	3	PUD	PD	27	District 12	GRAND OAKS	0.48
031C01024000	3	PUD	PD	27	District 12	GRAND OAKS	0.36
031C01025000	3	PUD	PD	27	District 12	GRAND OAKS	0.47
031C01026000	3	PUD	PD	27	District 12	GRAND OAKS	0.47
031C01027000	3	PUD	PD	27	District 12	GRAND OAKS	0.31
031C01028000	3	PUD	PD	27	District 12	GRAND OAKS	0.34
031C01029000	3	PUD	PD	27	District 12	GRAND OAKS	0.35
031C01030000	3	PUD	PD	27	District 12	GRAND OAKS	0.32
031C01031000	3	PUD	PD	27	District 12	GRAND OAKS	0.32
031C01032000	3	PUD	PD	27	District 12	GRAND OAKS	0.34
031C01033000	3	PUD	PD	27	District 12	GRAND OAKS	0.43
031D01001000	3	PUD	PD	27	District 12	ARBOR COVE	0.47
031D01002000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01003000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01004000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01005000	3	PUD	PD	27	District 12	ARBOR COVE	0.34
031D01006000	3	PUD	PD	27	District 12	ARBOR COVE	0.32
031D01007000	3	PUD	PD	27	District 12	ARBOR COVE	0.32
031D01008000	3	PUD	PD	27	District 12	ARBOR COVE	0.35
031D01009000	3	PUD	PD	27	District 12	ARBOR COVE	0.31
031D01010000	3	PUD	PD	27	District 12	ARBOR COVE	0.36
031D01011000	3	PUD	PD	27	District 12	ARBOR COVE	0.49
031D01012000	3	PUD	PD	27	District 12	ARBOR COVE	0.62

031D01013000	3	PUD	PD	6	District 12	ARBOR COVE	0.56
031D01014000	3	PUD	PD	6	District 12	ARBOR COVE	0.47
031D01015000	3	PUD	PD	6	District 12	ARBOR COVE	0.42
031D01016000	3	PUD	PD	6	District 12	ARBOR COVE	0.52
031D01017000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01018000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01019000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01020000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01021000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01022000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01023000	3	PUD	PD	27	District 12	ARBOR COVE	1.14
031D01024000	3	PUD	PD	27	District 12	ARBOR COVE	0.62
031D01025000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01026000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01027000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01028000	3	PUD	PD	27	District 12	ARBOR COVE	0.77
031D01029000	3	PUD	PD	27	District 12	ARBOR COVE	0.43
031D01030000	3	PUD	PD	27	District 12	ARBOR COVE	0.43
031D01031000	3	PUD	PD	27	District 12	ARBOR COVE	0.48
031D01032000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01033000	3	PUD	PD	27	District 12	ARBOR COVE	0.51
031D01034000	3	PUD	PD	27	District 12	ARBOR COVE	0.52
031D01035000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01036000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01037000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01038000	3	PUD	PD	27	District 12	ARBOR COVE	0.54
031D01039000	3	PUD	PD	27	District 12	ARBOR COVE	0.40
031D01040000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01041000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01042000	3	PUD	PD	27	District 12	ARBOR COVE	0.51
031D01043000	3	PUD	PD	27	District 12	ARBOR COVE	0.75
031D01044000	3	PUD	PD	27	District 12	ARBOR COVE	0.57
031D01045000	3	PUD	PD	27	District 12	ARBOR COVE	0.57
031D01046000	3	PUD	PD	27	District 12	ARBOR COVE	0.45
031D01047000	3	PUD	PD	27	District 12	ARBOR COVE	0.58
031D01048000	3	PUD	PD	27	District 12	ARBOR COVE	0.64
031D01049000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01050000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01051000	3	PUD	PD	27	District 12	ARBOR COVE	0.47
031D01052000	3	PUD	PD	27	District 12	ARBOR COVE	0.71
031D01053000	3	PUD	PD	27	District 12	ARBOR COVE	0.60
031D01054000	3	PUD	PD	27	District 12	ARBOR COVE	0.45
031D01055000	3	PUD	PD	27	District 12	ARBOR COVE	0.43
031D01056000	3	PUD	PD	27	District 12	ARBOR COVE	0.48
031D01057000	3	PUD	PD	27	District 12	ARBOR COVE	0.48
031D01058000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01059000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01060000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01061000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01062000	3	PUD	PD	27	District 12	ARBOR COVE	0.60
031D01063000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01064000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01065000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01066000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01067000	3	PUD	PD	27	District 12	ARBOR COVE	0.37
031D01068000	3	PUD	PD	27	District 12	ARBOR COVE	0.37
031D01069000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01070000	3	PUD	PD	27	District 12	ARBOR COVE	0.37
031D01071000	3	PUD	PD	27	District 12	ARBOR COVE	0.40
031D01072000	3	PUD	PD	27	District 12	ARBOR COVE	0.45
031D01073000	3	PUD	PD	27	District 12	ARBOR COVE	

031D01074000	3	PUD	PD	27	District 12	ARBOR COVE	0.59
031D01075000	3	PUD	PD	5	District 12	3 AT ARBOR COVE	0.21
031D01076000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.13
031D01077000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.15
031D01078000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01079000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.15
031D01080000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01081000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.15
031D01082000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01083000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.22
031D01084000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01085000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.13
031D01086000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01087000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.13
031D01088000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.13
031D01089000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.13
031D01090000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01091000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.16
031D01092000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.31
031D01093000	3	PUD	PD	28	District 12	3 AT ARBOR COVE	0.24
031D01094000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.28
031D01095000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.19
031D01096000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.17
031D01097000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.14
031D01098000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.14
031D01099000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.15
031D01100000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.15
031D01101000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.16
031D01102000	3	PUD	PD	27	District 12	3 AT ARBOR COVE	0.18
031D01103000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.18
031D01104000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.22
031D01105000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.21
031D01106000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.18
031D01107000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01108000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.18
031D01109000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01110000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.18
031D01111000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.18
031D01112000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.23
031D01113000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01114000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01115000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01116000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01117000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01118000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01119000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01120000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01121000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01122000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.20
031D01123000	3	PUD	PD	5	District 12	3 AT ARBOR COVE	0.21
031D01124000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01125000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01126000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.19
031D01127000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.20
031D01128000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.19
031D01129000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.15
031D01130000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.18
031D01131000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.18
031D01132000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.15
031D01133000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.16
031D01134000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17

031D01135000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
031D01136000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.14
031D01137000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.16
031D01138000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.16
031D01139000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.15
031D01140000	3	PUD	PD	6	District 12	3 AT ARBOR COVE	0.17
047-01017000	4	RR	RA	100	District 12	RESIDENTIAL	2.35
047-01018000	4	RR	RA	100	District 12	RESIDENTIAL	3.42
047-01019000	4	RR	RA	100	District 12	RESIDENTIAL	2.15
047-01019001	4	RR	RA	100	District 12	RESIDENTIAL	1.63
047-01021000	4	RR	RA	100	District 12	RESIDENTIAL	1.96
048-01001000	4	RR	RA	94	District 12	RESIDENTIAL	39.37
048-01002000	4	RR	RA	94	District 12	RESIDENTIAL	1.27
048-01003000	4	RR	RA	94	District 12	RESIDENTIAL	18.02
048-01004001	4	RR	RA	94	District 12	RESIDENTIAL	1.33
048-01005000	4	RR	RA	94	District 12	RESIDENTIAL	2.85
048-01005001	4	RR	RA	94	District 12	RESIDENTIAL	0.95
048-01005003	4	RR	RA	94	District 12	RESIDENTIAL	1.54
048-01005011	4	RR	RA	94	District 12	RESIDENTIAL	1.60
048-02030001	4	RR	RA	67	District 12	RESIDENTIAL	1.73
048-02030002	4	RR	RA	67	District 12	RESIDENTIAL	1.29
048-02030004	4	RR	RA	67	District 12	RESIDENTIAL	1.30
048C01001000	4	SR	R1	93	District 12	INSEY CROSSING	0.93
048C01002000	4	SR	R1	93	District 12	INSEY CROSSING	1.04
048C01003000	4	SR	R1	93	District 12	INSEY CROSSING	0.75
048C01004000	4	SR	R1	93	District 12	INSEY CROSSING	0.75
048C01005000	4	SR	R1	93	District 12	INSEY CROSSING	0.78
048C01006000	4	SR	R1	93	District 12	INSEY CROSSING	0.76
048C01007000	4	SR	R1	93	District 12	INSEY CROSSING	0.78
048C01008000	4	SR	R1	93	District 12	INSEY CROSSING	0.78
048C01009000	4	SR	R1	93	District 12	INSEY CROSSING	0.76
048C01010000	4	SR	R1	93	District 12	INSEY CROSSING	0.78
048C01011000	4	SR	R1	93	District 12	INSEY CROSSING	0.96
048C01012000	4	SR	R1	93	District 12	INSEY CROSSING	1.06
048C01013000	4	SR	R1	93	District 12	INSEY CROSSING	1.00
048C01014000	4	SR	R1	93	District 12	INSEY CROSSING	0.74
048C01015000	4	SR	R1	93	District 12	INSEY CROSSING	0.76
048C01016000	4	SR	R1	93	District 12	INSEY CROSSING	0.75
048C01017000	4	SR	R1	93	District 12	INSEY CROSSING	0.75
048C01018000	4	SR	R1	93	District 12	INSEY CROSSING	0.73
048C01019000	4	SR	R1	93	District 12	INSEY CROSSING	0.71
048C01019001	4	SR	R1	93	District 12	INSEY CROSSING	0.76
048C01020000	4	SR	R1	93	District 12	INSEY CROSSING	1.52
048C01021000	4	SR	R1	93	District 12	INSEY CROSSING	0.77
050-01002051	3	MFR	RM	30	District 12	VILY RESIDENTIAL	41.35
050-01029000	3	MFR	RM	4	District 12	VILY RESIDENTIAL	28.85
050B01001000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01002000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01003000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01004000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01005000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01006000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01007000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.20
050B01008000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.20
050B01009000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.21
050B01010000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.31
050B01011000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.24
050B01012000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.33
050B01013000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.29
050B01014000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.18
050B01015000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.20

050B01016000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01017000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01018000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01019000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01020000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01021000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01022000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01023000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.23
050B01024000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.19
050B01025000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.33
050B01026000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.26
050B01027000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.36
050B01028000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.29
050B01029000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.19
050B01030000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01031000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01032000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01033000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01034000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01035000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.23
050B01036000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.25
050B01037000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01038000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01039000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.28
050B01040000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01041000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01042000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.28
050B01043000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.30
050B01044000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01045000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01046000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01047000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.26
050B01048000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.40
050B01049000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.26
050B01050000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01051000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01052000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.50
050B01053000	3	PUD	PD	29	District 12	BRANDON RIDGE	1.03
050B01054000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.25
050B01055000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.44
050B01056000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.27
050B01057000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01058000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01059000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.22
050B01060000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01061000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01062000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01063000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01064000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.27
050B01065000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.34
050B01066000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.28
050B01067000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.25
051-01001000	3	MFR	RM	14	District 6	VILY RESIDENTIAL	0.50
051-01009007	3	MFR	RM	14	District 6	VILY RESIDENTIAL	5.10
051-01009071	3	MFR	RM	14	District 6	VILY RESIDENTIAL	0.93
051C01011000	3	C2	C2	13	District 6	EAGLES WALK	0.34
051C01012000	3	C2	C2	13	District 6	EAGLES WALK	0.43
051C01013000	3	C2	C2	13	District 6	EAGLES WALK	0.38
051C01014000	3	C2	C2	13	District 6	EAGLES WALK	0.42
051C01015000	3	C2	C2	13	District 6	EAGLES WALK	0.45
051C01020000	3	C2	C2	13	District 6	EAGLES WALK	0.72

051D01001000	3	MFR	RM	14	District 6	ONG PLANTATION	0.68
051D01004000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02001000	3	SR	R3	14	District 6	ONG PLANTATION	0.47
051D02002000	3	SR	R3	14	District 6	ONG PLANTATION	0.45
051D02003000	3	SR	R3	14	District 6	ONG PLANTATION	0.48
051D02004000	3	SR	R3	14	District 6	ONG PLANTATION	0.40
051D02005000	3	SR	R3	14	District 6	ONG PLANTATION	0.42
051D02006000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02007000	3	SR	R3	3	District 12	ONG PLANTATION	0.46
051D02012000	3	SR	R3	3	District 12	ONG PLANTATION	0.43
051D02013000	3	SR	R3	3	District 12	ONG PLANTATION	0.31
051D02014000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02015000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02016000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02017000	3	SR	R3	14	District 6	ONG PLANTATION	0.49
051D02018000	3	SR	R3	14	District 6	ONG PLANTATION	0.51
051D02019000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02020000	3	SR	R3	14	District 6	ONG PLANTATION	0.79
051D02021000	3	SR	R3	14	District 6	ONG PLANTATION	0.57
051D02022000	3	SR	R3	14	District 6	ONG PLANTATION	0.45
051D02023000	3	SR	R3	14	District 6	ONG PLANTATION	0.44
051D02024000	3	SR	R3	14	District 6	ONG PLANTATION	0.37
051D02025000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02026000	3	SR	R3	14	District 6	ONG PLANTATION	0.38
051D02027000	3	SR	R3	14	District 6	ONG PLANTATION	0.53
051D02028000	3	SR	R3	15	District 6	ONG PLANTATION	0.58
051D02029000	3	SR	R3	15	District 6	ONG PLANTATION	0.46
051D02030000	3	SR	R3	2	District 12	ONG PLANTATION	0.39
051D02031000	3	SR	R3	2	District 12	ONG PLANTATION	0.33
051D02032000	3	SR	R3	2	District 12	ONG PLANTATION	0.36
051D02033000	3	SR	R3	2	District 12	ONG PLANTATION	0.35
051D02034000	3	SR	R3	2	District 12	ONG PLANTATION	0.40
051D02035000	3	SR	R3	2	District 12	ONG PLANTATION	0.34
051D02036000	3	SR	R3	2	District 12	ONG PLANTATION	0.34
051D02037000	3	SR	R3	2	District 12	ONG PLANTATION	0.36
051D02038000	3	SR	R3	2	District 12	ONG PLANTATION	0.41
051D02039000	3	SR	R3	2	District 12	ONG PLANTATION	0.41
051D02040000	3	SR	R3	3	District 12	ONG PLANTATION	0.37
051D02041000	3	SR	R3	3	District 12	ONG PLANTATION	0.39
051D02043000	3	SR	R3	3	District 12	ONG PLANTATION	0.40
051D02044000	3	SR	R3	3	District 12	ONG PLANTATION	0.44
051D02047000	3	SR	R3	3	District 12	ONG PLANTATION	0.39
051D02048000	3	SR	R3	3	District 12	ONG PLANTATION	0.35
051D02049000	3	SR	R3	3	District 12	ONG PLANTATION	0.32
051D02050000	3	SR	R3	3	District 12	ONG PLANTATION	0.33
051D02051000	3	SR	R3	3	District 12	ONG PLANTATION	0.38
051D02052000	3	SR	R3	3	District 12	ONG PLANTATION	0.39
051D02053000	3	SR	R3	3	District 12	ONG PLANTATION	0.35
051D02054000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02055000	3	SR	R3	3	District 12	ONG PLANTATION	0.32
051D02056000	3	SR	R3	3	District 12	ONG PLANTATION	0.48
051D02057000	3	SR	R3	3	District 12	ONG PLANTATION	0.35
051D02058000	3	SR	R3	3	District 12	ONG PLANTATION	0.37
051D02059000	3	SR	R3	3	District 12	ONG PLANTATION	0.34
051D02060000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02061000	3	SR	R3	3	District 12	ONG PLANTATION	0.46
051D02062000	3	SR	R3	3	District 12	ONG PLANTATION	0.41
051D02063000	3	SR	R3	2	District 12	ONG PLANTATION	0.41
051D02064000	3	SR	R3	14	District 6	ONG PLANTATION	0.54
051D02065000	3	SR	R3	14	District 6	ONG PLANTATION	0.30
051D02066000	3	SR	R3	14	District 6	ONG PLANTATION	0.41

051D02067000	3	SR	R3	14	District 6	ONG PLANTATION	0.39
051D02068000	3	SR	R3	14	District 6	ONG PLANTATION	0.50
051D02069000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02070000	3	SR	R3	3	District 12	ONG PLANTATION	0.33
051D02071000	3	SR	R3	3	District 12	ONG PLANTATION	0.38
051D02072000	3	SR	R3	3	District 12	ONG PLANTATION	0.38
051D02073000	3	SR	R3	3	District 12	ONG PLANTATION	0.44
051D02074000	3	SR	R3	3	District 12	ONG PLANTATION	0.42
051D02075000	3	SR	R3	3	District 12	ONG PLANTATION	0.46
051D02076000	3	SR	R3	3	District 12	ONG PLANTATION	0.60
051D02077000	3	SR	R3	3	District 12	ONG PLANTATION	0.47
051D02078000	3	SR	R3	3	District 12	ONG PLANTATION	0.49
069-01003000	4	RR	RA	1	District 12	ONG PLANTATION	3.06
069-01004000	4	RR	RA	1	District 12	RESIDENTIAL	4.11
069-01005000	4	RR	RA	1	District 12	RESIDENTIAL	5.11
069-01006000	4	RR	RA	1	District 12	RESIDENTIAL	4.07
069-01006005	4	RR	RA	1	District 12	RESIDENTIAL	1.29
069-01008044	4	SR	PD	1	District 12	RESIDENTIAL	33.10
S01-01001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.33
S01-01002000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01003000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01004000	4	SR	R4	90	District 12	DWOOD ESTATES	0.22
S01-01005000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01006000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01007000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01008000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01009000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01010000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01011000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01012000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01013000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01014000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01015000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01016000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01017000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01018000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01019000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01020000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01021000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S01-01022000	4	SR	R4	90	District 12	DWOOD ESTATES	0.45
S01-01023000	4	SR	R4	90	District 12	DWOOD ESTATES	0.64
S01-01024000	4	SR	R4	90	District 12	DWOOD ESTATES	0.48
S01-01025000	4	SR	R4	90	District 12	DWOOD ESTATES	0.44
S01-01026000	4	SR	R4	90	District 12	DWOOD ESTATES	0.36
S01-01027000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S01-01028000	4	SR	R4	90	District 12	DWOOD ESTATES	0.32
S01-01029000	4	SR	R4	90	District 12	DWOOD ESTATES	0.35
S01-01030000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S01-01031000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-03001000	4	SR	R4	90	District 12	RESIDENTIAL	0.47
S01-03002000	4	SR	R4	90	District 12	RESIDENTIAL	0.66
S01-03005000	4	SR	R4	90	District 12	RESIDENTIAL	0.60
S01-03006000	4	SR	R4	90	District 12	RESIDENTIAL	0.59
S01-03007000	4	SR	R4	90	District 12	RESIDENTIAL	0.36
S01-03008000	4	SR	R4	90	District 12	RESIDENTIAL	0.33
S01-03010000	4	SR	R4	90	District 12	RESIDENTIAL	0.50
S01-03011000	4	SR	R4	90	District 12	RESIDENTIAL	0.44
S01-03012000	4	SR	R4	90	District 12	RESIDENTIAL	0.63
S01-03013000	4	SR	R4	90	District 12	RESIDENTIAL	0.50
S01-03014000	4	SR	R4	90	District 12	RESIDENTIAL	0.49
S01-03015000	4	SR	R4	90	District 12	RESIDENTIAL	0.56

S01-03016000	4	SR	R4	90	District 12	RESIDENTIAL	0.45
S01-03017000	4	SR	R4	90	District 12	RESIDENTIAL	0.27
S01-03018000	4	SR	R4	90	District 12	RESIDENTIAL	0.78
S01-03020000	4	CCR	RD	90	District 12	RESIDENTIAL	0.50
S01-03021000	4	CCR	RD	90	District 12	RESIDENTIAL	0.68
S01-03022000	4	SR	R3	90	District 12	RESIDENTIAL	0.80
S01-03023001	4	SR	R3	90	District 12	RESIDENTIAL	0.56
S01-03024000	4	CCR	RD	90	District 12	RESIDENTIAL	0.57
S01-03024001	4	CCR	RD	90	District 12	RESIDENTIAL	0.56
S01-03024002	4	CCR	RD	71	District 12	RESIDENTIAL	0.71
S01-03024021	4	CCR	RD	71	District 12	RESIDENTIAL	0.66
S01-03025000	4	SR	R4	90	District 12	RESIDENTIAL	0.68
S01-03027000	4	SR	R4	90	District 12	RESIDENTIAL	8.36
S02-01001000	4	SR	R4	90	District 12	RESIDENTIAL	1.92
S02-01002000	4	SR	R4	71	District 12	RESIDENTIAL	0.71
S02-01003000	4	SR	R4	71	District 12	RESIDENTIAL	0.79
S02-01004000	4	SR	R4	71	District 12	RESIDENTIAL	0.73
S02-01005000	4	SR	R4	71	District 12	RESIDENTIAL	0.85
S02-01006000	4	SR	R4	71	District 12	RESIDENTIAL	0.71
S02-01007000	4	SR	R4	71	District 12	RESIDENTIAL	0.97
S02-01010000	4	SR	R4	71	District 12	RESIDENTIAL	0.75
S02-01011000	4	SR	R4	71	District 12	RESIDENTIAL	0.77
S02-02005000	4	SR	R4	71	District 12	RESIDENTIAL	1.10
S02-02006000	4	SR	R4	71	District 12	RESIDENTIAL	1.28
S02-02007000	4	SR	R4	71	District 12	RESIDENTIAL	0.51
S02-02008000	4	SR	R4	71	District 12	RESIDENTIAL	1.21
S02-04001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S02-04002000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04003000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04004000	4	SR	R4	71	District 12	DWOOD ESTATES	0.27
S02-04005000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04006000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04007000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04008000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04009000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S02-04010000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04011000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04012000	4	SR	R4	71	District 12	DWOOD ESTATES	0.24
S02-04013000	4	SR	R4	71	District 12	DWOOD ESTATES	0.24
S02-04014000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04015000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04016000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-05001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S02-05002000	4	SR	R4	71	District 12	DWOOD ESTATES	0.45
S02-05003000	4	SR	R4	71	District 12	DWOOD ESTATES	0.33
S02-05004000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S02-05006000	4	SR	R4	71	District 12	DWOOD ESTATES	0.27
S02-05006001	4	SR	R4	71	District 12	DWOOD ESTATES	0.41
S04-01001000	4	SR	R4	71	District 12	DWOOD ESTATES	0.43
S04-01002000	4	SR	R4	90	District 12	PINE HILLS	0.66
S05-01001000	4	RR	RA	70	District 12	PINE HILLS	0.70
S05-01002000	4	RR	RA	91	District 12	SENTRY OAK	1.64
S05-01003000	4	MHR	RMH	91	District 12	RESIDENTIAL	30.37
S05-02001000	4	SR	R4	70	District 12	MOBILE HOME	33.96
S05-02002000	4	SR	R4	70	District 12	PINE HILLS	0.58
S05-02003000	4	SR	R4	70	District 12	PINE HILLS	0.49
S05-02004000	4	SR	R4	70	District 12	PINE HILLS	0.53
S05-02005000	4	SR	R4	70	District 12	PINE HILLS	0.51
S05-02006000	4	SR	R4	70	District 12	PINE HILLS	0.48
S05-02007000	4	SR	R4	91	District 12	PINE HILLS	0.51
S05-02008000	4	SR	R4	91	District 12	PINE HILLS	0.48
					District 12	PINE HILLS	0.55

S05-04019000	4	SR	R4	90	District 12	DWOOD ESTATES	0.22
S05-04020000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S05-04021000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-04022000	4	SR	R4	90	District 12	DWOOD ESTATES	0.35
S05-05001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.23
S05-05002000	4	SR	R4	90	District 12	DWOOD ESTATES	0.21
S05-05003000	4	SR	R4	90	District 12	DWOOD ESTATES	0.33
S05-05004000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-05005000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S05-05006000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-05007000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-05008000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-05009000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-05010000	4	SR	R4	90	District 12	DWOOD ESTATES	0.33
S05-05011000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S05-05012000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-05013000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S05-05014000	4	SR	R4	90	District 12	DWOOD ESTATES	0.34
S05-05015000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-05016000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-05017000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S05-05018000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-05019000	4	SR	R4	90	District 12	DWOOD ESTATES	0.23
S05-05020000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-05021000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-05022000	4	SR	R4	90	District 12	DWOOD ESTATES	0.32
S05-06001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-06002000	4	SR	R4	90	District 12	DWOOD ESTATES	0.23
S05-06003000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-06004000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-06005000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-06006000	4	SR	R4	90	District 12	DWOOD ESTATES	0.35
S05-06007002	4	SR	R4	71	District 12	DWOOD ESTATES	0.51
S05-06007003	4	SR	R4	71	District 12	DWOOD ESTATES	0.41
S05-06007004	4	SR	R4	90	District 12	DWOOD ESTATES	0.63
S05-06008000	4	SR	R4	71	District 12	DWOOD ESTATES	0.31
S05-06009000	4	SR	R4	71	District 12	DWOOD ESTATES	0.37
S05-06010000	4	SR	R4	71	District 12	DWOOD ESTATES	0.31
S05-06011000	4	SR	R4	71	District 12	DWOOD ESTATES	0.34
S05-06012000	4	SR	R4	71	District 12	DWOOD ESTATES	0.37
S05-06013000	4	SR	R4	71	District 12	DWOOD ESTATES	0.30
S05-06014000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-06015000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-06016000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-06017000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-06018000	4	SR	R4	71	District 12	DWOOD ESTATES	0.33
S05-06019000	4	SR	R4	71	District 12	DWOOD ESTATES	0.44
S05-06020000	4	SR	R4	71	District 12	DWOOD ESTATES	0.37
S05-06021000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-06022000	4	SR	R4	71	District 12	DWOOD ESTATES	0.36
S05-06023000	4	SR	R4	71	District 12	DWOOD ESTATES	0.29
S05-06024000	4	SR	R4	71	District 12	DWOOD ESTATES	0.29
S05-06025000	4	SR	R4	71	District 12	DWOOD ESTATES	0.21
S05-06026000	4	SR	R4	71	District 12	DWOOD ESTATES	0.30
S05-06027000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-06028000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-06029000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S05-06030000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-06031000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-07002000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-07007000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32

S09-02018000	4	CCR	RD	91	District 12	SENTRY OAK	0.73
S09-02019000	4	CCR	RD	91	District 12	SENTRY OAK	0.81
S09-02020000	4	CCR	RD	91	District 12	SENTRY OAK	0.67
S09-02021000	4	CCR	RD	91	District 12	SENTRY OAK	0.81
S09-02022000	4	CCR	RD	91	District 12	SENTRY OAK	1.39
S09-02024000	4	CCR	RD	91	District 12	SENTRY OAK	1.54
S09-02026000	4	CCR	RD	91	District 12	SENTRY OAK	1.50
S09-02028000	4	CCR	RD	91	District 12	SENTRY OAK	1.01
S09-03001000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.49
S09-03002000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-03003000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-03004000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-03005000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.51
S09-03006000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.52
S09-03007000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.59
S09-03008000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.49
S09-03009000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.50
S09-03010000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.42
S09-03011000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.48
S09-03012000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.45
S09-03013000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.55
S09-03014000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.58
S09-03015000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.42
S09-03016000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.41
S09-03017000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.41
S09-03018000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.37
S09-03019000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.39
S09-03020000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.40
S09-03021000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.40
S09-03022000	4	SR	R4	69	District 12	NGWOOD VALLEY	0.49
S09-04001000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.46
S09-04002000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-04003000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.38
S09-04004000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.38
S09-04005000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.39
S09-04006000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.47
S09-04007000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.49
S09-04008000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.41
S09-04009000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-04010000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.39
S09-04011000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.39
S09-04012000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-05001000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.47
S09-05002000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-05003000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-05004000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.38
S09-05005000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-05006000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.51
S09-05007000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.56
S09-05008000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-05009000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.43
S09-05010000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.41
S09-05011000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-05012000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.54
S09-06001000	4	SR	R2	92	District 12	RESIDENTIAL	4.28
S09-06002000	4	SR	R2	92	District 12	RESIDENTIAL	3.49
S09-06003000	4	SR	R2	92	District 12	RESIDENTIAL	2.31
S09-06004000	4	SR	R2	92	District 12	RESIDENTIAL	2.38
S09-06005000	4	SR	R2	92	District 12	RESIDENTIAL	2.37
S09-06006000	4	RR	RA	92	District 12	RESIDENTIAL	1.32
S09-06007000	4	RR	RA	92	District 12	RESIDENTIAL	0.98

S09-06008000	4	RR	RA	92	District 12	RESIDENTIAL	2.68
S09-06009000	4	RR	RA	92	District 12	RESIDENTIAL	1.22
S09-06010000	4	RR	RA	92	District 12	RESIDENTIAL	2.04
S09-06011000	4	RR	RA	92	District 12	RESIDENTIAL	0.60
S09-06011001	4	RR	RA	92	District 12	RESIDENTIAL	0.61
S09-06012000	4	SR	R2	92	District 12	RESIDENTIAL	0.57
S09-06013000	4	SR	R2	92	District 12	RESIDENTIAL	0.54
S09-06015000	4	SR	R2	92	District 12	RESIDENTIAL	1.72
S09-06016000	4	SR	R2	92	District 12	RESIDENTIAL	2.19
S09-06017000	4	SR	R2	92	District 12	RESIDENTIAL	3.39
S14-01001000	4	RR	RA	93	District 12	RESIDENTIAL	18.24
S14-01001001	4	RR	RA	93	District 12	RESIDENTIAL	1.53
S14-01003000	4	RR	RA	93	District 12	RESIDENTIAL	5.76
S14-01008000	4	SR	R2	92	District 12	CACTUS RIDGE	0.97
S14-01009000	4	SR	R2	92	District 12	CACTUS RIDGE	1.15
S14-01010000	4	SR	R2	92	District 12	CACTUS RIDGE	1.11
S14-01012000	4	SR	R2	92	District 12	CACTUS RIDGE	2.61
S14-01013000	4	SR	R2	92	District 12	CACTUS RIDGE	2.22
S14-01015000	4	SR	R2	92	District 12	CACTUS RIDGE	1.47
S14-01016000	4	RR	RA	92	District 12	CACTUS RIDGE	4.63
S14-01018000	4	SR	R2	92	District 12	CACTUS RIDGE	0.95
S14-01019000	4	SR	R2	92	District 12	CACTUS RIDGE	0.96
S14-01020000	4	SR	R2	92	District 12	CACTUS RIDGE	1.25
S14-01021000	4	SR	R2	92	District 12	CACTUS RIDGE	0.56
S14-01022000	4	SR	R2	92	District 12	CACTUS RIDGE	0.83
S14-01023000	4	SR	R2	92	District 12	CACTUS RIDGE	2.45
S14-01025000	4	SR	R2	92	District 12	CACTUS RIDGE	0.24
S14-01027000	4	SR	R2	92	District 12	CACTUS RIDGE	2.26
S14-01028000	4	SR	R2	92	District 12	CACTUS RIDGE	2.11
S14-01029000	4	SR	R2	92	District 12	CACTUS RIDGE	1.14
S14-01030000	4	SR	R2	92	District 12	CACTUS RIDGE	0.90
S14-01031000	4	SR	R2	92	District 12	CACTUS RIDGE	1.27
S14-01032000	4	SR	R2	92	District 12	CACTUS RIDGE	0.74
S14-01033000	4	SR	R2	92	District 12	CACTUS RIDGE	0.77
S14-01033001	4	SR	R2	92	District 12	CACTUS RIDGE	0.90
S14-01034000	4	SR	R2	92	District 12	CACTUS RIDGE	1.75
S14-01035000	4	SR	R2	92	District 12	CACTUS RIDGE	2.95
S14-01036000	4	SR	R2	92	District 12	CACTUS RIDGE	2.22
S14-01037000	4	SR	R2	92	District 12	CACTUS RIDGE	2.52
S14-01038000	4	SR	R2	92	District 12	CACTUS RIDGE	1.05
S15-01001000	4	RR	RA	93	District 12	OAK HILL	8.20
S15-01002000	4	SR	R2	93	District 12	OAK HILL	0.55
S15-01003000	4	SR	R2	93	District 12	OAK HILL	0.53
S15-01004000	4	SR	R2	93	District 12	OAK HILL	0.51
S15-01005000	4	SR	R2	93	District 12	OAK HILL	0.44
S15-01006000	4	SR	R2	93	District 12	OAK HILL	0.55
S15-01007000	4	SR	R2	93	District 12	OAK HILL	0.54
S15-01008000	4	SR	R2	93	District 12	OAK HILL	0.60
S15-01013001	4	RR	RA	69	District 12	RESIDENTIAL	0.23
S15-01014000	4	RR	RA	92	District 12	CACTUS RIDGE	0.87
S15-01015000	4	RR	RA	92	District 12	CACTUS RIDGE	0.99
S15-01016000	4	RR	RA	92	District 12	CACTUS RIDGE	0.63
S15-01017000	4	RR	RA	92	District 12	CACTUS RIDGE	1.34
S15-01019000	4	RR	RA	92	District 12	CACTUS RIDGE	0.80
S15-01020000	4	RR	RA	92	District 12	CACTUS RIDGE	0.47
S15-01021000	4	RR	RA	92	District 12	CACTUS RIDGE	0.62
S15-01022000	4	SR	R2	92	District 12	CACTUS RIDGE	0.64
S15-01023000	4	C3	C3	92	District 12	CACTUS RIDGE	1.24
S15-01028005	4	LI	M1	93	District 12	CACTUS RIDGE	0.46
S15-01030000	4	RR	RA	92	District 12	RESIDENTIAL	1.12
S15-01031000	4	RR	RA	92	District 12	RESIDENTIAL	1.55

S15-01032000	4	RR	RA	92	District 12	RESIDENTIAL	1.78
S15-01033000	4	SR	R2	92	District 12	RESIDENTIAL	1.94
S15-01034000	4	SR	R2	92	District 12	RESIDENTIAL	2.88
S15-01035000	4	SR	R2	92	District 12	RESIDENTIAL	7.05
S15-01037000	4	SR	R2	92	District 12	CACTUS RIDGE	1.16
S15-01038000	4	SR	R2	92	District 12	CACTUS RIDGE	1.09
S15-01039000	4	RR	RA	92	District 12	CACTUS RIDGE	1.31
S15-01040000	4	RR	RA	92	District 12	RESIDENTIAL	2.25
S15-01042000	4	RR	RA	92	District 12	RESIDENTIAL	9.60
S15-01043000	4	RR	RA	92	District 12	RESIDENTIAL	1.81
S15-01044000	4	RR	RA	92	District 12	RESIDENTIAL	0.57
S15-01045000	4	RR	RA	92	District 12	RESIDENTIAL	2.64
S15A01001000	4	SR	R2	92	District 12	CACTUS RIDGE	0.74
S15A01002000	4	SR	R2	92	District 12	CACTUS RIDGE	0.75
S15A01003000	4	SR	R2	92	District 12	CACTUS RIDGE	0.63
S15A01004000	4	SR	R2	92	District 12	CACTUS RIDGE	0.66
S15A01005000	4	SR	R2	92	District 12	CACTUS RIDGE	1.43
S15A01006000	4	SR	R2	92	District 12	CACTUS RIDGE	0.75
S15A01007000	4	SR	R2	92	District 12	CACTUS RIDGE	0.68
S15A01008000	4	SR	R2	92	District 12	CACTUS RIDGE	0.59
S15A01009000	4	SR	R2	92	District 12	CACTUS RIDGE	0.80
S15A01010000	4	SR	R2	92	District 12	CACTUS RIDGE	0.78
S15A01011000	4	SR	R2	92	District 12	CACTUS RIDGE	0.74
S15A01012000	4	SR	R2	92	District 12	CACTUS RIDGE	0.87
S22-01001000	4	RR	RA	94	District 12	RESIDENTIAL	1.52
S22-01002000	4	RR	RA	94	District 12	RESIDENTIAL	1.52
S22-01003000	4	RR	RA	93	District 12	RESIDENTIAL	1.45
S22-01004000	4	RR	RA	93	District 12	RESIDENTIAL	1.35
S22-01005000	4	RR	RA	93	District 12	RESIDENTIAL	1.48
S22-01007000	4	RR	RA	93	District 12	RESIDENTIAL	3.80
S22-01007001	4	RR	RA	93	District 12	RESIDENTIAL	1.80
S22-01008000	4	RR	RA	94	District 12	RESIDENTIAL	5.74
S22-01009000	4	RR	RA	93	District 12	RESIDENTIAL	1.03
S22-01010000	4	RR	RA	93	District 12	RESIDENTIAL	5.66
S22-01011000	4	RR	RA	93	District 12	RESIDENTIAL	2.43
S23-01001000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01002000	4	SR	R2	93	District 12	OAK HILL	0.48
S23-01003000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01004000	4	SR	R2	93	District 12	OAK HILL	0.51
S23-01005000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01006000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01007000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01008000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01009000	4	SR	R2	93	District 12	OAK HILL	0.50
S23-01010000	4	SR	R2	93	District 12	OAK HILL	0.60
S23-01011000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01012000	4	SR	R2	93	District 12	OAK HILL	0.50
S23-01013000	4	SR	R2	93	District 12	OAK HILL	0.51
S23-01014000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01015000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01016000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01017000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01018000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01019000	4	SR	R2	93	District 12	OAK HILL	0.68
S23-01020000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01021000	4	SR	R2	93	District 12	OAK HILL	0.59
S23-01022000	4	SR	R2	93	District 12	OAK HILL	0.70
S23-01024000	4	SR	R2	93	District 12	OAK HILL	0.67
S23-01025000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01026000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01027000	4	SR	R2	93	District 12	OAK HILL	0.46

S23-01028000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01029000	4	SR	R2	93	District 12	OAK HILL	0.45
S23-01030000	4	SR	R2	93	District 12	OAK HILL	0.44
S23-01031000	4	SR	R2	93	District 12	OAK HILL	0.45
S23-01032000	4	SR	R2	93	District 12	OAK HILL	0.45
S23-01033000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01034000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01035000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01036000	4	SR	R2	93	District 12	OAK HILL	0.66
S23-01037000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01038000	4	SR	R2	94	District 12	OAK HILL	0.64
S23-01039000	4	SR	R2	94	District 12	OAK HILL	0.54
S23-01040000	4	SR	R2	94	District 12	OAK HILL	0.49
S23-01041000	4	SR	R2	94	District 12	OAK HILL	0.52
S23-01042000	4	SR	R2	94	District 12	OAK HILL	0.50
S23-01043000	4	SR	R2	94	District 12	OAK HILL	0.50
S23-01044000	4	SR	R2	94	District 12	OAK HILL	0.49
S23-01045000	4	SR	R2	94	District 12	OAK HILL	0.51
S23-01046000	4	SR	R2	94	District 12	OAK HILL	0.64
S23-01047000	4	SR	R2	93	District 12	OAK HILL	0.56
S23-01048000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01049000	4	SR	R2	93	District 12	OAK HILL	0.38
S23-01050000	4	SR	R2	93	District 12	OAK HILL	0.42
S23-01051000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01052000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01053000	4	SR	R2	93	District 12	OAK HILL	0.74
S23-01054000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01055000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01056000	4	SR	R2	93	District 12	OAK HILL	0.50
S23-01057000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01058000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01059000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01060000	4	SR	R2	93	District 12	OAK HILL	0.48
S23-01061000	4	SR	R2	93	District 12	OAK HILL	0.41
S23-01062000	4	SR	R2	93	District 12	OAK HILL	0.50
S23-01063000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01064000	4	RR	RA	93	District 12	RESIDENTIAL	4.49
S23-01064001	4	RR	RA	93	District 12	RESIDENTIAL	1.97
S23-01066000	4	RR	RA	93	District 12	RESIDENTIAL	9.53
S23-01067000	4	RR	RA	93	District 12	RESIDENTIAL	1.32
S23-01068000	4	SR	R1	93	District 12	RESIDENTIAL	1.22
S23-01069000	4	SR	R1	93	District 12	RESIDENTIAL	6.75
S23-01069001	4	RR	RA	93	District 12	RESIDENTIAL	5.25
S23-01071000	4	RR	RA	93	District 12	RESIDENTIAL	0.94
S24-01007000	4	RR	RA	68	District 12	RESIDENTIAL	4.58
S24-01008000	4	RR	RA	68	District 12	RESIDENTIAL	1.37
S24-01008004	4	RR	RA	68	District 12	RESIDENTIAL	1.52
S24-01008005	4	RR	RA	68	District 12	RESIDENTIAL	4.08
S24-01008006	4	RR	RA	68	District 12	RESIDENTIAL	1.58
S24-01009000	4	RR	RA	67	District 12	RESIDENTIAL	10.88
S24-01009001	4	RR	RA	67	District 12	RESIDENTIAL	7.32
013A01063007	1	SR	R3	9	District 12	MANDERLY	1.10
013-01025000	1	RR	RA	24	District 12	RESIDENTIAL	1.00
048-01004000	4	RR	RA	94	District 12	RESIDENTIAL	1.01
048-01004004	4	RR	RA	94	District 12	RESIDENTIAL	16.98
048-01004002	4	RR	RA	94	District 12	RESIDENTIAL	12.14
048-01004003	4	RR	RA	94	District 12	RESIDENTIAL	13.60
048-02030005	4	SR	R3	67	District 12	RESIDENTIAL	10.44
031A02015000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A03011000	3	PUD	PD	5	District 12	EAGLE RIDGE	0.28
031A04010000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24

City of Stockbridge Zoning Map 2024



Legend

ZONING DISTRICTS:

- C1 - Neighborhood Commercial
- C2 - General Commercial
- C3 - Heavy Commercial
- CCR - City Center Residential
- DT - Downtown
- HI - Heavy Industrial
- LI - Light Industrial
- MFR - Multiple Family Residential
- MHR - Mobile Home Residential
- OI - Office Institutional
- PUD - Planned Unit Development
- RR - Rural Residential
- SR - Suburban Residential

OVERLAY DISTRICTS:

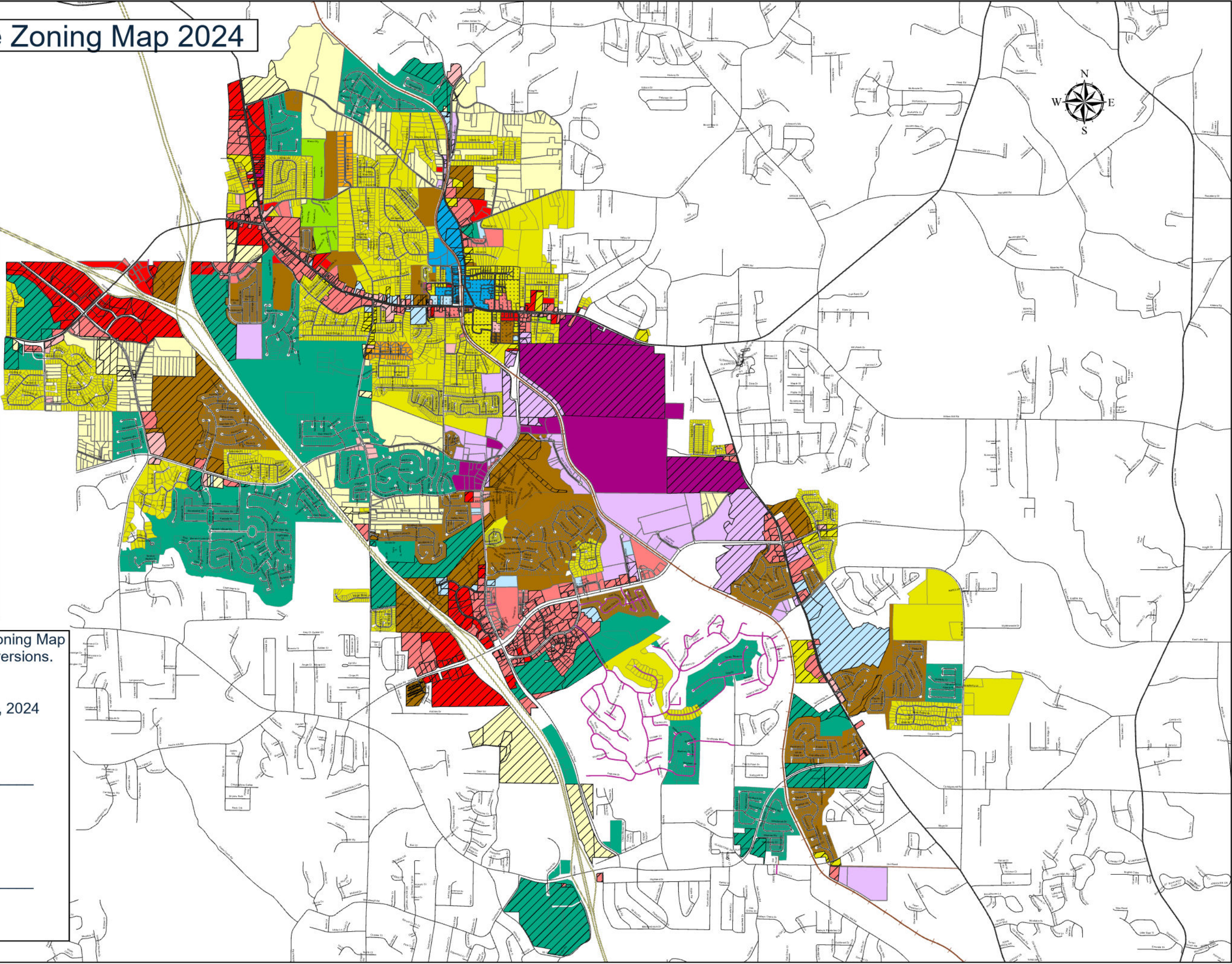
- DV - Downtown Village
- PMU - Parkway Mixed Use

This is to certify that this Official City Zoning Map supersedes and replaces all previous versions.

This _____ day of _____, 2024

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor





City of Stockbridge Future Land Use Map 2024

- Legend**
- FUTURE LAND USE DESIGNATIONS:**
- Downtown District
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Special Purpose
 - Low Density Mixed Use
 - Medium Density Mixed Use
 - High Density Mixed Use
 - Public Institutional
 - Office
 - Light Industrial
 - Heavy Industrial
 - Transportation/Communication/Utilities
 - Park/Recreation/Conservation

This is to certify that this Official City Zoning Map supersedes and replaces all previous versions.

This _____ day of _____, 2024

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor

Community Development Department: 7/24/2024

City of Stockbridge Zoning Map 2024



Legend

ZONING DISTRICTS:

- C1 - Neighborhood Commercial
- C2 - General Commercial
- C3 - Heavy Commercial
- CCR - City Center Residential
- DT - Downtown
- HI - Heavy Industrial
- LI - Light Industrial
- MFR - Multiple Family Residential
- MHR - Mobile Home Residential
- OI - Office Institutional
- PUD - Planned Unit Development
- RR - Rural Residential
- SR - Suburban Residential

OVERLAY DISTRICTS:

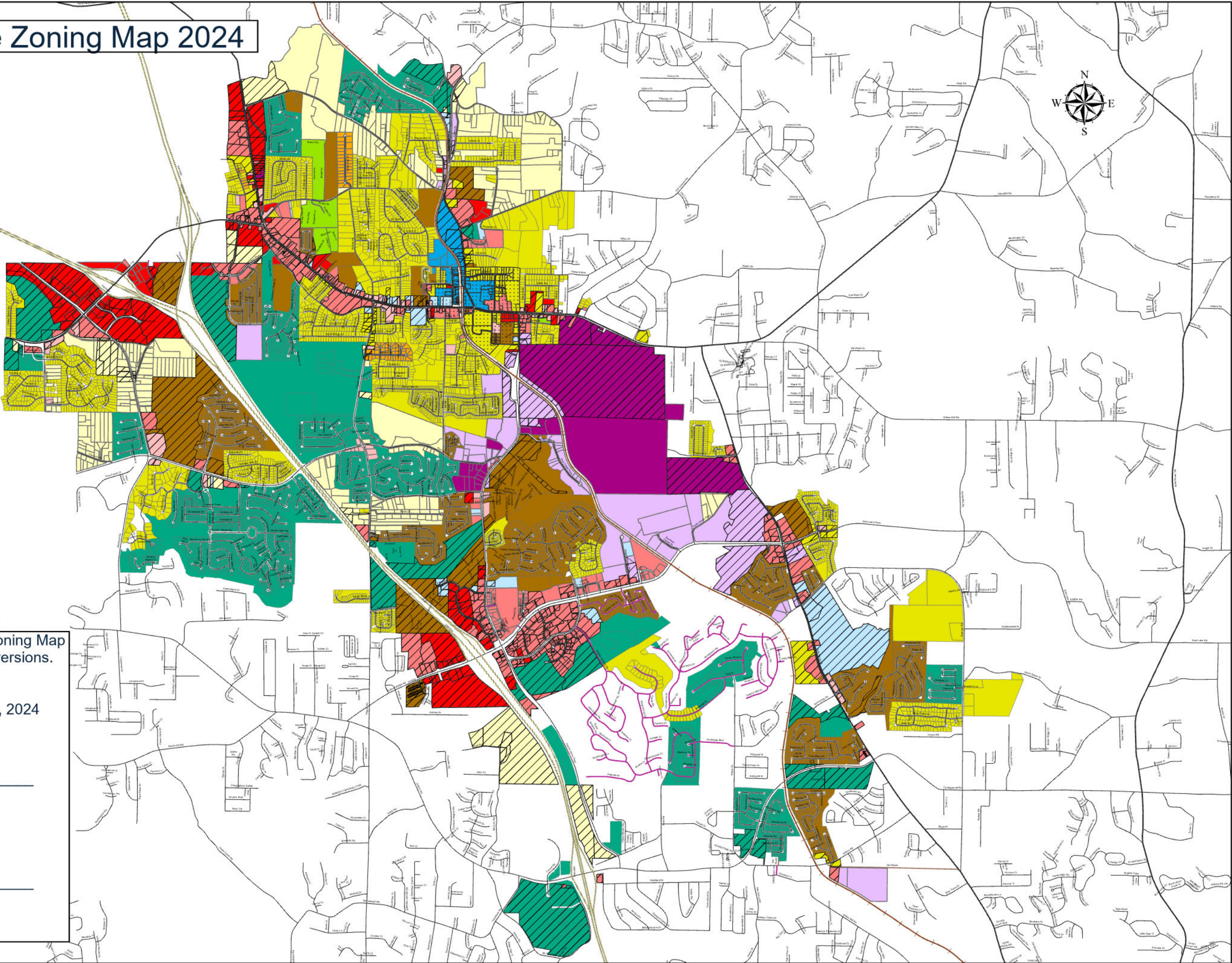
- DV - Downtown Village
- PMU - Parkway Mixed Use

This is to certify that this Official City Zoning Map supersedes and replaces all previous versions.

This _____ day of _____, 2024

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor





City of Stockbridge Zoning Map 2024

Legend	
ZONING DISTRICTS:	
	C1 - Neighborhood Commercial
	C2 - General Commercial
	C3 - Heavy Commercial
	CCR - City Center Residential
	DT - Downtown
	HI - Heavy Industrial
	LI - Light Industrial
	MFR - Multiple Family Residential
	MHR - Mobile Home Residential
	OI - Office Institutional
	PUD - Planned Unit Development
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This _____ day of _____, 2024

Vanessa Holiday
City of Stockbridge, City Clerk

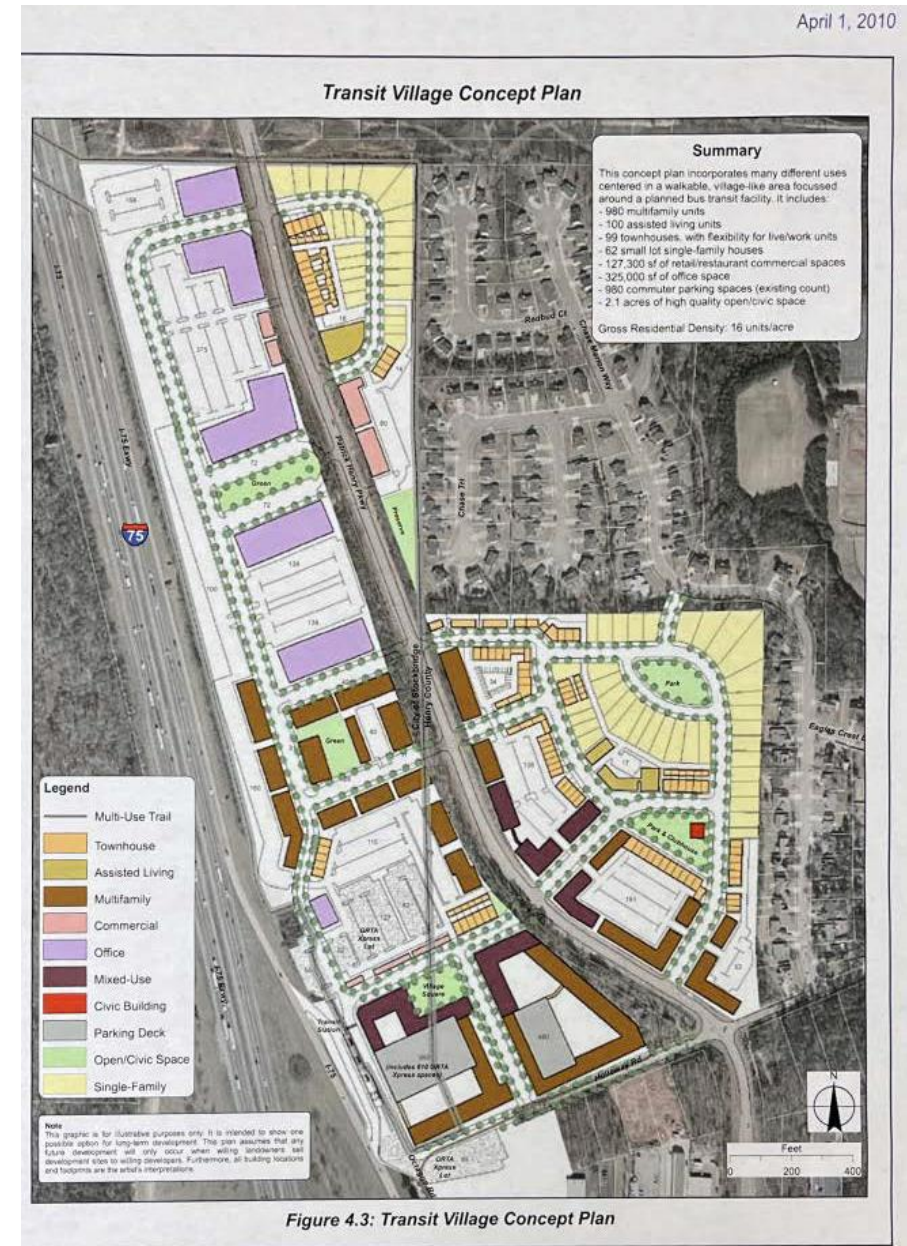
Anthony Ford
City of Stockbridge, Mayor

Collaborative Master Planning

- Coordinated with the Following:
 - Property Owners
 - Property Owner's Representative
 - City Planning Staff
- Provide for Mixed of Uses:
 - Vertical Development of Retail, Office and Residential
 - Single Family Attached Townhomes
 - Multi-family Residential Apartment
 - Professional Office Complex
 - Commercial Retail and Auto Sales
 - Multiple Four-Star Hotels Development
- Establishment Valuation of Project is \$350 Million
- New Entertainment Venues
- New Restaurants Establishment
- New Job Opportunities
- Signature Project for Stockbridge and Henry County



Collaborative Planning Effort for this Corridor





MORTISE
& TENON

DISTRICT
15 FIFTEEN

DISTRICT
15 FIFTEEN

coffee corner

coffee corner



Zam's
MEXICAN CUISINE

Zam's

Zam's

Zam's

MAA

MAA
West Village
LEASING CENTER
Retail Parking

Village





W Village Way

GOMMA'S GALLERY



2 HOUR VISITOR



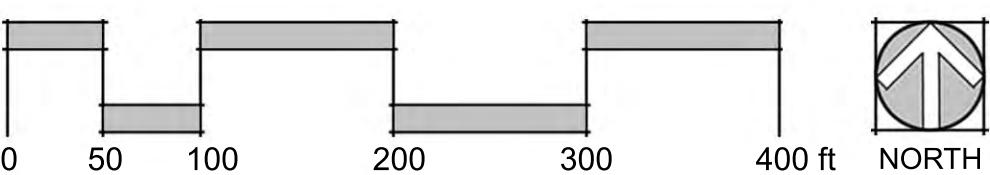






Concept Plan for:
Patrick Henry Site

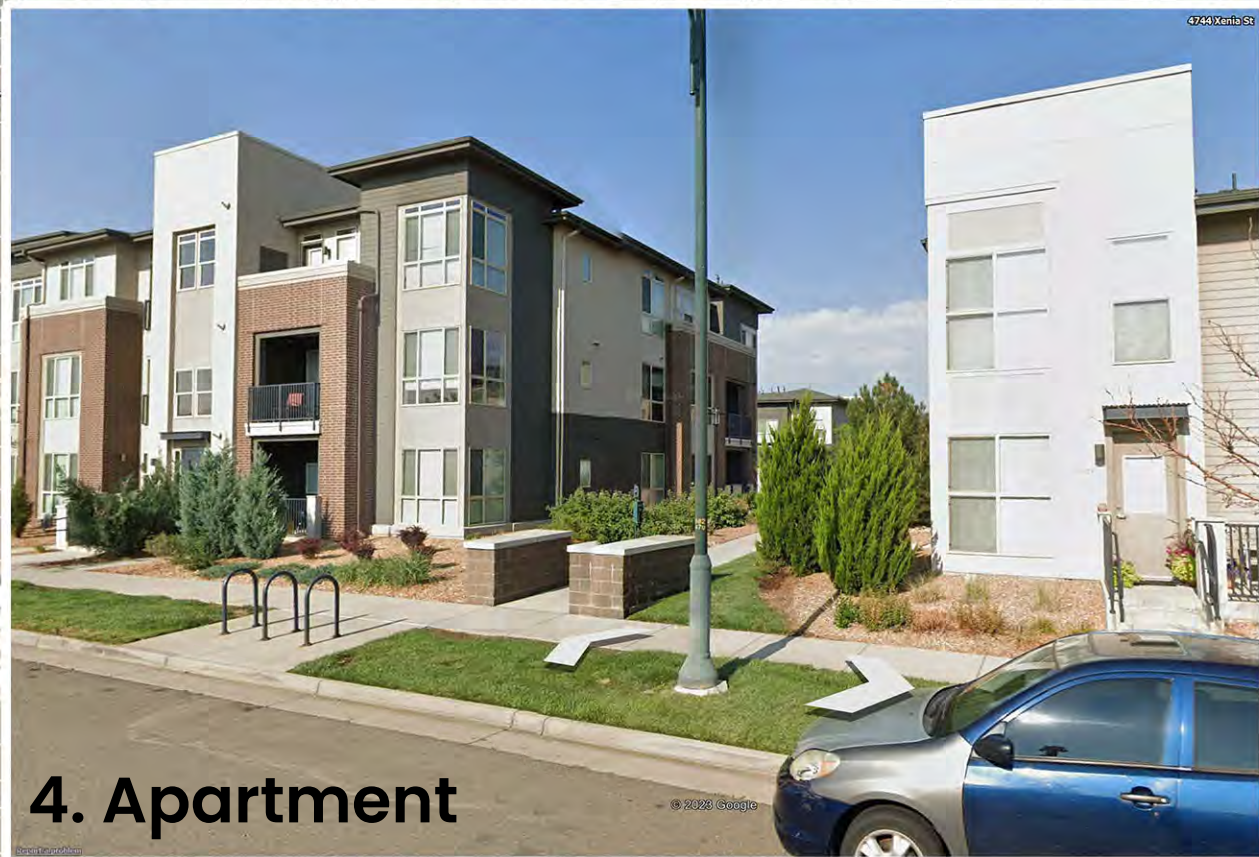
6.15.2023



Land Use Summary		Non-Residential	Residential	Hotel	Parking
		SF	DU	ROOM	Spaces
Village Center					
	Village Center Retail	55,000			248
	Residential above Retail	86,000	264		806
	Hotel			120	150
	Office	86,000			346
	Apartment		460		792
	Single Family & Townhouse (South)		61		2/du
	Townhouse (North)		93		2/du
TOTAL		227,000	878	120	2342



5. Townhouse



4. Apartment



3. Office



2. Mixed Use Building



1. Central Green/Plaza





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

FROM: Keedra Jackson, Chief Planner, Planning and Zoning Division

CC: Fred Gardiner, City Manager
Ryan Anderson, Community Development Director

DATE: September 19, 2024

SUBJECT: Staff Report for Patrick Henry Parkway Master Plan

I. PURPOSE

To consider a city-wide initiated rezoning by the City of Stockbridge to rezone the subject properties at Parcel #s 052-01022000 (29.08 acres), 052-01031001052, 052-01023002 (6.16 acres), 053-B01030006 (0.92 acres), 053-B01030007 (0.48 acres), 053-B01030008 (0.47 acres), 052-01031000 (4.30 acres), 0523-B01030009 (0.52 acres), from Rural Residential (RR) to Planned Unit Development (PUD) to allow for a mixed-use development. The subject properties range from the northern portion of Patrick Henry to the end point of Holloway Road. The subject properties consist of various owners and contains approximately 41.68 +/- acres.

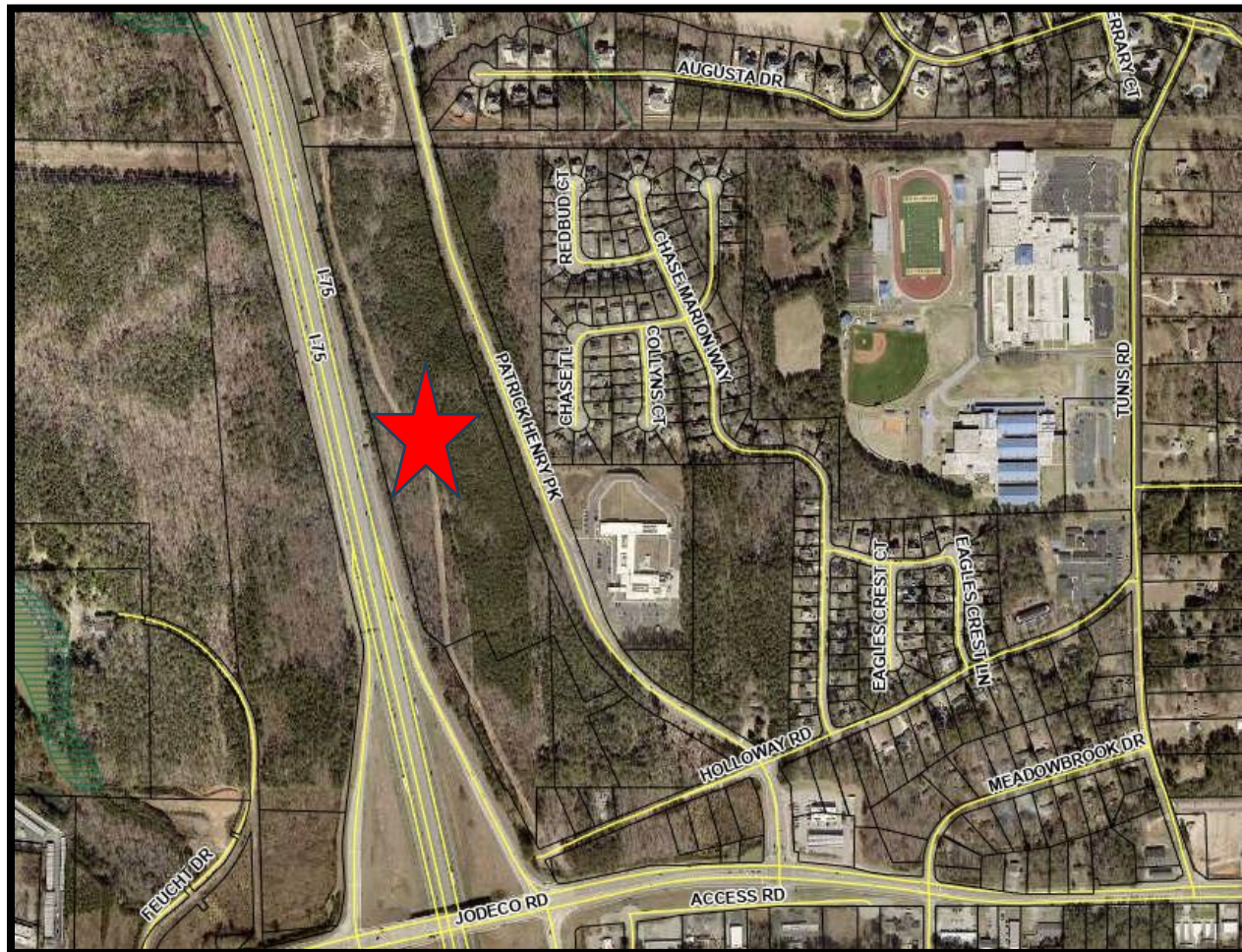
An aerial photo of the subject property is shown after the Case Facts (Table 1) below.

II. CASE FACTS (Table 1)

DESCRIPTIVE FACTOR	FINDINGS
Proposed Development:	Mixed-Use Development
Parcel Identification:	052-01022000, 052-01031001052, 053-B01030006, 053-B01030007, 053-B01030008, 052-01031000, 071-A01088001
Parcel Acreage:	+/- 41.68 acres.
Land District and Land Lot:	District 5, Land Lot 46.
Applicant:	City of Stockbridge
Owner:	Various
Current City Zoning:	RR and Parkway Mixed-Use Overlay District.
Surrounding Zoning:	• <u>North</u>—PUD (Multiple Family Residential).

	• <u>Northwest</u>—SR (Suburban Residential). • <u>East</u>—Unincorporated Henry County • <u>South</u>—Unincorporated Henry County_C-2 (General Commercial). • <u>Southeast</u>—PUD and_C-2 (General Commercial). • <u>West</u>—Outside of the City. Zoned 'RD' & 'RM' (Residential-Duplex & Residential-Multifamily) by Henry County. • <u>Southeast</u>—Outside of the City. Zoned 'C-2' (General Commercial) by Henry County.
City Land Use Designation:	Medium-Density Mixed-Use.
Current Use:	Vacant.
Surrounding Land Uses:	• <u>North</u>—vacant land • <u>Northeast</u>—Eagles Landing Subdivision (unincorporated Henry County). • <u>East</u>—Eagles Landing High School, Eagles Landing Middle School, Living Word Christian School • <u>South</u>— Vacant land • <u>Southeast</u>—Racetrac on Jodeco Road (unincorporated Henry County) • <u>West</u>—Unincorporated Henry County).
Property Location:	To the southeastern portion of North Patrick Henry Parkway adjacent to I-75, ending at Holloway Road.
Property Conditions:	Vacant land; mostly wooded. 4.538 acres of Octagon Road, an abandoned road, runs through the eastern portion of the subject property from Holloway Road through the northern part of the property. The road was abandoned in 2009 (Resolution 09-119).

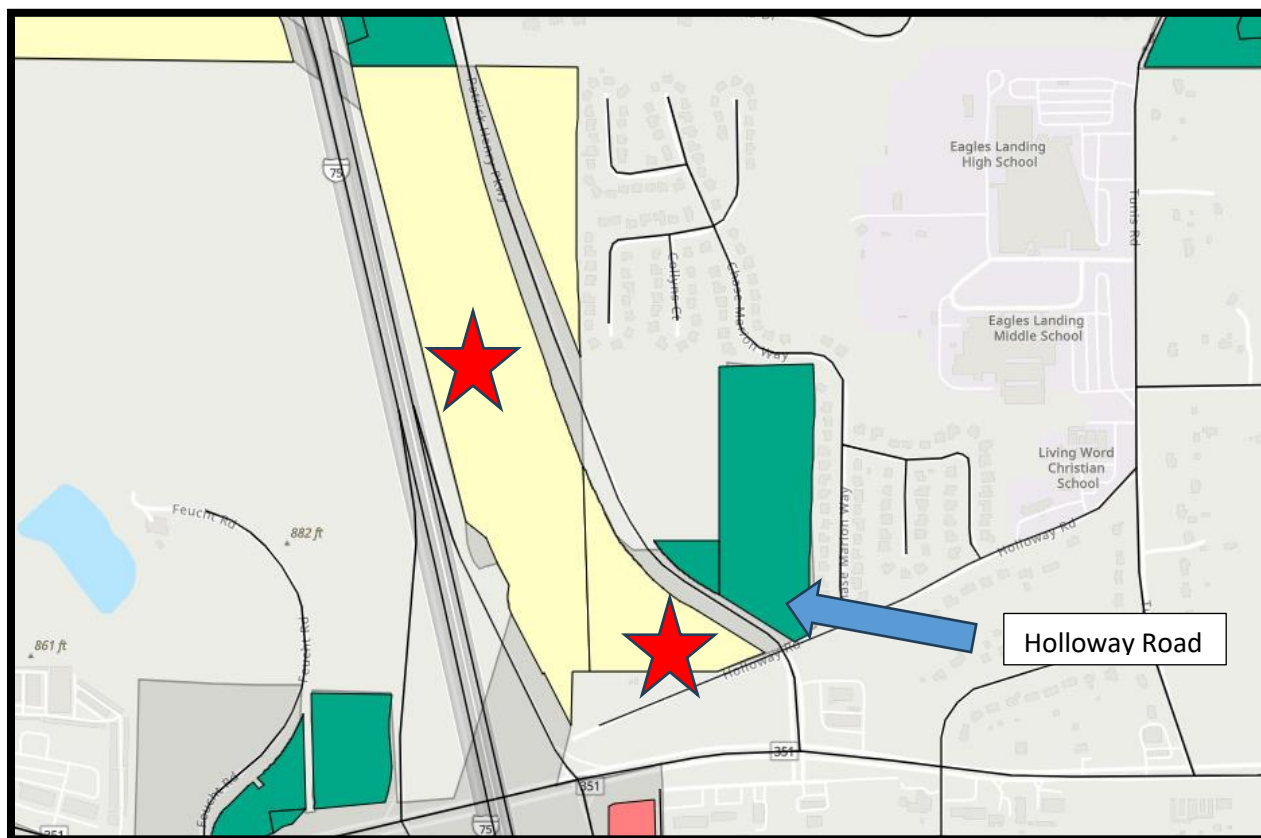
AERIAL PHOTO OF SUBJECT PROPERTY



III. PROPERTY AND ZONING HISTORY

Property History. The subject property does not appear to have any zoning history per research. The subject site is a part of the Patrick Henry Parkway Master Plan and consists of vacant land that is heavily wooded. The subject property is irregularly shaped.

ZONING MAP



Recent Zoning Activity: RZ-2023-08. A rezoning of the subject property from unincorporated Henry County to PUD (Planned Unit Development) was sought by Waypoint Residential in 2023. Parcels # 052-1025027, 052-01025028, and 052-01025021 were rezoned to allow for a Mixed-Use Development consisting of multi-family residential and retail commercial uses. The subject properties are located in the Parkway Mixed Use Overlay and were approved with fifteen (15) conditions by Mayor and City Council in September of 2023.

CONCEPTUAL SITE PLAN



STREET VIEW OF SOUTHWEST CORNER OF SITE



STREET VIEW OF SITE TOWARD SOUTHEAST CORNER



2024 CITY OF STOCKBRIDGE FUTURE LAND USE MAP



PROPOSED DEVELOPMENT

Project Size. The subject property is irregularly shaped beginning at southeastern portion of Patrick Henry Parkway to Holloway Road. The subject properties are an approximate total of 41.68 +/- acres. The proposed development will consist of mixed uses such as vertical development of retail, office and residential development. The Residential development will be comprised of single family attached townhomes and possible multi-family apartments. A professional office complex, commercial retail and auto sales and multiple four-star hotels will also be a part of the proposed development. The proposed buildings will have a maximum height of four (4) stories. This collaborative master plan was coordinated in conjunction with the current property owners, their representatives and city planning staff. The estimated establishment of this project will begin at \$350 million. Entertainment, job opportunities and signature development will be afforded to the City of Stockbridge and the residents of Henry County. Proposed setbacks, design guidelines and architectural renderings have not been established at the time of this report; however, building materials will maintain the historic standards of development which consist of brick, stucco and/or stone.

IV. ANALYSIS OF REQUEST

The city requests a rezoning under Section 9.2.1 of the City of Stockbridge's Unified Development Code (UDC). Under Section 9.2.1(C), the UDC states that the Planning Commission and the City Council shall consider nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal. An analysis of the compliance of the proposed rezoning with those standards is made below.

STANDARD #1--Consistency with the Comprehensive Plan. The 2024-2028 Five-Year Update to the Stockbridge Comprehensive Plan calls for the development of mixed-use and office and retail, and the proposed mixed-use development would help to meet that need. The companion Future Land Use Map shows a future land use designation for the subject property of "High-Density Residential", to include both residential and commercial uses. The compatible land use designation can be High-Density Mixed-Use, Special Purpose Designations. A Comprehensive Plan amendment will be needed to ensure compatibility.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC). The rezoning of the subject property to the requested 'PUD' (Planned Unity Development) district is necessary because the proposed mixed-use development is not permissible under the property's existing RR zoning. The PUD district, which is compatible in all future land use designations, allows the autonomy of townhomes, apartments, office, retail, and auto dealership, as does the PMU (Parkway Mixed-Use Overlay District), wherein the property lies. Although the intent of the PUD district is for new developments to provide an appropriate district for mixed-use developments, special attention should be focused on the arrangements of the buildings, and orderly improvements for function and aesthetics.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community. The subject property has remained vacant to this date.

STANDARD #4 -- The physical conditions of the site relative to its capability to to be developed as requested, including topography, drainage, access, and size and shape of the property. The topography of the subject property may vary in topography range. There does not appear to be any wetlands on the subject property.

STANDARD #5 --The impacts of the proposed development upon adjacent property owners, should the request be granted. The proposed development is likely to be a positive impact on the adjacent commercial businesses, whereby the new townhome residents could represent new customers at those businesses, thereby bringing additional revenues to the businesses.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure, including the water and sewage system. The City will ensure that the developer complies with all codes and regulations, and that no negative impact will result from the proposed rezoning.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes. The city will ensure to follow all regulations relating to traffic.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan. The Patrick Henry Parkway master plan called for a mixed-use development containing at least four (4) stories in height and various residential components such as apartments, townhomes, single-family homes, offices, etc. A mixed-use development would be an appropriate usage of the property in serving as a transition between the lower-density single-family residential subdivision to the northeast and the adjacent retail uses to the south. Further, the proposed PUD district would be compatible with the Henry County

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned. The subject properties have been vacant for quite some time and do not show promise to be developed as it is presently. Better use of this land will be afforded with the rezoning to PUD as proposed.

RECOMMENDATIONS

Based on the findings of the Analysis above, the Planning and Zoning Staff recommends that the applicant's request to rezone the subject property from 'RR' (Rural Residential) to 'PUD' (Planned Unit Development) via RZ-2024-07 to allow for the development of a mixed-use development be **APPROVED.**

TEXT AMENDMENT: TX-2024-05

**STATE OF GEORGIA HENRY COUNTY
CITY OF STOCKBRIDGE**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO “MULTIPLE FAMILY RESIDENTIAL (MFR)” BY MAKING ADDITIONS TO VARIOUS SECTIONS OF THE UNIFIED DEVELOPMENT CODE (U.D.C.) TO ALLOW THESE REGULATIONS IN THE MFR DISTRICT AS REQUIRED USES, TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That various sections of the Stockbridge Unified Development Code (UDC) be amended, as follows:

- Section 2.4.4, entitled “MULTIPLE FAMILY RESIDENTIAL DISTRICT”, be amended to add a section titled “MULTIPLE FAMILY RESIDENTIAL DISTRICT DESIGN GUIDELINES” to read as the following: SEE EXHIBIT A
- Section 2.4.4, entitled “MULTIPLE FAMILY RESIDENTIAL DISTRICT”, be amended under section titled “Yard Setbacks” to read “Minimum Front Yard Setback: 30 Feet

SECTION 2. Repeal and Add. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. 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 6. Authority to Amend the City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

SO ORDAINED this ____ day of _____, 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

EXHIBIT A:

Single-Family Development (Attached) - Townhouse:

Townhouses shall either be designed as a unified building or as a series of individualized units. Townhouses are suitable to be in both residential or non-residential areas and may either be on a common Lot or individually lotted.

The development standards for Townhome/Multi-family dwelling units are as follows:

Maximum net density	Nine (9) townhouse dwelling units per acre unless part of a mixed-use development.
Maximum number of lots	N/A; specified in the approved development plan.
Minimum lot size	2 acres
Minimum lot width	100 ft
Maximum unit width	Twenty-four (24) feet
Minimum Lot frontage	100% of the lot width
Minimum front setback	Thirty feet (30)
Minimum side yard	Ten feet (10)
Minimum distance between buildings	Twenty feet (20)
Minimum rear yard	Twenty feet (20)
Minimum Lot Coverage	50%
Minimum Open Space	15%
Maximum height	Forty-five (45) feet for the primary structure and 15 feet for the accessory structure
Minimum Living Area	Studio – 650 sf. Ft. One bedroom – 800 sq. ft Two bedroom – 950 sq. ft Three bedroom – 1150 sq. ft.
Maximum units per building	Six units (6)
Private Streets	Allowed
Curb and gutter	Required, except for alleys
Paved driveway	Required
Sidewalks	Required
Streetlights	Required
Underground utilities	Required
Public sewer	Required

Public water	Required
Residential parking garage	All townhome units shall have two-car garages.
Parking	Required; 1 bedroom or efficiency unit – 1.4 per unit. 2-bedroom unit – 2.0 per unit 3-bedroom unit- 2.25 per unit EV Charging Stations – 1 per every 10 parking spaces
Alleys	Allowed, but not required.
Porches	Allowed, but not required.
Concurrent construction requirement	N/A; specified in the approved development plan
Architectural requirements	Yes
Concurrent construction requirement	N/A; specified in the approved DRI
Multi-use paths	10-foot multi-use paths shall be required along the frontage and 8 ft interior trails within the development
Central garbage facility	Required; The development shall provide centralized garbage facilities for garbage and refuse collection for a certain number of units or percentage of units located within building throughout the development.
Flock Cameras	Flock cameras shall be installed at the entrance of the townhomes.

Definition:

Townhomes in buildings containing three or more dwelling units. Current development trends see buildings constructed with six to nine units per building.

1. Architectural Image and Character

Townhome units may vary in size and scale, but all should strive to maintain a residential character through appropriate massing, materials, and detailing. This Guideline does not advocate for or prohibit any architectural style, provided that the minimum requirements of this section are met.

Townhome units should be designed and constructed with facades that are compatible with the custom single-family homes:

One thousand (1,000) square feet for a one (1) bedroom unit; one thousand three hundred (1,300) square feet per two (2) bedroom unit; one thousand four hundred (1,400) square feet per three (3) bedroom unit; and two hundred (200) additional square feet per additional bedroom. No more than 20% of the units shall exceed 2,000 square feet.

b. The front facade of each dwelling unit Shall be

comprised of not less than eighty (80) percent of either brick, stone, or stucco, or a combination of brick and stone, and the remaining twenty (20) percent may be comprised of stucco, shake,

and/or cement fiberboard siding. In determining the percentage of materials on the front facade, neither doors, windows, garage doors, gables nor eaves shall be included in such calculation.

The front and side facades of each dwelling unit must be comprised of any combination of primary materials including brick and/or stone and secondary materials including stucco, shake and/or cement fiberboard (CF not to exceed 30% of the entire house) siding; provided, however, the proposed materials must be harmonious with the front facade materials for such dwelling unit. The rear elevation can be comprised of cementitious fiber or a combination of primary materials.

c.

- d. Review and Approval Process. Site and Architectural plans will be reviewed by the Community Development Department as part of the process for the related site plan, subdivision plat, or other applicable development application. Such a review shall be completed prior to issuance of any permits.
- e. In no case shall vinyl, metal, or aluminum siding of any kind be used on the front, side or rear elevations of a dwelling unit, including the gables and eaves.

2. Building Massing and Roof Form

Townhome units and buildings shall not exceed two-and-one-half stories in height when viewed from the street. When parking is within the above-grade ground floor of the building, it shall be considered a story and must meet all the requirements of this Guideline.

Townhome buildings shall have pitched roofs. The predominant roof form shall be hip, gable, shed, or flat. Building facades shall reflect the roof (e.g., a gable roof shall not be concealed by a parapet wall intended to make the building appear to have a flat roof).

Dormers, when provided, shall be functional (correlating to an occupied space) and placed in a manner consistent with the prevailing architectural style of the building. Dormers may be allowed as vents or to conceal equipment provided, they are proportional to thereof.

materials shall extend the full width of any street side yard, or facade abutting common open space.

3. Building Materials and Colors

- a. Complimentary Materials. Building design should consider the scale, texture and patterns of the building materials by utilizing them in common recognizable applications.
- b. Building Materials, the following guidelines should be followed with regards to building materials:
 1. Use high-quality, durable materials that reflect the local character such as brick, stucco, stone, or Cementitious fiberboard siding. Three-sided brick or stone and rear shall cementitious fiber or brick, stone, or stucco.
 2. Preference is given to natural stone over manufactured stone. However, manufactured stone may be accepted subject to special review of product.
- c. Building Colors.
 1. Colors should consist of a cohesive, complimentary palette.
 2. Limited use of accent colors is permitted if they are not bright or fluorescent and complement the overall palette of materials.
- d. Materials and colors.
 1. A minimum of three materials and three colors shall be utilized on front or street side elevations, or facade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.
- e. Architectural Wrap.
 1. Stone, brick, wainscot and other materials shall be wrapped a minimum of two feet into interior side elevations.
 2. Stone, brick, wainscot, and other front elevation

4. Building Features

The primary common building entrance shall be covered by an appropriately scaled architectural projection from the facade or shall be recessed in order to identify the point of entry. Canvas or other fabric awnings or canopies shall not be permitted at the primary entryway. The entryway shall be connected to a vestibule and an interior lobby.

Each dwelling unit shall have its own, functional balcony (or defined patio area for ground floor units). Juliet balconies shall be permitted when architecturally appropriate to the style of the building. Exterior, elevated open walkways, landings, and common stairs required to access individual units are strictly prohibited.

5. Details and Ornamentation

When thin-veneer brick or stone (Class B) materials are used, either for full-height walls or wainscoting, the material shall return to an inside corner with an adjacent wall. In the case of outside building corners,

a minimum twenty-four inches (24") return shall be provided.

Appropriately scaled trim of at least four inches (4") in width shall be included around all window and door openings, building corners, roof lines, and facade material transitions. Trim color shall be of a contrasting but compatible color to the primary building material color.

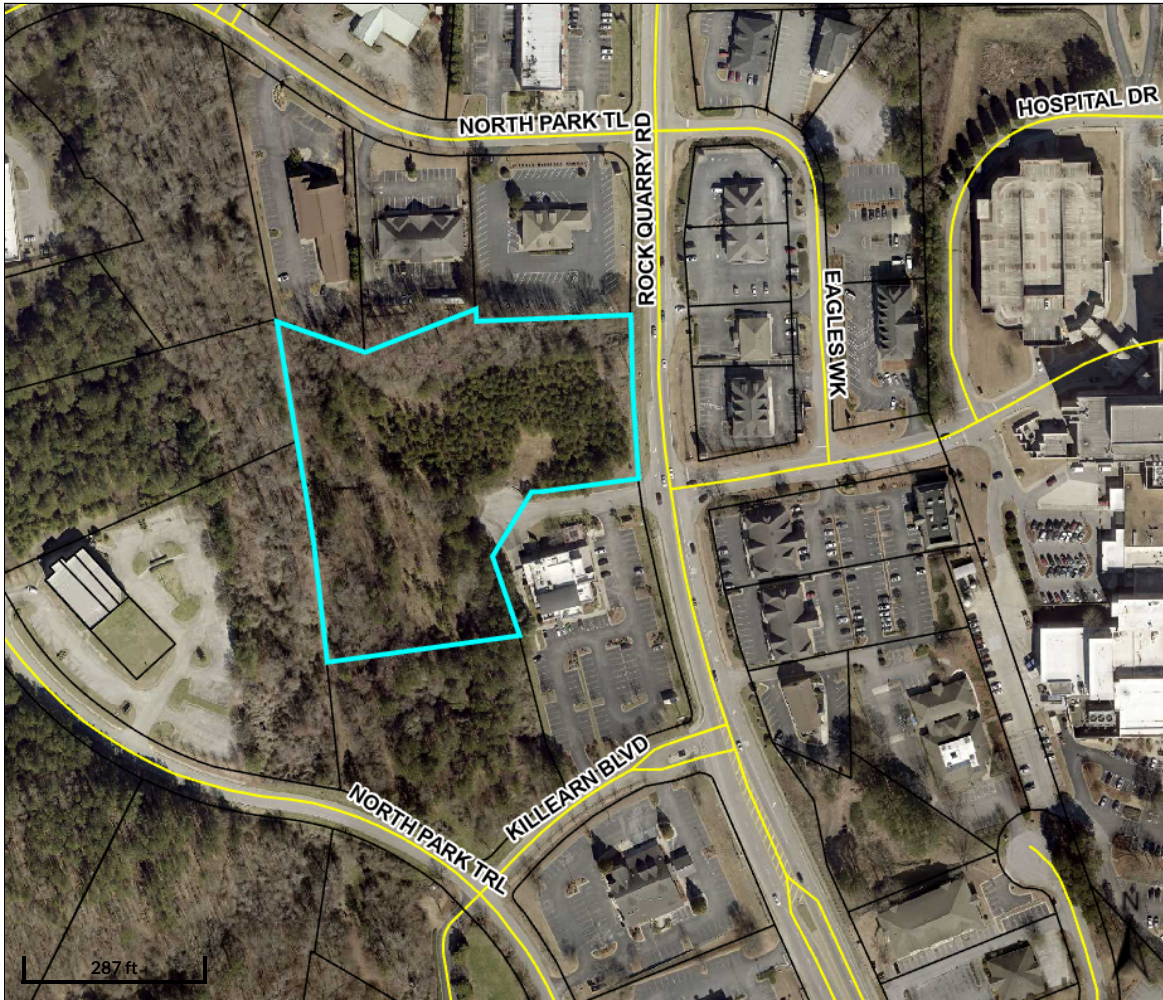
Shutters, if used, must be in proportion to the area of adjoining windows. All soffits and overhangs shall project no less than twelve inches (12").

6. Landscaping

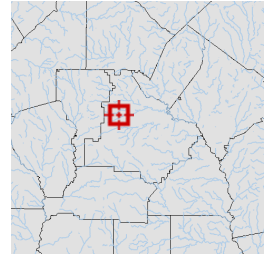
Landscaping shall comply with Chapter 5, Landscaping Ordinance Codes.



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	032-01030012	Class	C	Owner	GMI 2 INC	Land	\$681,600
Property	ROCK QUARRY	Acreage	4.26	Address	1876 INDEPENDENCE	Value:	
Address	RD				SQUARE, STE D	Building	\$0
District	City/Stockbridge				DUNWOODY GA 30338	Value:	
						Last 2 Sales	
						Date	Price Reason Qual
						5/6/2022	\$0 QUITCLAIM U
						6/15/2006	\$0 n/a U
						Total	\$681,600
						Value:	

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

Date created: 8/28/2024

Last Data Uploaded: 8/28/2024 11:54:39 AM

Developed by Schneider
GEOSPATIAL

- 31'-5" A.F.F.
ACCENT PARAPET WALL
- 28'-2" A.F.F.
ACCENT PARAPET WALL
- 27'-5" A.F.F.
ACCENT PARAPET WALL
- 25'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR

- CLEAR GLASS STOREFRONT
SYSTEM, DARK BRONZE
TRIM COLOR



1 PROPOSED FRONT BUILDING ELEVATION

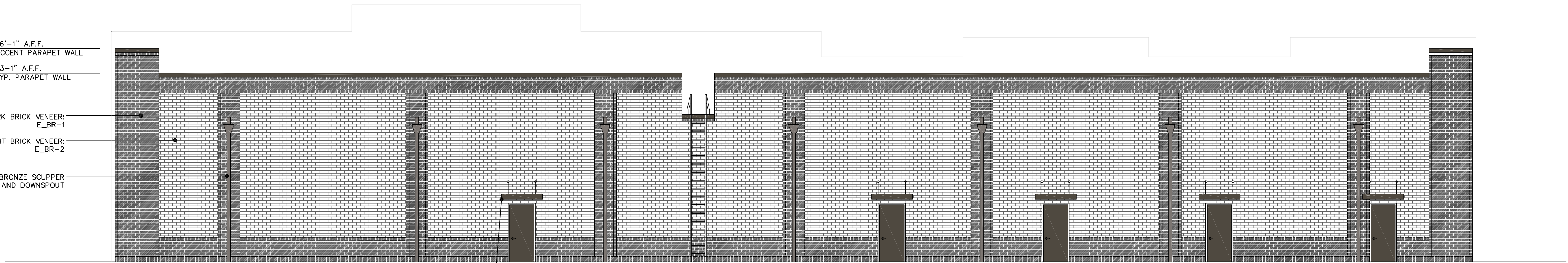
SCALE: 1/4"=1'-0"

- 26'-1" A.F.F.
ACCENT PARAPET WALL
- 23'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- DARK BRONZE SCUPPER
AND DOWNSPOUT

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR



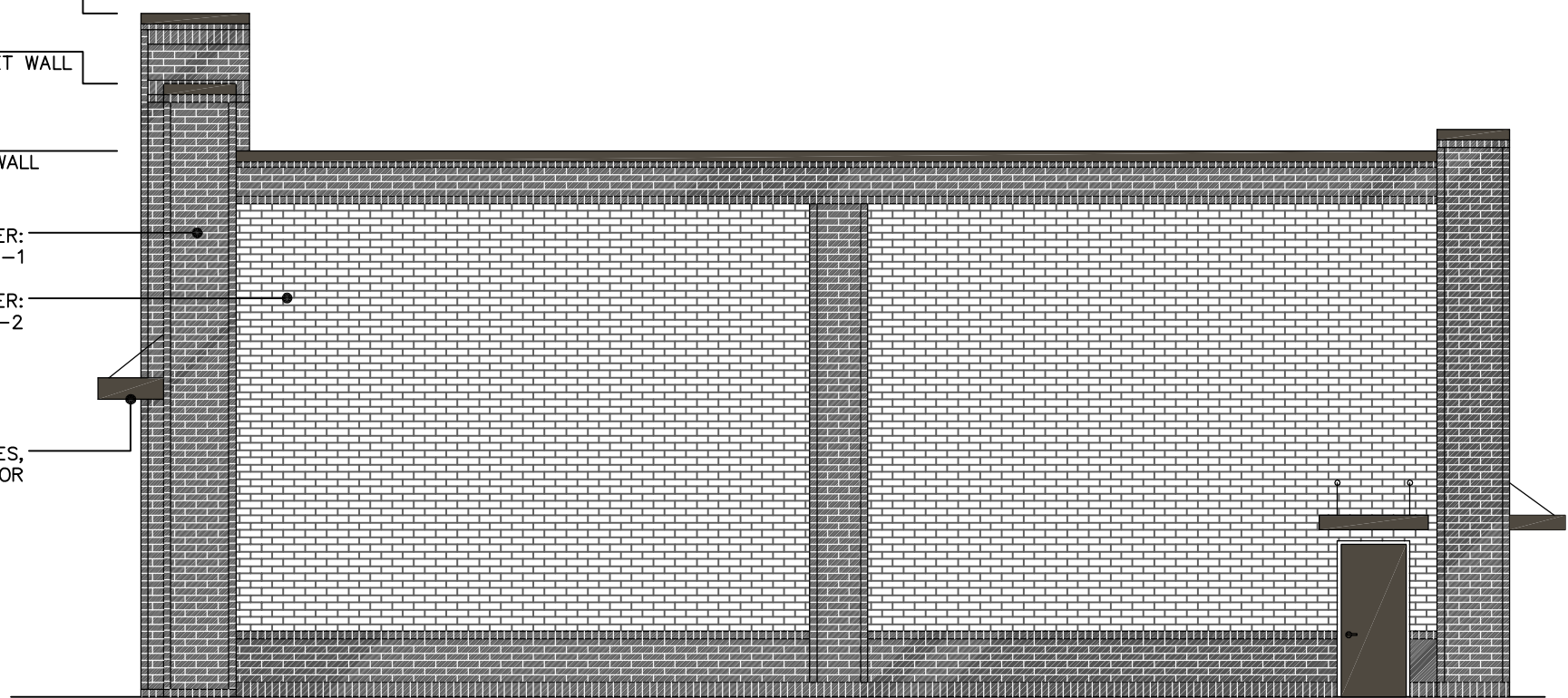
2 PROPOSED BACK BUILDING ELEVATION

SCALE: 1/4"=1'-0"

- 31'-5" A.F.F.
ACCENT PARAPET WALL
- 28'-2" A.F.F.
ACCENT PARAPET WALL
- 25'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR



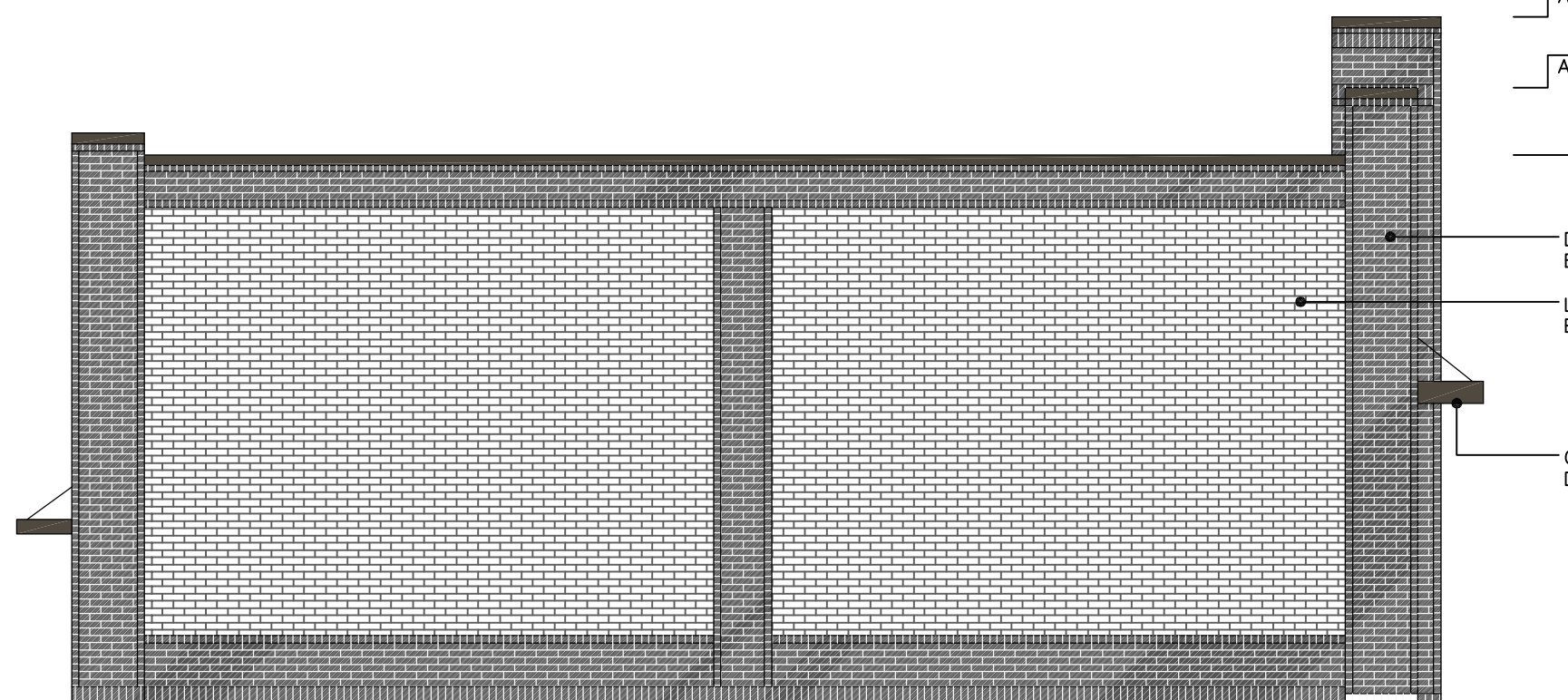
3 PROPOSED FRONT BUILDING ELEVATION

SCALE: 1/8"=1'-0"

- 31'-5" A.F.F.
ACCENT PARAPET WALL
- 28'-2" A.F.F.
ACCENT PARAPET WALL
- 25'-1" A.F.F.
TYP. PARAPET WALL

- DARK BRICK VENEER:
E_BR-1
- LIGHT BRICK VENEER:
E_BR-2

- CUSTOM METAL CANOPIES,
DARK BRONZE COLOR



4 PROPOSED LEFT BUILDING ELEVATION

SCALE: 1/8"=1'-0"



EXTERIOR FINISHES

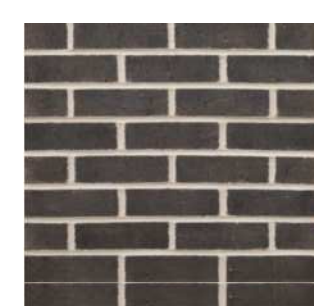
SYMB.	DESCRIPTION	MANUFACTURER	SPECS
E_PT-1	Exterior paint FOR BACK DOORS & FRAMS	Sherwin Williams	SW 6991 BLACK MAGIC, SATIN FINISH
E_BR-2	Brick Veneer, Queen size, Light color	COLUMBUS BRICK	MAGNOLIA BAY, WHITE GROUT
E_BR-1	Brick Veneer, Queen size, Dark color	GENERAL SHALE	MIDNIGHT MIST, WHITE GROUT



E_PT-1



E_BR-1

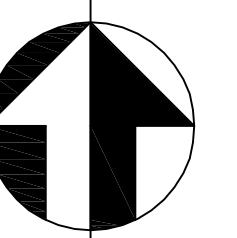


E_BR-2

5 EXTERIOR FINISHES

DESIGN TODAY

2105 SUGAR PLANT RD
WOODSTOCK, GA
30188
PH. 478-974-0000
D@DESIGNSTUDIO.COM
WWW.DTDESIGNSTUDIO.COM



PLAN NORTH

ROCK QUARRY RD
C-STORE SPECIAL
USE

ROCK QUARRY RD,
STOCKBRIDGE
GEORGIA 30281

1. 07/24/24 ISSUE FOR REVIEW
No: Date: Remarks:

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DESIGN TODAY 2005

DRAWING TITLE:
PROPOSED BUILDING
EXTERIOR
ELEVATIONS

ISSUE DATE:

DRAWN BY:
DT

SHEET NUMBER:

A1.01

Gas Station Distance Map



BP Gas Station
901 Rock Quarry Road

4,060 feet

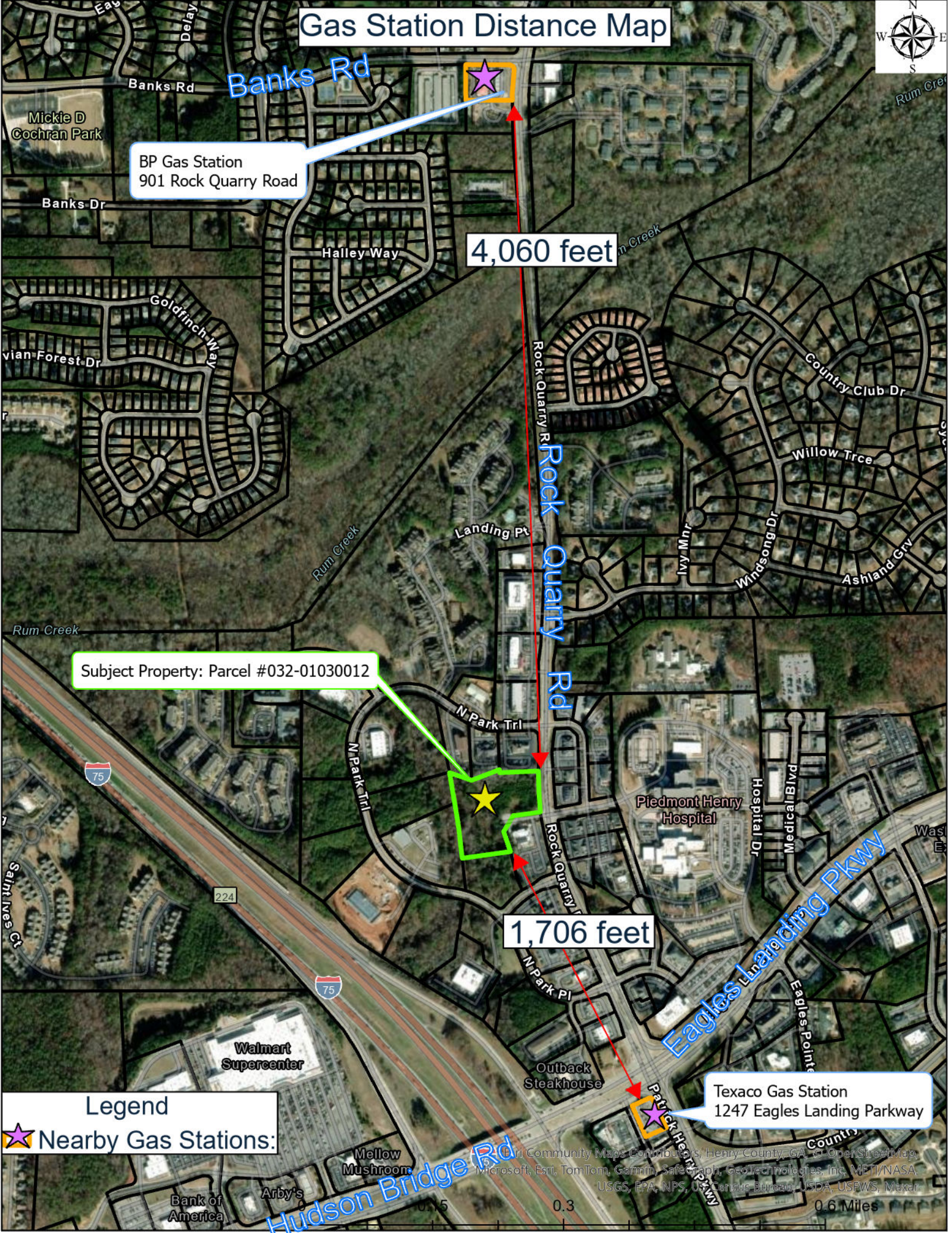
Subject Property: Parcel #032-01030012

1,706 feet

Texaco Gas Station
1247 Eagles Landing Parkway

Legend

★ Nearby Gas Stations:



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Radius Map of Nearby Gas Stations Within 4,500 Feet of Parcel #032-01030012



BP Gas Station
901 Rock Quarry Rd



Subject Property: Parcel #032-01030012



Murphy USA Gas Station
1440 Hudson Bridge Rd

QuickTrip Gas Station
1614 Hudson Bridge Rd



Texaco Gas Station
1247 Eagles Landing Pkwy



Legend

- Nearby Gas Stations
- 4,500-Foot Radius From Subject Property:

Esri, NASA, NOAA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0 0.2 0.4 0.8 Miles

HYDROLOGY REPORT

For Project:

Rock Quarry Road C-Store/Retail
Development

Located at
Rock Quarry Road & Hospital Drive
Stockbridge, Georgia 30281

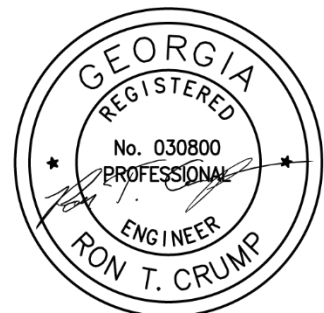
GMI 2, Inc.
1876 Independence Square, Suite D
Dunwoody, Georgia 30338
(678) 458-5185

October 14, 2022
Prepared by:



CONTINEO GROUP

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Suite 800
Decatur, GA 30030
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HYDROLOGY REPORT
Rock Quarry Road C-Store/Retail Development
Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

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HYDROLOGY REPORT

Rock Quarry Road C-Store/Retail Development

Rock Quarry Road & Hospital Drive
Stockbridge, GA 30281

Project Description

The proposed development is located at Rock Quarry Road and Hospital Drive, Stockbridge, GA 30281. The vicinity map below delineates the approximate location of the development within the City of Stockbridge. The 4.363-acre property has approximately 4.2-acres of disturbance. The project site will be developed as a convenience store/retail building that includes parking, drive aisles, utilities, and stormwater facilities. A future phase for the project site will include a medical office building and all related facilities.

This report is to demonstrate that the proposed extended dry detention system and other stormwater management practices designed for the development have enough capacity to retain stormwater without causing any negative effect on downstream drainage. Stormwater is designed to reach the detention pond through a series of curb inlets and pipes. The calculations consist of analysis of peak flow rates between pre-developed and post-developed basins. Please refer to corresponding sections for details in this report.

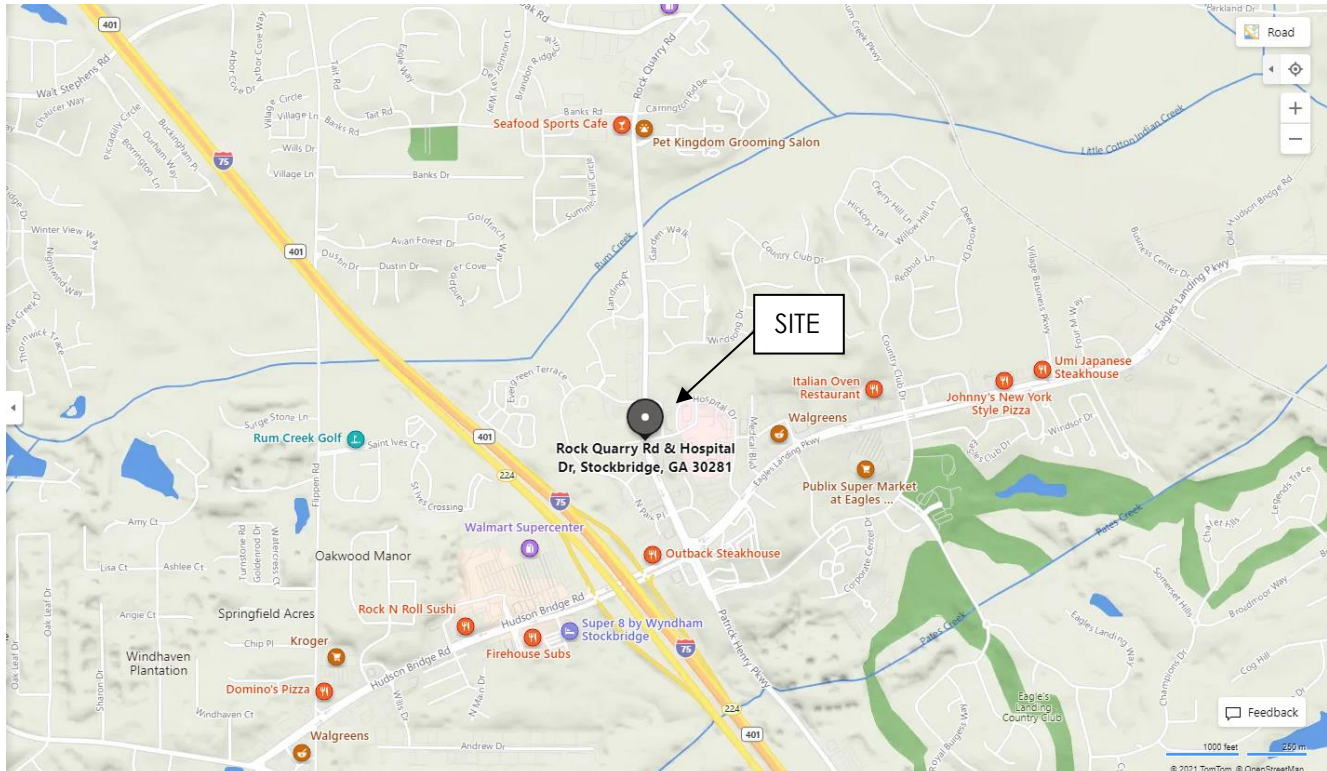


Figure 1. Vicinity Map



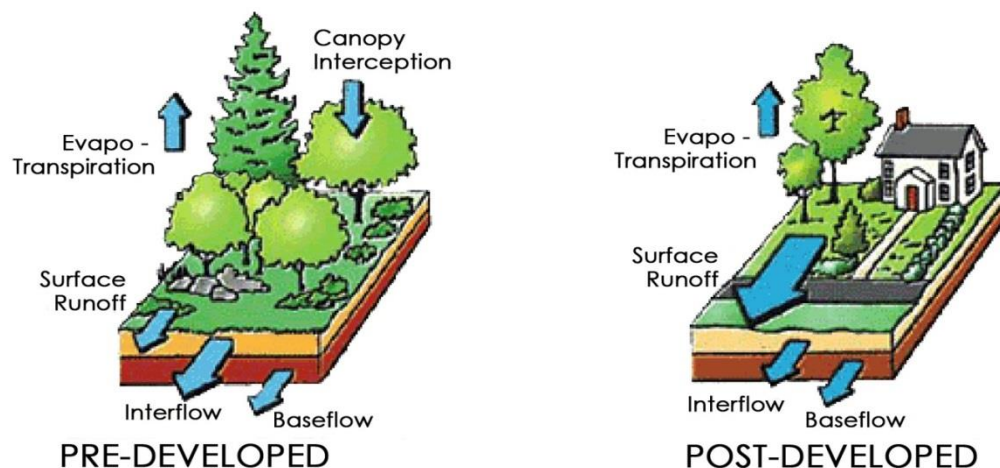
Methodology

The purpose of this study is to evaluate the hydrologic conditions of the existing site as it impacts the development. To have a better understanding of its impact, there are several methods or tools conducted in this study:

Rainfall Intensity data for project site was obtained from NOAA Atlas 14. The data from Point Precipitation Frequency Estimates with 24-hour duration was then utilized in Hydraflow Hydrographs for peak flow rate calculations. For more details, please reference the NOAA Rainfall Report in the Appendix.

The time of concentration (T_c) is defined as the time needed for water to flow from the most remote point in a watershed to the outlet of a watershed, and acts as a function of the topography, geology, and land use within the watershed. The time of concentration for each basin is calculated using TR-55 Method by summing all travel times for both sheet flow and shallow concentrated flow. The minimum value of time of concentration is assumed to be 6 minutes.

The SCS Method was used for analysis of the existing and proposed conditions by calculating SCS Curve Number based on land cover conditions. Hydraflow Hydrographs 2023 from Autodesk's AutoCAD Civil 3D, a computer software program was used to develop time of concentrations for the studied basins, generate and route hydrographs for this study. The program was utilized the SCS Method to model all rainfall events for the both pre-developed and post-developed sites by analyzing hydrologic data with a 2-minute time interval, a Type II Storm Distribution, and a Shape Factor of 484.



Pre-Developed vs. Post-Developed Basins

Existing Conditions Hydrologic Analysis

The purpose of the following study is to evaluate the current hydrologic conditions of the existing site as it would have flowed prior to any development. The existing property consists of 4.363 acres of land, with none of the site being existing impervious. Prior to construction, the CN for the overall site is 55 as an undeveloped site.

Rainfall Intensity data for this job site was utilized for the 24-hour Precipitation events, as provided on the National Weather Service NOAA website, which corresponds to 3.32 inches for the 1-year storm event, 3.78 inches for the 2-year storm event, 4.58 inches for the 5-year event, 5.27 inches for the 10-year, 6.27 inches for the 25-year, 7.08 inches for the 50-year, and 7.93 inches for the 100-year storm event.



Figure 2. Aerial Image



The TR55 method was utilized for determining the Time of Concentration for each basin of the site. This includes both the pre-developed and post-developed conditions. A minimum T_c of 6 minutes should be utilized for stormwater discharge models.

Hydrographs Number 1, 2, 3, and 4 (Pre-Developed Basins A, B, C, and D) illustrates the existing conditions for the lot, as seen in the basin map below. The basins drain via overland flow in all directions exiting the site. See each basin and their respective impervious and pervious areas, and curve numbers below.

Pre-Developed Basin A	
Total Area	4.36-AC
Pervious Area	4.36-AC
Impervious Area	0.00-AC
CN Value	55
Time of Concentration	18.8-min

Hydrograph #1 (Pre-Developed Basin A):
It illustrates the existing conditions for the site. Currently this basin is considered an undeveloped site with its CN of 55 (Woods, good condition).

Pre-Developed Basin B	
Total Area	1.00-AC
Pervious Area	0.65-AC
Impervious Area	0.35-AC
CN Value	74
Time of Concentration	6.0-min

Hydrograph #2 (Pre-Developed Basin B):
It illustrates the existing conditions for the offsite area adjacent to the site that will flow through the site and into the proposed pond. Currently this basin is considered a partially developed site with its CN of 74.



The pre-developed drainage basins and flow paths are shown on the diagram below.

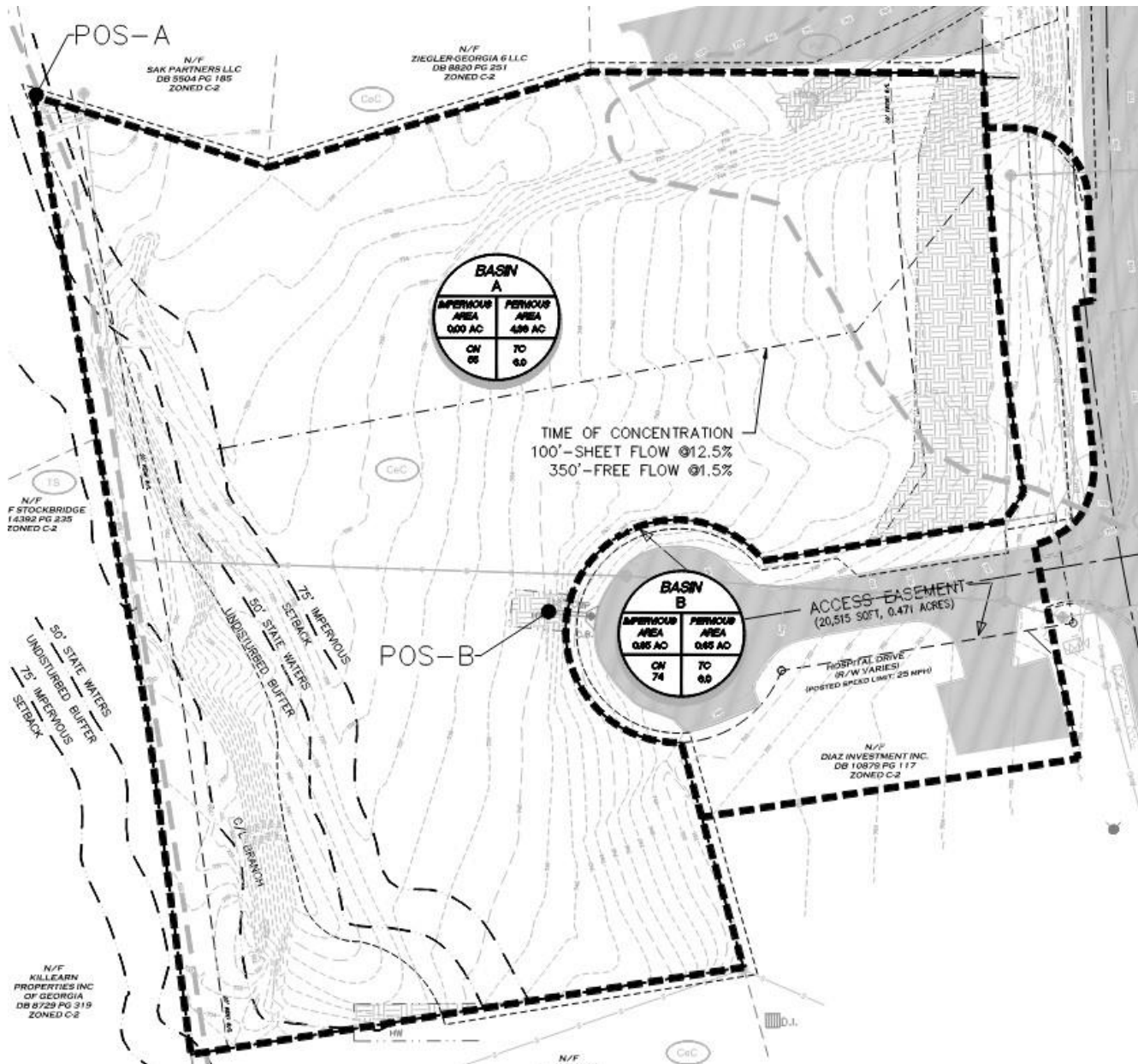


Figure 3. Pre-Developed Basin Map
 (See appendix for more legible copy)



Post-Developed Hydrologic Analysis

The purpose of the following study is to evaluate the hydrologic conditions of the proposed site as it will flow after development is completed. The proposed development involves the construction of one proposed structure, with associated parking, utilities, and stormwater conveyances. The site will consist of two post development basins. One basin will pass through an on-site stormwater management system, and another basin consists of water flowing from off-site through the site to the proposed detention pond.

Hydrographs number 5 and 6 (Post-Dev A and B) illustrate the post developed conditions for the site. Hydrograph numbers 7 and 8 represent the pond, pools, and flow combinations and are explained accordingly below.

Post-Developed Basin A	
Total Area	4.36-AC
Pervious Area	2.40-AC
Impervious Area	1.96-AC
CN Average	78
Time of Concentration	18.8-min

Hydrograph #5: Basin A consists of the project site, including the proposed building, parking spaces, drive aisles, and landscape areas. All stormwater is captured via curb inlets and roof drains and then routed into the detention pond, which utilizes the bottom 2' of the pond as a micropool.

Post-Developed Basin B	
Total Area	1.00-AC
Pervious Area	0.60-AC
Impervious Area	0.40-AC
CN Average	76
Time of Concentration	6-min

Hydrographs #6: Basin B consists of the offsite area adjacent to the site boundary. Water flows from Rock Quarry Road and Hospital Drive to an existing double wing catch basin at the end of the existing cul-de-sac. From there, water is discharged from a headwall and flows via sheet flow to the proposed detention pond.

DB 9531 PG 188
ZONED C-2

POS-A

N/F
SAK PARTNERS LLC
DB 5504 PG 185
ZONED C-2

N/F
ZIEGLER-GEORGIA B LLC
DB 6520 PG 281
ZONED C-2

BASIN A

IMPERVIOUS AREA	PERVIOUS AREA
199 AC	2.80 AC
ON 7%	TO 6%

10' DE

PROPOSED MEDICAL OFFICE
14,850-SF
334 SPACES

100'-VR ELEV. 734.00

TIME OF CONCENTRATION
440'-SHEET FLOW @1.5%
385'-PIPE FLOW @1.0%

C-2000-1000
NON-SPRINKLED
1.500 SF
04-07A-200
PPE-70000

POS-B

BASIN B

IMPERVIOUS AREA	PERVIOUS AREA
0.40 AC	0.00 AC
ON 7%	TO 6%

ACCESS-EASEMENT
(20,515 SQFT, 0.471 ACRES)

HOSPITAL DRIVE
(B/W VARIES)
(POSTED SPEED LIMIT 25 MPH)

N/F
DIAZ INVESTMENT INC.
DB 10079 PG 117
ZONED C-2

50' STATE WATERS
UNDISTURBED BUFFER

75' INTERP.
SETBACK

UNDISTURBED BUFFER

CL OFF-ROAD

N/F
KILLBURN PROPERTIES INC.
OF GEORGIA
DB 8728 PG 319
ZONED C-2

N/F
MANISHI INC.
DB 3717 PG 253
ZONED C-2

ROCK CREST ROAD
POSTED SPEED LIMIT 45 MPH

Page | 9



Data Summary

The table below summarizes flow, flow reduction, and elevations for the entire site for each storm event between the pre-developed and post-developed basins. The data from the table (Study 1) comes from Hydrograph #3 (total pre-developed flow), and #8 (total post-routed flow). All results indicate that peak flow rates are reduced for each storm event with return period between 1 to 100-year.

Summary of Hydrograph Results

Summary of Flow to Point of Study 1 (POS-A)					
Storm Event	Pre-Development (cfs)	Post-Development w/ Detention (cfs)	Flow Reduction (cfs)	Percent Reduction	Elevation (ft)
1-Year	0.968	0.000	0.968	100.0%	730.51
2-Year	1.791	0.000	1.791	100.0%	731.15
5-Year	5.454	0.000	5.454	100.0%	732.36
10-Year	6.409	0.000	6.409	100.0%	732.62
25-Year	9.843	0.000	9.843	100.0%	733.49
50-Year	12.88	0.277	12.60	97.8%	734.18
100-Year	15.87	0.539	15.33	96.6%	734.79



Water Quality (WQ_v)

Water Quality Volume Design

Impervious Area =	1.96 Acres
Pervious Area =	2.40 Acres
Total Pond Drainage Area (A) =	4.36 Acres
Total Percent Impervious (I) =	45.0%
First Flush Rain Storm Event (FF) =	1.2 inches
$R_v = 0.05 + (I) \times 0.009$ where (I) is expressed as a whole number	$R_v = 0.45$
$WQ_R = FF \times R_v$	$WQ_R = 0.55$
$WQ_v = WQ_R / 12 \times A$	$WQ_v = 0.20$ Ac.Ft.
Required WQ Volume (WQ _v) =	8,634 Cu.Ft.

Water Quality Orifice Design

Draw Down Time (t) =	24 hours
$Q_{ALLOW} = WQ_v / t$ (in seconds)	$Q_{ALLOW} = 0.10$ cfs
Total Head (h) =	1.80 feet
Orifice Diameter Coefficient (C _d) = where (C_d) is typically 0.6, but may be adjusted for non-standard orifices	0.60
Orifice equation: $Q_{ALLOW} = C_d \times A_o \times (2 \times g \times h/2)^{0.5}$ where (g) is gravity expressed as 32.2 ft/s the average head method is used by calculating Total Head divided by 2 and A_o is the Area of the Orifice and converted from square feet to square inches	
$A_o = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	$A_o = 3.15$ sq.in.
Circular Orifice Diameter is calculated as =	2.00 inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.



Channel Protection (CP_V)

Channel Protection shall be provided as extended detention of the 1-year, 24-hour storm event releases over a period of 24 hours to protect downstream channel from exceeding critical erosive velocities and flow volumes. Per the hydrograph analysis, channel protection volume (CP_V) was provided the detention pond designed to meet requirement of extended detention for the 1-year, 24-hour storm event volume.

POND: Proposed Detention Pond

Channel Protection Volume Design

CN value for Impervious Area =	98
CN value for Pervious Area =	61
1-yr 24-hour Rainfall (P) =	3.32 inches
Total Pond Drainage Area (A) =	4.36 Acres
Runoff Curve Number (CN) =	78
$S = (1,000 / CN) - 10$	$S = 2.88$
$Q = (P - 0.2 S)^2 / (P + 0.8 S)$	$Q = 1.34$ inches
$CP_V = Q / 12 \times A$	$CP_V = 0.49$ Ac.Ft.
Required CP Volume (CP _V) =	21,182 Cu.Ft.

Total Volume Stacking Reduction

Allowable Reduction (between 0% to 50%)	50%
CP _V Reduction based on WQ _V Stacking =	4,317 Cu.Ft.
Reduced WQ _V Elevation =	923.15 feet
Reduced Required CP Volume (CP _V) =	16,866 Cu.Ft.
TOTAL WQ _V & CP _V Volume Required =	25,499 Cu.Ft.

Channel Protection Orifice Design

Draw Down Time (t) =	24 hours
$Q_{ALLOW} = \text{Total Volume} / t \text{ (in seconds)}$	$Q_{ALLOW} = 0.30$ cfs
Total Head (h) =	1.3 feet
Orifice Diameter Coefficient (C _d) = where (C_d) is typically 0.6, but may be adjusted for non-standard orifices	0.60
Orifice equation: $Q_{ALLOW} = C_d \times A_o \times (2 \times g \times h/2)^{0.5}$ where (g) is gravity expressed as 32.2 ft/s the average head method is used by calculating Total Head divided by 2 and A_o is the Area of the Orifice and converted from square feet to square inches	
$A_o = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	$A_o = 11.07$ sq.in.
Circular Orifice Diameter is calculated as =	3.75 inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.



Overbank Flood Protection (Q_{P25})

Overbank flood protection shall be provided to control post-development peak discharge rate is less than pre-development peak discharge rate for the 25-year, 24-hour return frequency storm event. This standard is met because hydrograph analysis illustrates post-development peak discharge rate, which is 0 cfs, is 9.843 cfs less than the pre-developed peak discharge rate.

Extreme Flood Protection (Q_f)

Extreme flood protection shall be provided to manage the impact of the extreme storm event through detention controls and/or to maintain the existing 100-year floodplain. On this project, the detention pond is designed to control the 100-year, 24-hour rainfall event peak discharge flow Q_f via the outlet control structure without negatively impacting downstream.

Total Suspended Solids (TSS) Removal

The TSS have been calculated according to the Georgia Stormwater Management Manual – Stormwater Quality Site Development Review Tool. Using the stormwater pond, the required 80% TSS removal is achieved. Calculations and complete spreadsheet are shown in appendix of this report.

Georgia Stormwater Management Manual Stormwater Quality Site Development Review Tool Version 2.2			
General Information			
Name of Developer:	MG Enterprises 9	Date Submitted:	9/23/2022
Development Name:	Rock Quarry Road C-Store/Retail	Permit Number:	
Site Location / Address:	Rock Quarry Road & Hospital Drive Stockbridge, GA 30281	Developer Contact:	Sunny Mehta
		Phone Number:	(404) 457-3919
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	Maintenance Responsibility:	MG Enterprises 9
Site Summary			
Total Pre-Development Area (ac):		5.36	
Total Post-Development Area (ac):		5.36	
Total Treated Area (ac):		5.58	
Total Untreated Area (ac):		-0.22	
		I (ac)	P (ac)
POS-A	DB 1	1.96	2.40
POS-B	DB 2	0.40	0.60
Drainage Basin 3	DB 3	0.00	0.00
Drainage Basin 4	DB 4	0.00	0.00
Drainage Basin 5	DB 5	0.00	0.00
Drainage Basin 6	DB 6	0.00	0.00
Drainage Basin 7	DB 7	0.00	0.00
Drainage Basin 8	DB 8	0.00	0.00
Drainage Basin 9	DB 9	0.00	0.00
Drainage Basin 10	DB 10	0.00	0.00
TOTAL		2.36	3.00
		CA (ac)	0.00
I = Impervious Area, P = Pervious Area, CA = Conservation Area			
Target Runoff Reduction Volume Achieved?		No	
Target TSS Removal Achieved?		Yes	
Total Target Runoff Reduction Volume (cf)		10,420	
Runoff Reduction Volume Achieved (cf)		0	
Total Target Water Quality Volume (cf)		10,420	
% TSS Removal Achieved		88%	
Official Use Only			
Tracking #:		Conditions of Approval:	
Reviewed By:			
Date Approved:			



10% Downstream Analysis

Hydrograph #10 denotes the total area for the 10% downstream analysis outside of the site. Hydrographs #11 (PRE DN) and #12 (POST DN) denote combined area of site and downstream, including the pre-developed and post-developed events respectively. This downstream analysis represents that the site is 10% of total downstream area and demonstrates that the development will not negatively impact downstream runoff, as shown in the table below.

Table 10. Storm Event Summary for 10% Downstream Analysis

Storm Event	Pre-Developed Flow (cfs)	Post-Developed Flow (cfs)	Flow Reduction (cfs)	Percent Reduction
1-Year	27.29	26.32	0.97	3.6%
2-Year	45.87	44.08	1.79	3.9%
5-Year	89.55	84.10	5.45	6.1%
10-Year	99.95	93.54	6.41	6.4%
25-Year	136.11	126.27	9.84	7.2%
50-Year	166.95	154.05	12.90	7.7%
100-Year	196.43	180.56	15.87	8.1%

The 10% downstream Basin Map is shown as below:

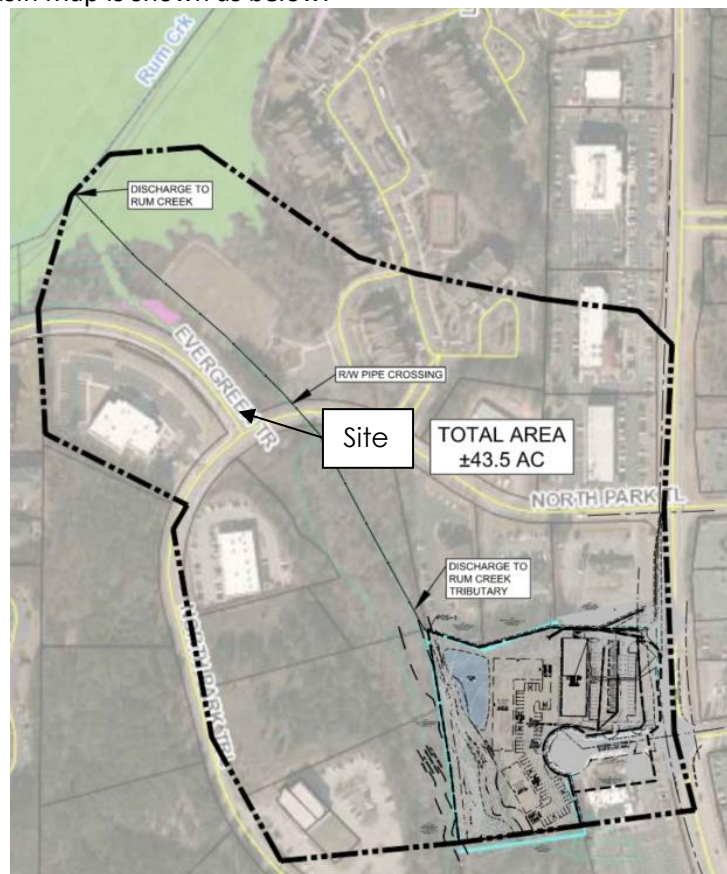


Figure 5. Designed Post-Developed Basin Map
 (See appendix for more legible copy)



Erosion & Sedimentation Control Plan

The project site has been designed to utilize a wide range of erosion and sedimentation control practices per standards and specifications in the Manual for Erosion and Sediment Control in Georgia. Those practices include:

- Construction exit will be placed at the point where vehicular traffic leaving the project site onto a public street in order to reduce or eliminate transportation of soils from construction.
- Silt fence and inlet protection will be used to retain excess sediment by reducing the velocity of sheet flows.
- Inlet sediment trap will be used to prevent sediment from entering a drainage system prior to permanent stabilization.
- Mulching, temporary, and permanent seeding around disturbed areas to stabilize and minimize erosion and sediment impact during construction.
- Temporary sediment traps to allow sediment to settle out of stormwater before it discharges offsite.

Landscaping Plan

The site design incorporates a detailed planting schedule, and a plan outlining the use of such planting, along with the exact type species, size, and count for other plantings to be installed on site. This plan from the landscape architect is in the construction set of plans. For specific landscaping guidelines for the proposed stormwater facilities, the contractor will refer to Appendix D of the GSMM. Henry County is in USDA Zone 7b. Section D.4.2 contains landscaping guidelines for bioretention areas. Section 5 in Appendix D contains the Georgia Native plant list for use with stormwater facilities.

Conclusion

This report illustrates that the proposed wet extended detention basin should act as functional stormwater management systems for this project site. The routed stormwater will leave the project site at a lower rate than its pre-development discharge rate in 24-hour storm events with return periods from 1-year to 100-year.

Should you have any additional questions, please feel free to contact us at your best convenience.

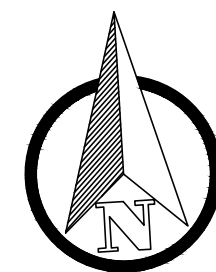
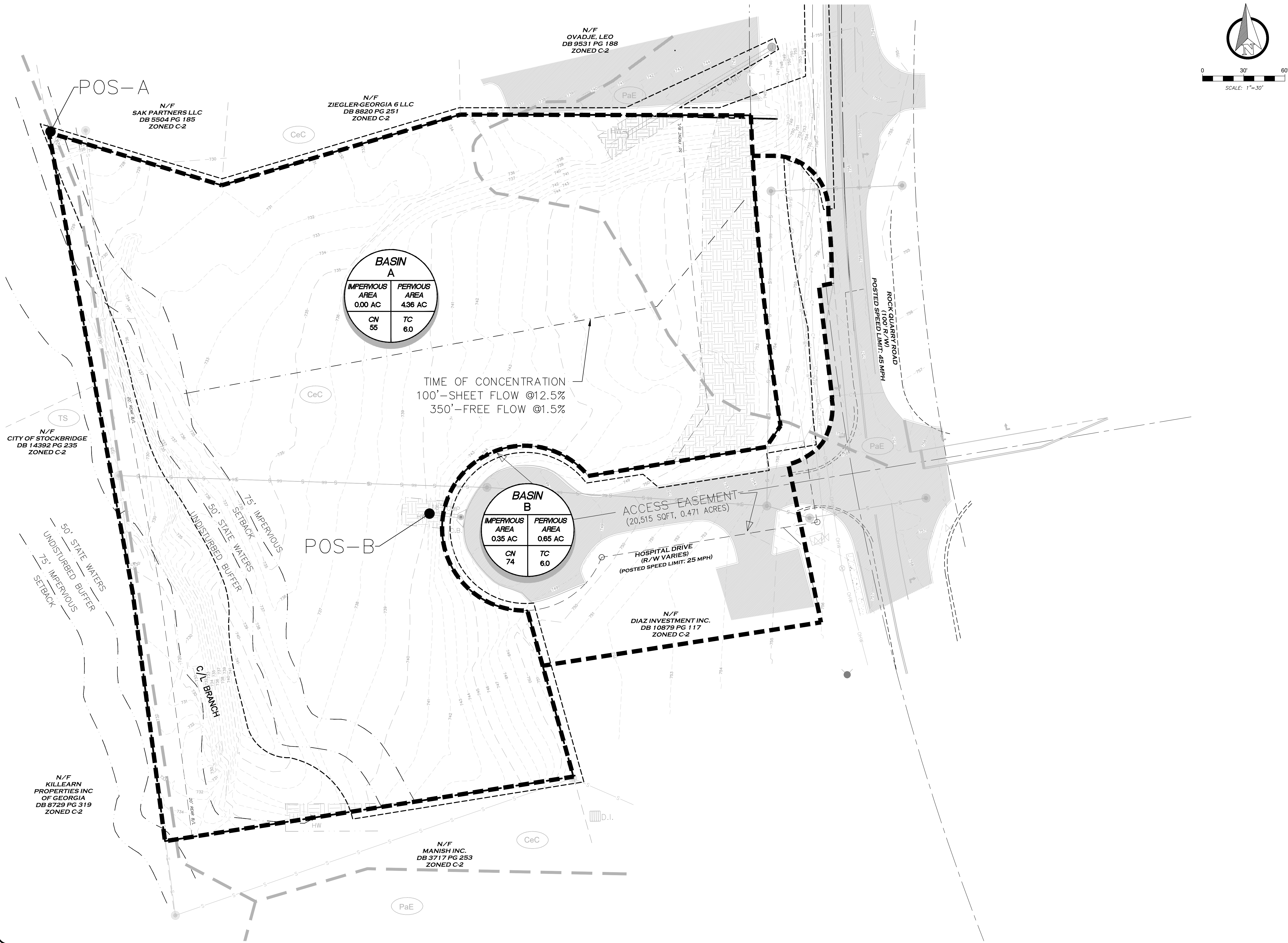
Respectfully,

Ron T. Crump, PE



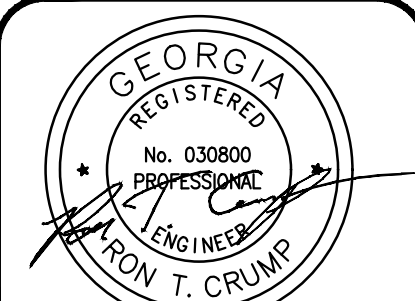


APPENDIX



0 30' 60'

SCALE: 1"=30'



GSWCC LEVEL II
CERTIFICATION NO. 14184
EXPIRES: 7/28/2024

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BHARTI MEHTA
SUNNYOMSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION

JURISDICTION: CITY OF STOCKBRIDGE

LOCATION: ROCK QUARRY ROAD & HOSPITAL
DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

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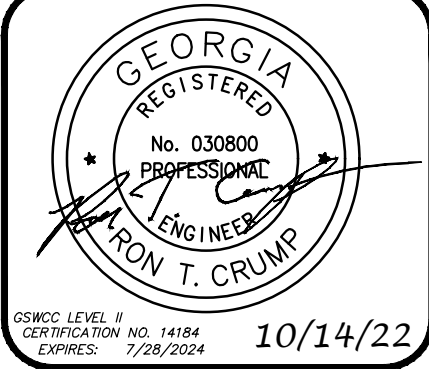
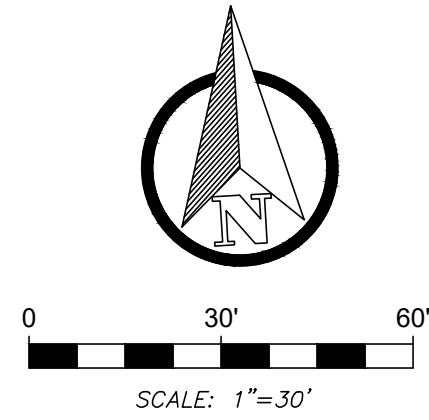
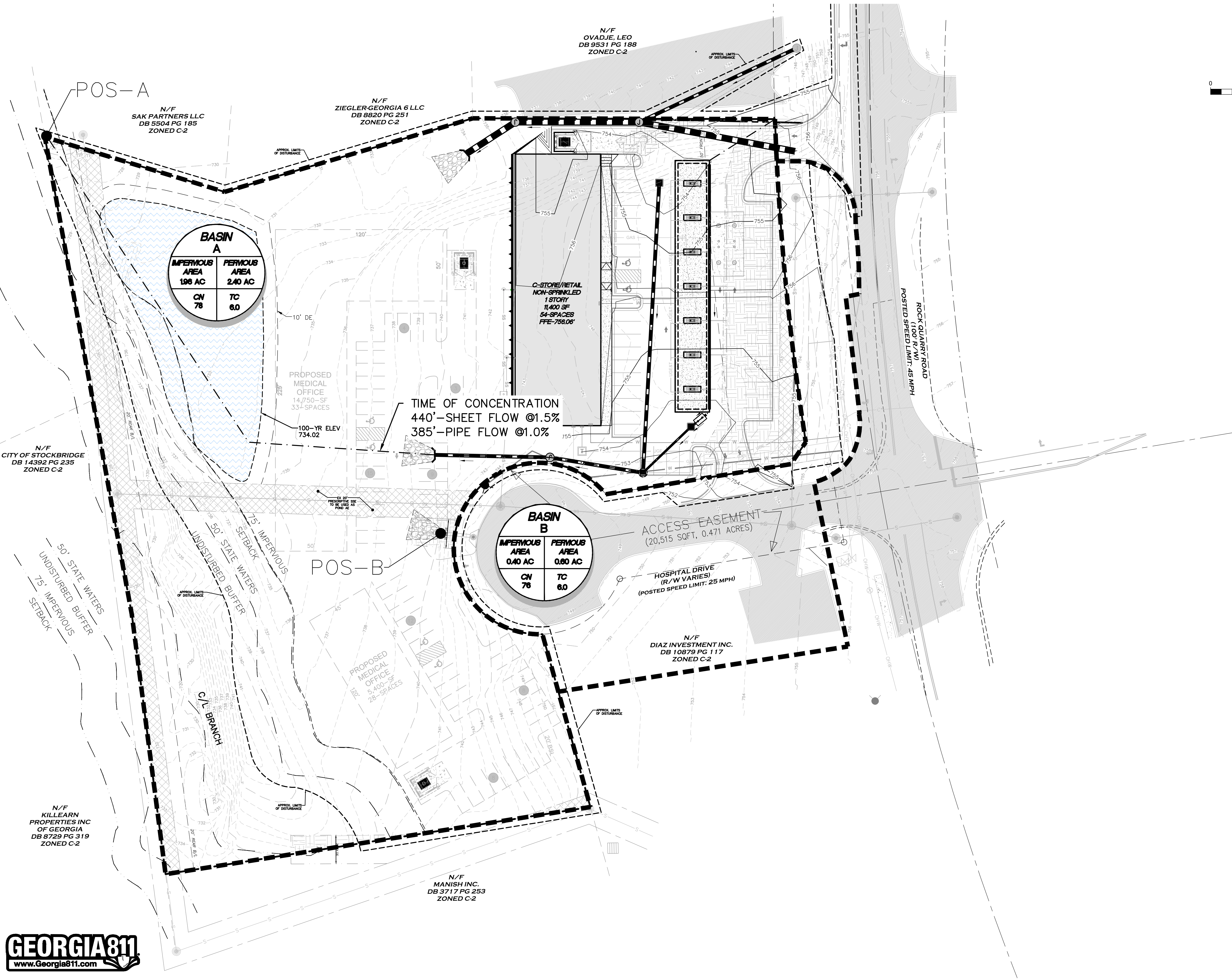
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JOB NO:	DATE:
21-409	10/14/22

PRE DEVELOPED
BASIN MAP

SHEET PRE

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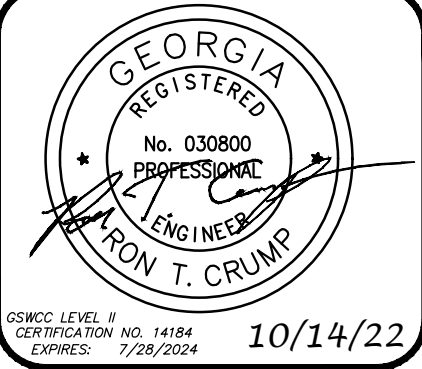
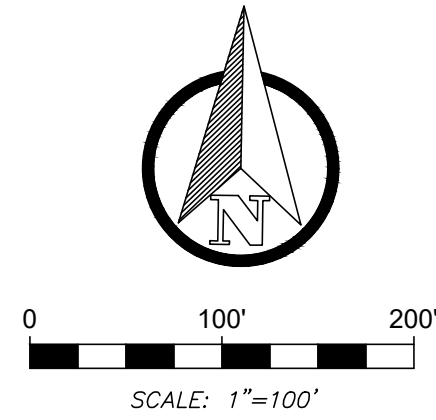
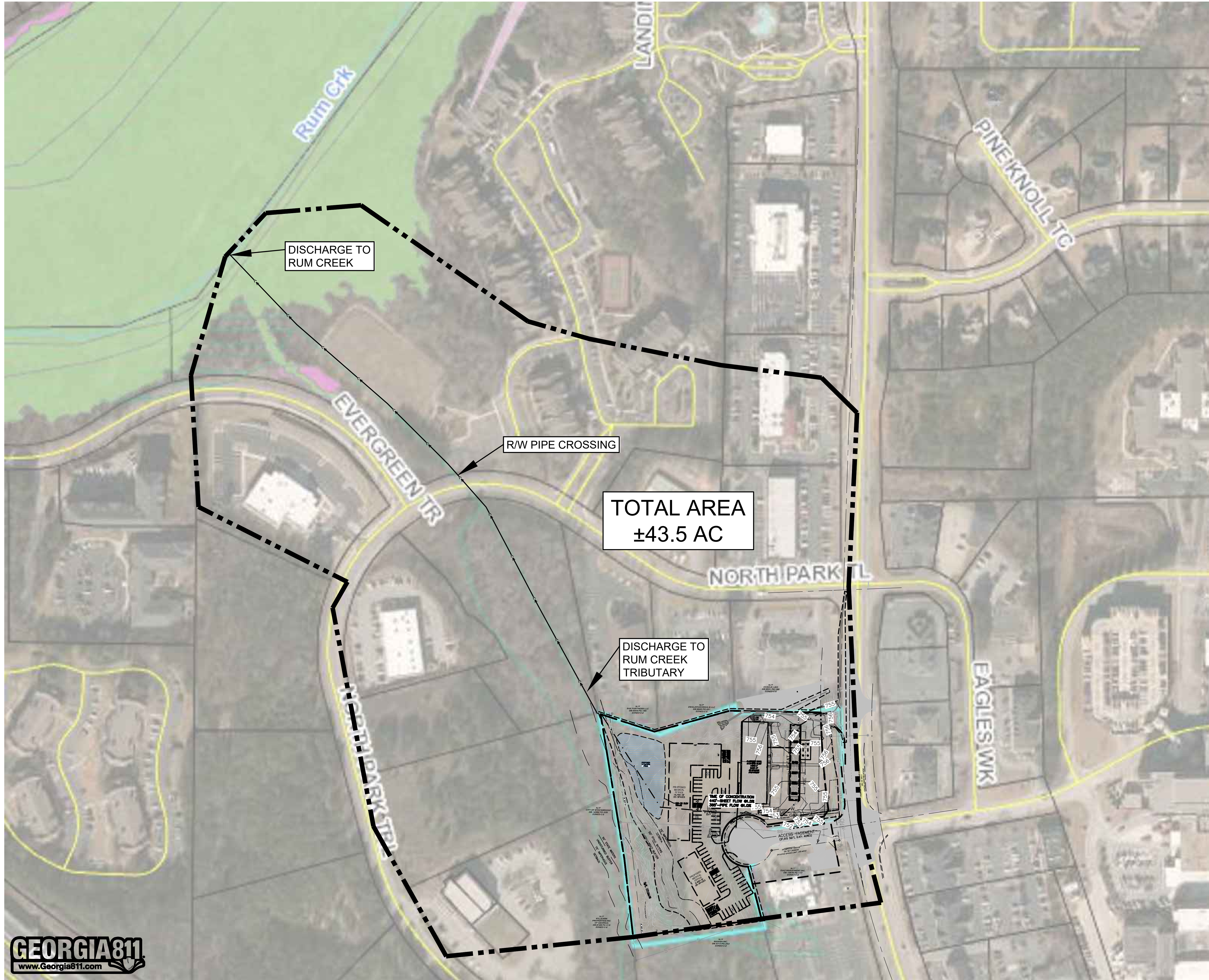
ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF STOCKBRIDGE
LOCATION: ROCK QUARRY ROAD & HOSPITAL
DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

DRAWN: KK	CHECK: EGS
JOB NO: 21-409	DATE: 10/14/22

POST
DEVELOPED
BASIN MAP
SHEET
POST

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SUNNYOWSAI@YAHOO.COM
678.458.5185

ROCK QUARRY ROAD
C-STORE/RETAIL
DEVELOPMENT

ISSUED FOR: CONSTRUCTION

JURISDICTION: CITY OF STOCKBRIDGE

LOCATION: ROCK QUARRY ROAD & HOSPITAL
DRIVE, STOCKBRIDGE, GA 30281

#	DATE	REVISIONS

These drawings are the property of the engineer and shall remain confidential. No part of these drawings shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the engineer. The engineer shall not be responsible for any errors or omissions in these drawings.

DRAWN: KK	CHECK: EGS
JOB NO: 21-409	DATE: 10/14/22

HYDRO -
DOWNSTREAM
SHEET 10%

POND: Proposed Detention Pond

Water Quality Volume Design

Impervious Area =	1.96	Acres
Pervious Area =	2.40	Acres
Total Pond Drainage Area (A) =	4.36	Acres
Total Percent Impervious (I) =	45.0%	
First Flush Rain Storm Event (FF) =	1.2	inches
$R_V = 0.05 + (I) \times 0.009$ where (I) is expressed as a whole number	$R_V =$	0.45
$WQ_R = FF \times R_V$	$WQ_R =$	0.55
$WQ_V = WQ_R / 12 \times A$	$WQ_V =$	0.20 Ac.Ft.
Required WQ Volume (WQ_V) =	8,634	Cu.Ft.

Water Quality Orifice Design

Draw Down Time (t) =	24	hours
$Q_{ALLOW} = WQ_V / t$ (in seconds)	$Q_{ALLOW} =$	0.10 cfs
Total Head (h) =	1.80	feet
Orifice Diameter Coefficient (C_d) = where (C_d) is typically 0.6, but may be adjusted for non-standard orifices	0.60	
Orifice equation: $Q_{ALLOW} = C_d \times A_o \times (2 \times g \times h/2)^{0.5}$ where (g) is gravity expressed as 32.2 ft/s the average head method is used by calculating Total Head divided by 2 and A_o is the Area of the Orifice and converted from square feet to square inches		
$A_o = Q_{ALLOW} / C_d \times (2 \times g \times h/2)^{0.5}$	$A_o =$	3.15 sq.in.
Circular Orifice Diameter is calculated as =	2.00	inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

Water Quality Orifice Elevation

Elevation of Water Quality Orifice Location =	921.00
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POND: Proposed Detention Pond

Channel Protection Volume Design

CN value for Impervious Area =	98
CN value for Pervious Area =	61
1-yr 24-hour Rainfall (P) =	3.32 inches
Total Pond Drainage Area (A) =	4.36 Acres
Runoff Curve Number (CN) =	78
S = (1,000 / CN) - 10	S = 2.88
Q = (P - 0.2 S)² / (P + 0.8 S)	Q = 1.34 inches
CP_V = Q / 12 x A	CP_V = 0.49 Ac.Ft.
Required CP Volume (CP_V) =	21,182 Cu.Ft.

Total Volume Stacking Reduction

Allowable Reduction (between 0% to 50%)	50%
CP_V Reduction based on WQ_V Stacking =	4,317 Cu.Ft.
Reduced WQ_V Elevation =	923.15 feet
Reduced Required CP Volume (CP_V) =	16,866 Cu.Ft.
TOTAL WQ_V & CP_V Volume Required =	25,499 Cu.Ft.

Channel Protection Orifice Design

Draw Down Time (t) =	24 hours
Q_{ALLOW} = Total Volume / t (in seconds) Q_{ALLOW} =	0.30 cfs
Total Head (h) =	1.3 feet
Orifice Diameter Coefficient (C_d) = where (C_d) is typically 0.6, but may be adjusted for non-standard orifices	0.60
Orifice equation: Q_{ALLOW} = C_d x A_O x (2 x g x h/2)^{0.5} where (g) is gravity expressed as 32.2 ft/s the average head method is used by calculating Total Head divided by 2 and A_O is the Area of the Orifice and converted from square feet to square inches	
A_O = Q_{ALLOW} / C_d x (2 x g x h/2)^{0.5} A_O =	11.07 sq.in.
Circular Orifice Diameter is calculated as =	3.75 inches

Round Down to next lower orifice size = 0.25", 0.5", 0.75", 1.0", 1.25", 1.5", 1.75", 2.0", 2.5", 3.0", 3.5", 4.0", etc.

POND: Proposed Detention Pond

Pond Storage Data

Bottom of Pond Elevation Inside Pond =	729.00
Top of Pond Berm Elevation (Highest Point) =	735.00
Bottom of Berm Elevation Outside Pond (Low Point) =	730.00
NOTE: This should be the point at which the Berm slope ends, and not to the bottom of a slope after the Berm	
Total Depth of Pond (Bottom to Berm) =	6.00
Total Height of Pond Berm (Outside of Pond) =	5.00
NOTE: The Dam's Act governs ALL ponds whose Berm exceeds 25-ft in Total Height	
Top of 100-Yr Storm Water Storage Elevation =	734.98
Stage Storage Contour Inveral at =	1 Ft.

Hydrograph

Channel Protection Orifice Elevation

Required WQ Volume (WQ_v) =	8,634 Cu.Ft.
Nearest Contour Elevation Below Volume =	732
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design	
Cumulative Volume at that Contour Elevation =	3,824 Cu.Ft.
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design	
Cumulative Volume at Contour Elevation Above V_c =	7,219 Cu.Ft.
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design	
Elevation of Channel Protection Orifice Location =	733.42

Storm Event Detention System Weir Elevation

TOTAL WQ_v & CP_v Volume Required =	25,499 Cu.Ft.
Nearest Contour Elevation Below Volume =	734
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design	
Cumulative Volume at that Contour Elevation =	11,875 Cu.Ft.
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design	
Cumulative Volume at Contour Elevation Above V_c =	17,993 Cu.Ft.
Obtain information from Pond Stage Storage Data from Hydroflow model, AutoCAD, or design	
Elevation to Start Detention Weir System Location =	736.23

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool

Version 2.2

General Information

Name of Developer:	GMI 2, Inc.	Date Submitted:	10/14/2022
Development Name:	Rock Quarry Road C-Store/Retail	Permit Number:	
Site Location / Address:	Rock Quarry Road & Hospital Drive Stockbridge, GA 30281	Developer Contact:	Sunny Mehta
		Phone Number:	(678) 458-5185
		Name of Engineer(s):	Erick Garcia - Salas
Development Type:	Commercial/Retail	Maintenance Responsibility:	GMI 2, Inc.

Site Summary

Total Pre-Development Area (ac): 5.36
 Total Post-Development Area (ac): 5.36
 Total Treated Area (ac): 5.58
 Total Untreated Area (ac): -0.22

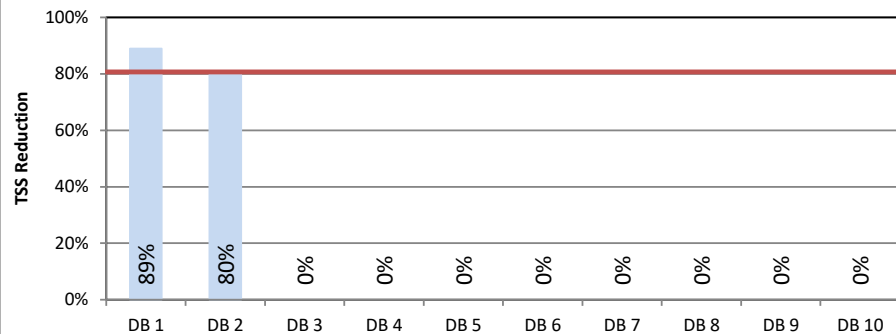
		I (ac)	P (ac)	CA (ac)
POS-A	DB 1	1.96	2.40	0.00
POS-B	DB 2	0.40	0.60	0.00
Drainage Basin 3	DB 3	0.00	0.00	0.00
Drainage Basin 4	DB 4	0.00	0.00	0.00
Drainage Basin 5	DB 5	0.00	0.00	0.00
Drainage Basin 6	DB 6	0.00	0.00	0.00
Drainage Basin 7	DB 7	0.00	0.00	0.00
Drainage Basin 8	DB 8	0.00	0.00	0.00
Drainage Basin 9	DB 9	0.00	0.00	0.00
Drainage Basin 10	DB 10	0.00	0.00	0.00
	TOTAL	2.36	3.00	0.00

I = Impervious Area, P = Pervious Area, CA = Conservation Area

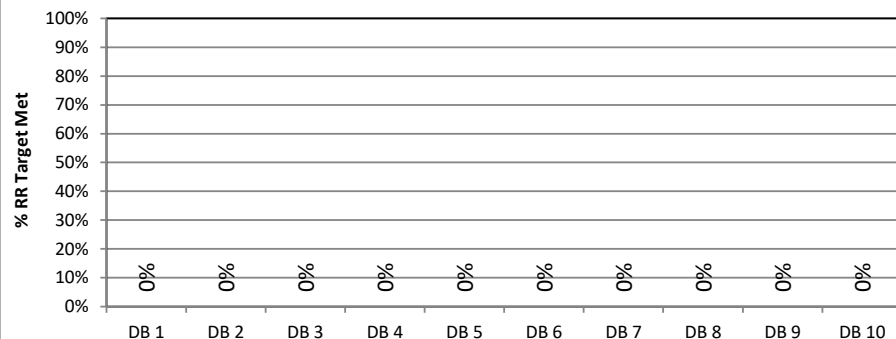
Target Runoff Reduction Volume Achieved? **No**
 Target TSS Removal Achieved? **Yes**

Total Target Runoff Reduction Volume (cf) 10,420
 Runoff Reduction Volume Achieved (cf) 0
 Total Target Water Quality Volume (cf) 10,420
 % TSS Removal Achieved 88%

Total Suspended Solids (TSS) Removal



Runoff Reduction (RR)



Official Use Only

Tracking #: _____
 Reviewed By: _____
 Date Approved: _____

Conditions of Approval:

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: **Rock Quarry Road C-Store/Retail Devt**
 Drainage Basin Name: **POS-A**

data input cells
 calculation cells
 constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Woods - Good Condition		30	4.36	55		70		77	4.36	100%
Impervious		98		98		98			0.00	0%
Open space - Good condition (grass cover > 75%)		39		61		74		80	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		4.36		0.00		0.00		4.36	100%

*HSG = hydrologic soil group

Impervious (ac) 0.00
 Weighted CN 55
 Potential Max Soil Retention, S_{pre} (in) 8.18

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	2.40	61		74		80	2.40	55%
Impervious		98	1.96	98		98		98	1.96	45%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Gravel									0.00	0%
Total	0.00		4.36		0.00		0.00		4.36	100%

Impervious (ac) 1.96
 Rv 0.45
 Weighted CN 78
 Potential Max Soil Retention, S_{post} (in) 2.88

Conservation Area Credits

Scenario 1: Natural Conservation Area *See the GSMM Volume 2, Section 2.3.3.3 for more information.

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 2: Site Reforestation/Revegetation *See the GSMM Volume 2, Section 4.22 for more information.

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 3: Soil Restoration *See the GSMM Volume 2, Section 4.23 for more information.

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration *See the GSMM Volume 2, Section 4.22 and 4.23 for more information.

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection. Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: **Rock Quarry Road C-Store/Retail Devt**
 Drainage Basin Name: **POS-A**

data input cells
 calculation cells
 constant values

Water Quality Goals

Target Runoff Reduction Storm (in) **1.20** Total Site Area for Water Quality Volume (acres) **4.36**
 Target Runoff Reduction Volume (cf) **8,634**
 Target Water Quality Volume (cf) **8,634**

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ, from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Gravity (oil-grit) Separator		0.22			910	BMP 2	910	0	910	0%	0	910	910	40%
BMP 2	Stormwater Pond	2.40	1.96		52,792			8,634	910	9,544	0%	0	9,544	8,634	80%
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0	N/A
TOTAL		2.40	2.18	0.00				9,544				0		9,544	
UNTREATED AREA (acres)		0.00	0.00												

Target Runoff Reduction Volume (cf)	8,634
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	8,634

Target Water Quality Volume (cf)	8,634
% TSS Removal Achieved	89%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Channel and Flood Protection Calculations

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
3.32	3.78	6.27	7.93

Target Rainfall Event (in)

1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
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Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt

Drainage Basin Name: POS-A

data input cells

calculation cells

constant values

Pre-Development Runoff Volume (in)	0.29	0.45	1.68	2.74
Post Development Runoff Volume (in) with no BMPs	1.34	1.69	3.78	5.28
Post-Development Runoff Volume (in) with BMPs	1.34	1.69	3.78	5.28
Adjusted CN	78	78	78	78

*See Stormwater Management Standards to Determine Detention Requirements.

Comments

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Site Data

Indicate Pre-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG* A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	0.65	61		74		80	0.65	65%
Impervious		98	0.35	98		98		98	0.35	35%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		1.00		0.00		0.00		1.00	100%

*HSG = hydrologic soil group

Impervious (ac) 0.35
Weighted CN 74
Potential Max Soil Retention, S_{pre} (in) 3.52

Indicate Post-Development Land Cover and Runoff Curve Numbers in the Site's Disturbed Area

Cover Type	HSG A (acres)	CN	HSG B (acres)	CN	HSG C (acres)	CN	HSG D (acres)	CN	Total	% Cover
Open space - Good condition (grass cover > 75%)		39	0.60	61		74		80	0.60	60%
Impervious		98	0.40	98		98		98	0.40	40%
Woods - Good Condition		30		55		70		77	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Select a land cover type...		0		0		0		0	0.00	0%
Local Jurisdiction Input									0.00	0%
Other									0.00	0%
Total	0.00		1.00		0.00		0.00		1.00	100%

Impervious (ac) 0.40
Rv 0.41
Weighted CN 76
Potential Max Soil Retention, S_{post} (in) 3.19

Conservation Area Credits

Scenario 1: Natural Conservation Area **See the GSMM Volume 2, Section 2.3.3.3 for more information.*

☐ Check the box if a portion of the post-developed area is protected by a conservation easement or equivalent form of protection.

Area (ac) of development protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 1 box above is checked

Scenario 3: Soil Restoration **See the GSMM Volume 2, Section 4.23 for more information.*

☐ Check the box if a portion of the post-developed area employs soil restoration and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development with restored soils and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 3 box above is checked

Scenario 2: Site Reforestation/Revegetation **See the GSMM Volume 2, Section 4.22 for more information.*

☐ Check the box if a portion of the post-developed area employs site reforestation/revegetation and is protected by a conservation easement or equivalent form of protection.

Area (ac) of development reforested/revegetated and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 2 box above is checked

Scenario 4: Site Reforestation/Revegetation & Soil Restoration

**See the GSMM Volume 2, Section 4.22 and 4.23 for more information.*

☐ Check the box if the same portion of the post-developed area employs site reforestation/revegetation and soil restoration, and is protected by a conservation easement or equivalent form of protection.

Area (ac) with restored soils in a reforested & revegetated area and protected by a conservation easement or equivalent form of protection.

Note: The green cell will unlock if the Scenario 4 box above is checked

Total Conservation Area Credit (acres) 0.00

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt
Drainage Basin Name: POS-B

data input cells
calculation cells
constant values

Water Quality Goals

Target Runoff Reduction Storm (in) 1.20
Total Site Area for Water Quality Volume (acres) 1.00
Target Runoff Reduction Volume (cf) 1,786
Target Water Quality Volume (cf) 1,786

Select BMPs for Runoff Reduction and Water Quality

		Area Draining to Each BMP			Storage Volume Provided by BMP (cf)	RR Conveyance Volume Provided by BMP (cf)	Down-stream BMP	Runoff Reduction Calculations						WQ Calculations	
		On-site Pervious Area (acres)	On-site Impervious Area (acres)	Offsite Area (acres)				RR Volume from Direct Drainage (cf)	RR Volume from Upstream Practices (cf)	Total RR Volume Received by BMP (cf)	Runoff Reduction %	RR Achieved (cf)	Remaining RR Volume (cf)	WQ _v from Direct Drainage (cf)	Effective TSS Removal %
BMP 1	Stormwater Pond	0.60	0.40		52,792			1,786	0	1,786	0%	0	1,786	1,786	80%
BMP 2	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 3	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 4	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 5	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 6	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 7	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 8	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 9	Select a BMP...							0	0	0	N/A	0	0	0	N/A
BMP 10	Select a BMP...							0	0	0	N/A	0	0	0	N/A
	TOTAL	0.60	0.40	0.00				1,786				0			
	UNTREATED AREA (acres)	0.00	0.00												

Target Runoff Reduction Volume (cf)	1,786
Target Achieved?	No
Remaining Runoff Reduction Volume (cf)	1,786

Target Water Quality Volume (cf)	1,786
% TSS Removal Achieved	80%
Target Achieved?	Yes!
Remaining TSS Removal %	0%

Georgia Stormwater Management Manual

Stormwater Quality Site Development Review Tool, v2.2

Development Name: Rock Quarry Road C-Store/Retail Devt

Drainage Basin Name: POS-B

data input cells

calculation cells

constant values

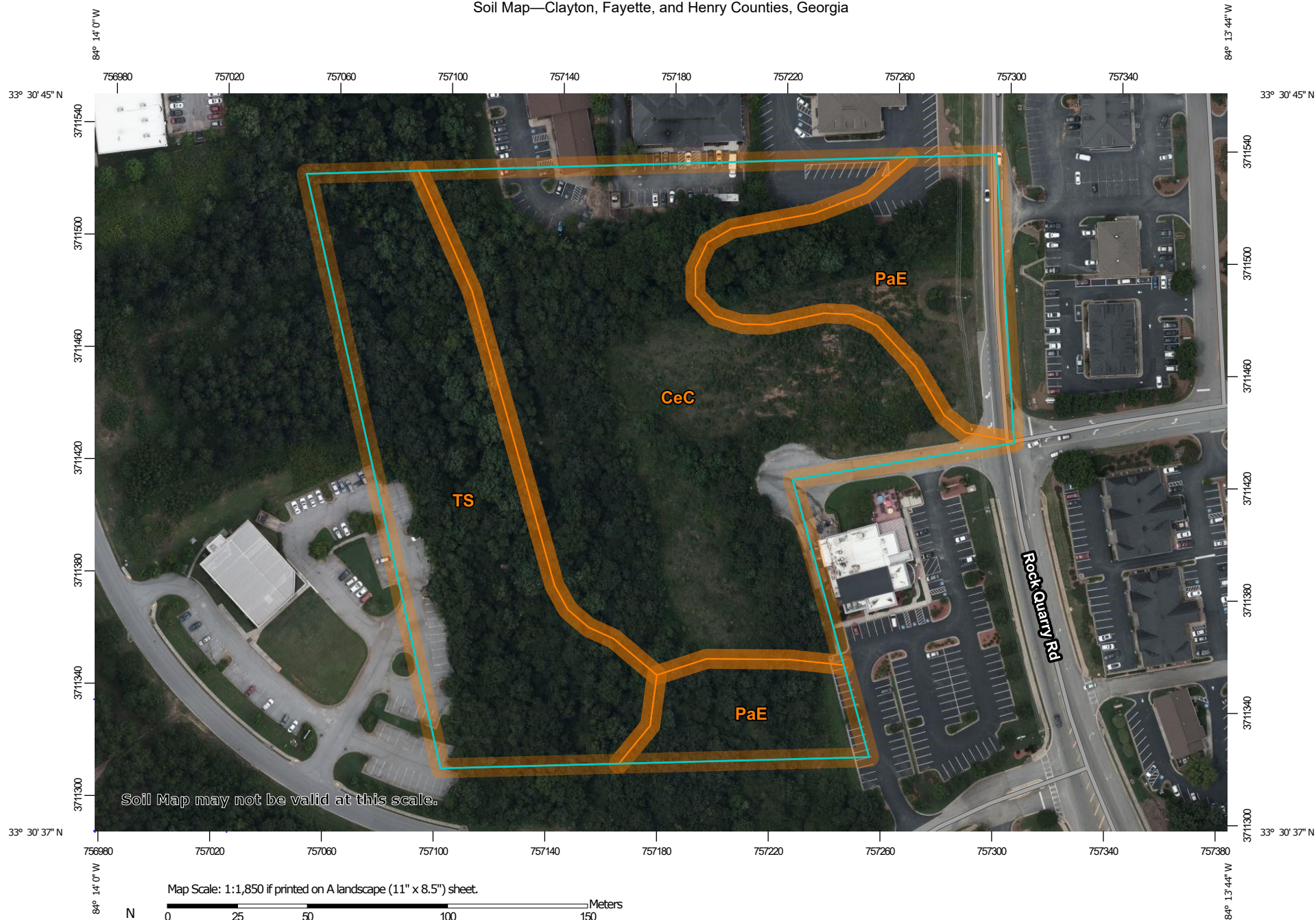
Channel and Flood Protection Calculations

	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Target Rainfall Event (in)	3.32	3.78	6.27	7.93
	1-yr, 24-hr storm	2-yr, 24-hr storm	25-yr, 24-hr storm	100-yr, 24-hr storm
Pre-Development Runoff Volume (in)	1.11	1.43	3.41	4.86
Post Development Runoff Volume (in) with no BMPs	1.22	1.56	3.59	5.07
Post-Development Runoff Volume (in) with BMPs	1.22	1.56	3.59	5.07
Adjusted CN	76	76	76	76

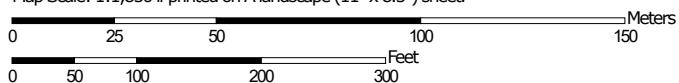
*See Stormwater Management Standards to Determine Detention Requirements.

Comments

Soil Map—Clayton, Fayette, and Henry Counties, Georgia



Map Scale: 1:1,850 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/10/2021
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clayton, Fayette, and Henry Counties, Georgia

Survey Area Data: Version 15, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 5, 2019—Jun 26, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeC	Cecil sandy loam, 6 to 10 percent slopes	5.1	49.8%
PaE	Pacolet sandy loam, 10 to 25 percent slopes	2.2	21.2%
TS	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	3.0	29.1%
Totals for Area of Interest		10.3	100.0%



NOAA Atlas 14, Volume 9, Version 2
Location name: Stockbridge, Georgia, USA*
Latitude: 33.5111°, Longitude: -84.2305°
Elevation: 746.14 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

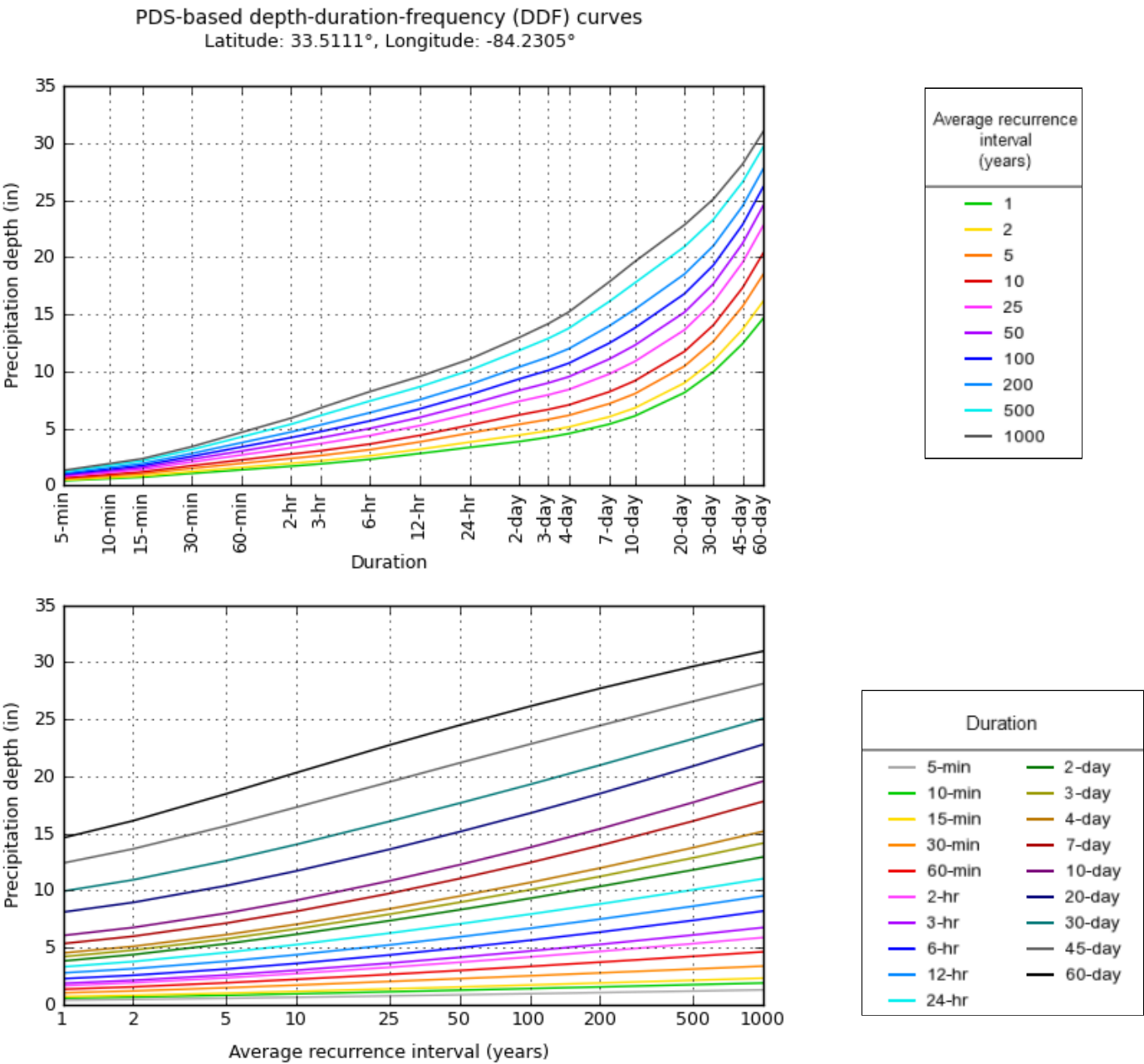
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.401 (0.318-0.499)	0.464 (0.368-0.578)	0.569 (0.450-0.709)	0.656 (0.517-0.820)	0.778 (0.598-0.989)	0.874 (0.659-1.12)	0.970 (0.713-1.26)	1.07 (0.761-1.40)	1.20 (0.830-1.60)	1.30 (0.882-1.75)
10-min	0.587 (0.466-0.731)	0.680 (0.539-0.846)	0.832 (0.659-1.04)	0.961 (0.757-1.20)	1.14 (0.875-1.45)	1.28 (0.965-1.64)	1.42 (1.04-1.84)	1.57 (1.11-2.06)	1.76 (1.22-2.34)	1.91 (1.29-2.56)
15-min	0.716 (0.569-0.891)	0.829 (0.657-1.03)	1.01 (0.803-1.27)	1.17 (0.923-1.46)	1.39 (1.07-1.77)	1.56 (1.18-2.00)	1.73 (1.27-2.24)	1.91 (1.36-2.51)	2.15 (1.48-2.86)	2.33 (1.58-3.12)
30-min	1.05 (0.829-1.30)	1.21 (0.962-1.51)	1.49 (1.18-1.86)	1.72 (1.36-2.15)	2.04 (1.57-2.59)	2.29 (1.73-2.92)	2.54 (1.86-3.28)	2.79 (1.99-3.66)	3.13 (2.16-4.16)	3.39 (2.29-4.54)
60-min	1.36 (1.08-1.69)	1.57 (1.25-1.96)	1.92 (1.52-2.40)	2.23 (1.75-2.78)	2.66 (2.05-3.39)	3.01 (2.27-3.85)	3.36 (2.47-4.36)	3.73 (2.66-4.91)	4.24 (2.93-5.66)	4.64 (3.14-6.22)
2-hr	1.68 (1.35-2.06)	1.93 (1.55-2.37)	2.36 (1.89-2.90)	2.73 (2.18-3.38)	3.28 (2.56-4.15)	3.72 (2.85-4.73)	4.18 (3.12-5.39)	4.68 (3.38-6.11)	5.35 (3.75-7.09)	5.89 (4.04-7.84)
3-hr	1.88 (1.52-2.29)	2.14 (1.73-2.62)	2.61 (2.10-3.19)	3.02 (2.43-3.71)	3.64 (2.88-4.60)	4.16 (3.22-5.27)	4.70 (3.54-6.04)	5.29 (3.86-6.88)	6.11 (4.32-8.07)	6.77 (4.67-8.97)
6-hr	2.28 (1.87-2.75)	2.58 (2.12-3.12)	3.13 (2.56-3.78)	3.62 (2.95-4.39)	4.36 (3.49-5.45)	4.98 (3.91-6.25)	5.65 (4.31-7.19)	6.37 (4.71-8.22)	7.39 (5.30-9.68)	8.21 (5.74-10.8)
12-hr	2.79 (2.32-3.33)	3.16 (2.62-3.77)	3.80 (3.15-4.54)	4.38 (3.61-5.25)	5.24 (4.24-6.45)	5.95 (4.72-7.37)	6.70 (5.18-8.42)	7.50 (5.61-9.58)	8.63 (6.26-11.2)	9.54 (6.75-12.4)
24-hr	3.32 (2.80-3.91)	3.78 (3.19-4.46)	4.58 (3.84-5.40)	5.27 (4.40-6.23)	6.27 (5.14-7.62)	7.08 (5.69-8.66)	7.93 (6.20-9.84)	8.83 (6.68-11.1)	10.1 (7.39-12.9)	11.0 (7.92-14.3)
2-day	3.83 (3.28-4.46)	4.39 (3.75-5.11)	5.34 (4.55-6.23)	6.17 (5.23-7.21)	7.36 (6.11-8.83)	8.32 (6.77-10.1)	9.32 (7.38-11.4)	10.4 (7.95-13.0)	11.8 (8.79-15.0)	13.0 (9.41-16.6)
3-day	4.21 (3.63-4.86)	4.78 (4.11-5.53)	5.77 (4.95-6.68)	6.65 (5.68-7.71)	7.92 (6.64-9.47)	8.97 (7.37-10.8)	10.1 (8.05-12.3)	11.2 (8.70-14.0)	12.9 (9.65-16.3)	14.2 (10.4-18.0)
4-day	4.53 (3.93-5.21)	5.12 (4.43-5.88)	6.13 (5.29-7.06)	7.05 (6.05-8.14)	8.40 (7.09-10.00)	9.52 (7.87-11.4)	10.7 (8.61-13.0)	12.0 (9.33-14.9)	13.8 (10.4-17.4)	15.2 (11.2-19.3)
7-day	5.35 (4.69-6.09)	6.00 (5.25-6.82)	7.15 (6.24-8.14)	8.18 (7.11-9.36)	9.74 (8.33-11.5)	11.1 (9.25-13.1)	12.4 (10.1-15.1)	14.0 (11.0-17.2)	16.1 (12.3-20.2)	17.8 (13.3-22.5)
10-day	6.07 (5.35-6.85)	6.77 (5.97-7.65)	8.02 (7.05-9.08)	9.15 (8.01-10.4)	10.8 (9.33-12.7)	12.3 (10.3-14.5)	13.8 (11.3-16.6)	15.4 (12.2-18.9)	17.7 (13.6-22.1)	19.6 (14.7-24.6)
20-day	8.12 (7.26-9.05)	8.96 (8.01-10.0)	10.4 (9.30-11.7)	11.7 (10.4-13.1)	13.6 (11.8-15.7)	15.2 (12.9-17.6)	16.8 (13.9-19.9)	18.5 (14.9-22.4)	20.9 (16.3-25.8)	22.8 (17.4-28.4)
30-day	9.94 (8.97-11.0)	10.9 (9.87-12.1)	12.6 (11.3-14.0)	14.0 (12.6-15.6)	16.1 (14.0-18.3)	17.7 (15.2-20.3)	19.3 (16.1-22.6)	21.0 (17.0-25.1)	23.3 (18.3-28.5)	25.1 (19.2-31.0)
45-day	12.4 (11.3-13.6)	13.7 (12.4-15.0)	15.7 (14.2-17.2)	17.3 (15.6-19.1)	19.5 (17.1-22.0)	21.2 (18.3-24.1)	22.8 (19.2-26.5)	24.5 (19.9-29.0)	26.6 (21.0-32.2)	28.1 (21.8-34.6)
60-day	14.6 (13.4-16.0)	16.1 (14.7-17.6)	18.5 (16.9-20.2)	20.3 (18.5-22.3)	22.7 (20.0-25.4)	24.5 (21.2-27.7)	26.1 (22.1-30.1)	27.7 (22.6-32.6)	29.6 (23.5-35.7)	31.0 (24.1-38.0)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical



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Created (GMT): Wed Nov 10 13:58:52 2021

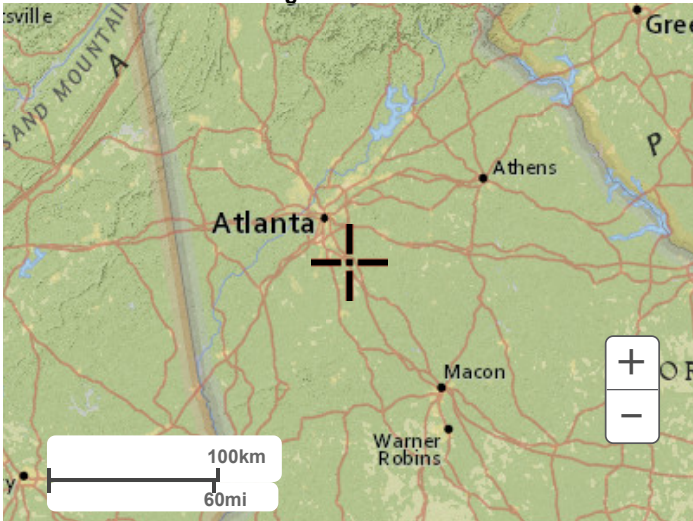
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Maps & aerials

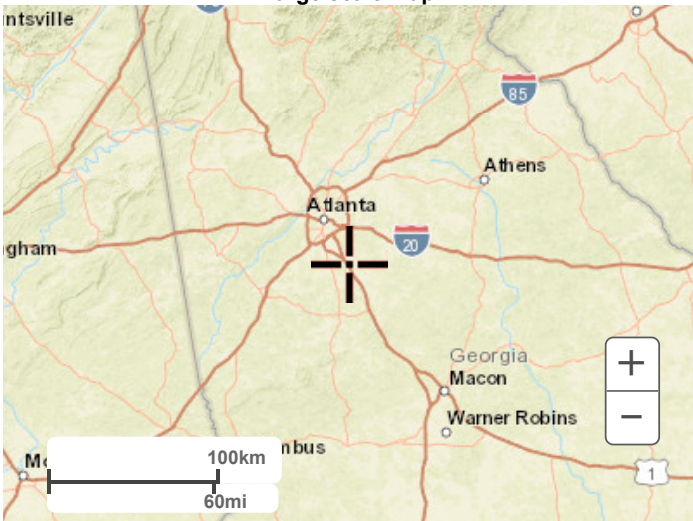
Small scale terrain



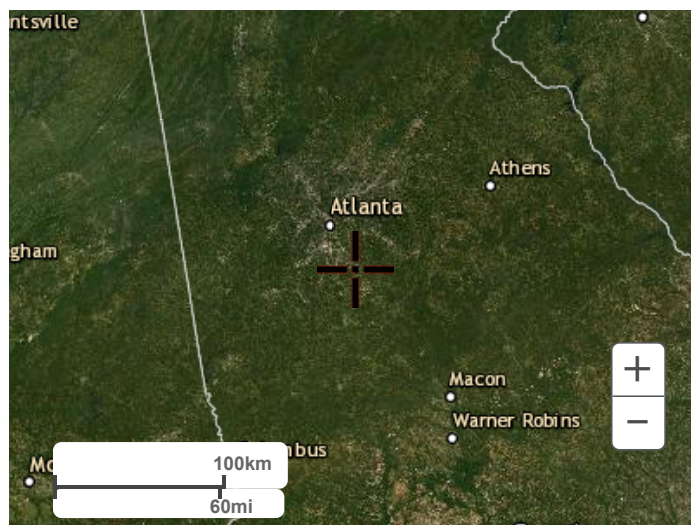
Large scale terrain



Large scale map



Large scale aerial



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Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	0.039	0.447	-----	2.851	3.547	6.091	8.383	10.66	BASIN A
2	SCS Runoff	-----	0.968	1.482	-----	2.603	2.863	3.752	4.514	5.245	BASIN B OFFSITE
3	Combine	1, 2	0.968	1.791	-----	5.454	6.409	9.843	12.88	15.87	TOTAL PRE
5	SCS Runoff	-----	5.630	8.113	-----	13.36	14.57	18.77	22.26	25.54	POST BASIN A
6	SCS Runoff	-----	1.125	1.668	-----	2.833	3.100	4.024	4.811	5.553	BASIN B OFFSITE
7	Combine	5, 6	6.756	9.781	-----	16.20	17.66	22.79	27.07	31.09	TOTAL POST
8	Reservoir	7	0.000	0.000	-----	0.000	0.000	0.000	0.277	0.539	TOTAL POST ROUTE
10	SCS Runoff	-----	26.32	44.08	-----	84.10	93.54	126.27	154.05	180.56	10% Basin Outside Site
11	Combine	3, 10	27.29	45.87	-----	89.55	99.95	136.11	166.94	196.43	10% Basin + Pre-Dev On-Site Basins
12	Combine	8, 10,	26.32	44.08	-----	84.10	93.54	126.27	154.05	180.56	10% Basin + Post-Dev Routed On-Sit
Proj. file: 21-409-Hydro_Rev 00_2022 07 15.gpw										Friday, 09 / 23 / 2022	

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

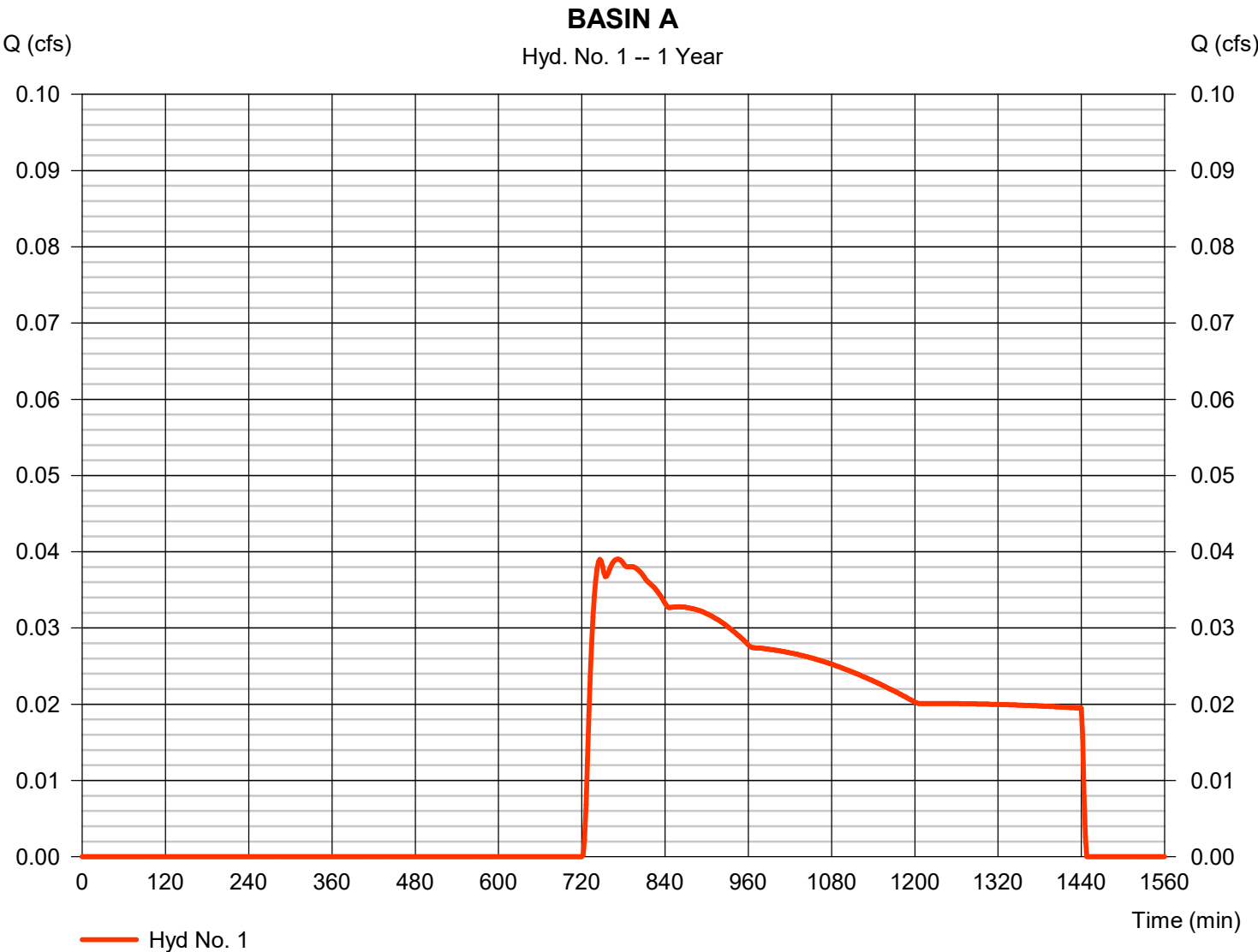
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.039	2	772	1,118	-----	-----	-----	BASIN A
2	SCS Runoff	0.968	2	718	1,994	-----	-----	-----	BASIN B OFFSITE
3	Combine	0.968	2	718	3,111	1, 2	-----	-----	TOTAL PRE
5	SCS Runoff	5.630	2	718	11,308	-----	-----	-----	POST BASIN A
6	SCS Runoff	1.125	2	718	2,282	-----	-----	-----	BASIN B OFFSITE
7	Combine	6.756	2	718	13,590	5, 6	-----	-----	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	730.51	13,590	TOTAL POST ROUTE
10	SCS Runoff	26.32	2	718	57,899	-----	-----	-----	10% Basin Outside Site
11	Combine	27.29	2	718	61,011	3, 10	-----	-----	10% Basin + Pre-Dev On-Site Basins
12	Combine	26.32	2	718	57,899	8, 10,	-----	-----	10% Basin + Post-Dev Routed On-Sit
21-409-Hydro_Rev 00_2022 07 15.gpw					Return Period: 1 Year			Friday, 09 / 23 / 2022	

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.039 cfs
Storm frequency	= 1 yrs	Time to peak	= 772 min
Time interval	= 2 min	Hyd. volume	= 1,118 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

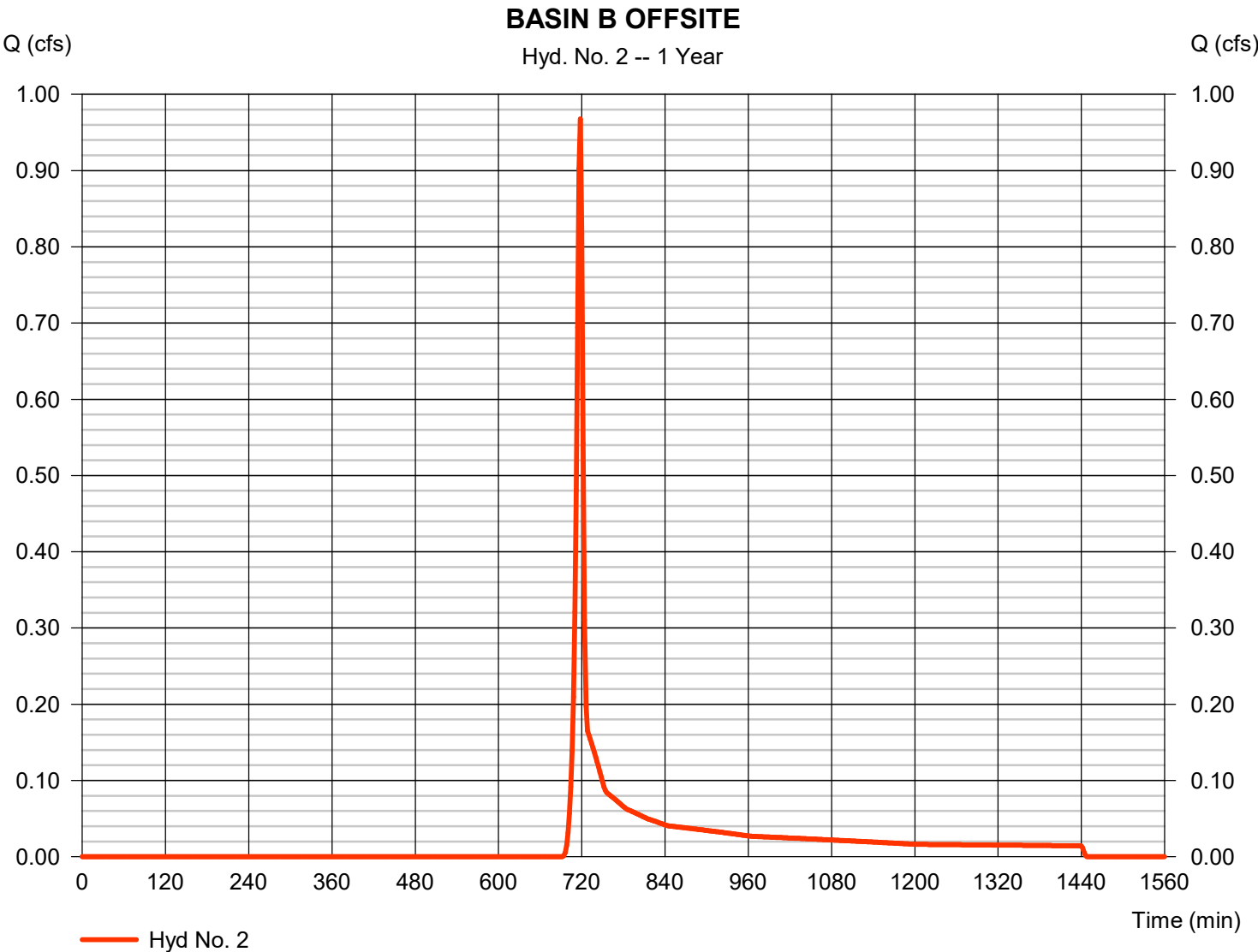
Friday, 09 / 23 / 2022

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.968 cfs
Storm frequency	=	1 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	1,994 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.46 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

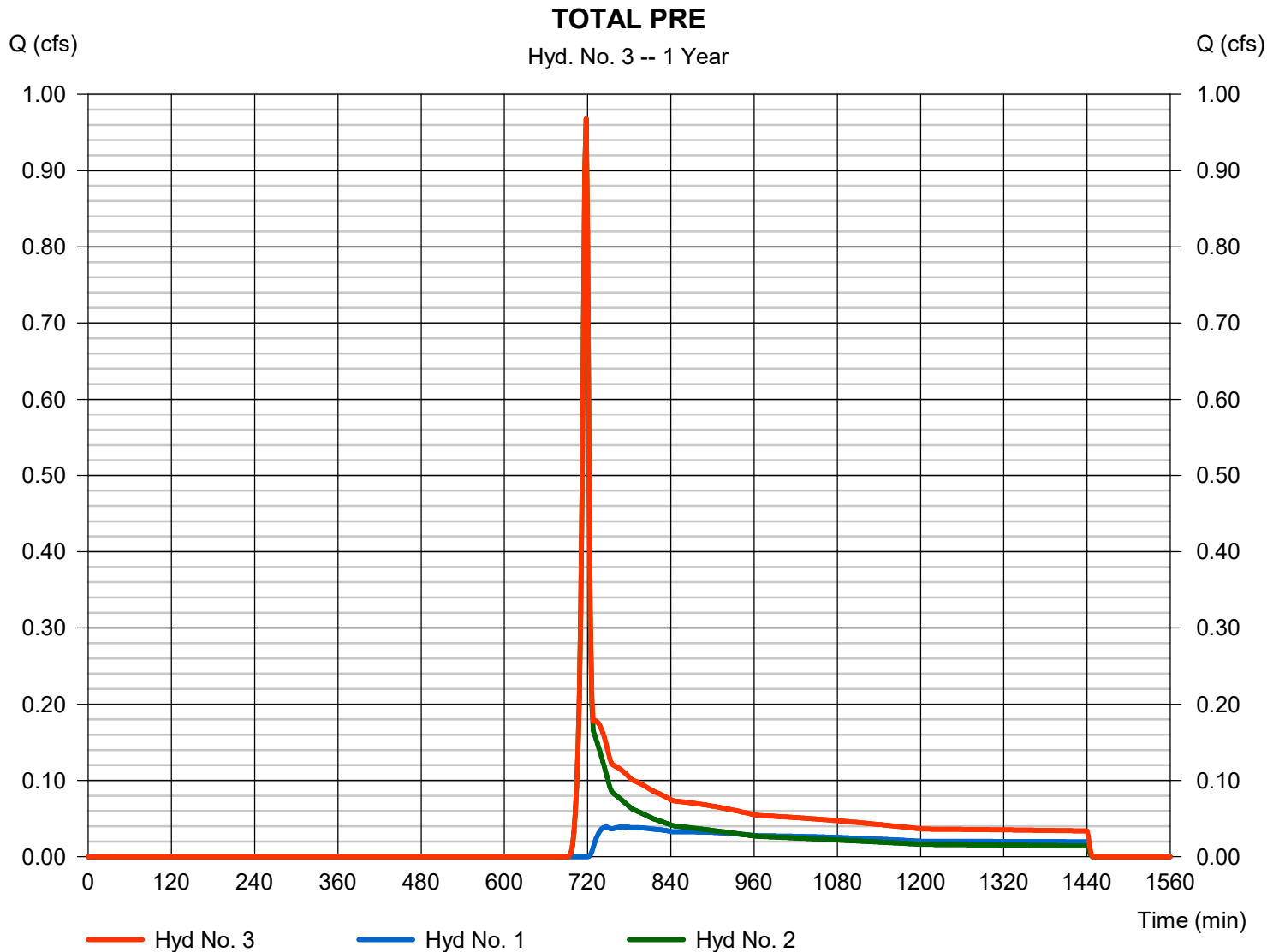
Friday, 09 / 23 / 2022

Hyd. No. 3

TOTAL PRE

Hydrograph type = Combine
Storm frequency = 1 yrs
Time interval = 2 min
Inflow hyds. = 1, 2

Peak discharge = 0.968 cfs
Time to peak = 718 min
Hyd. volume = 3,111 cuft
Contrib. drain. area = 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

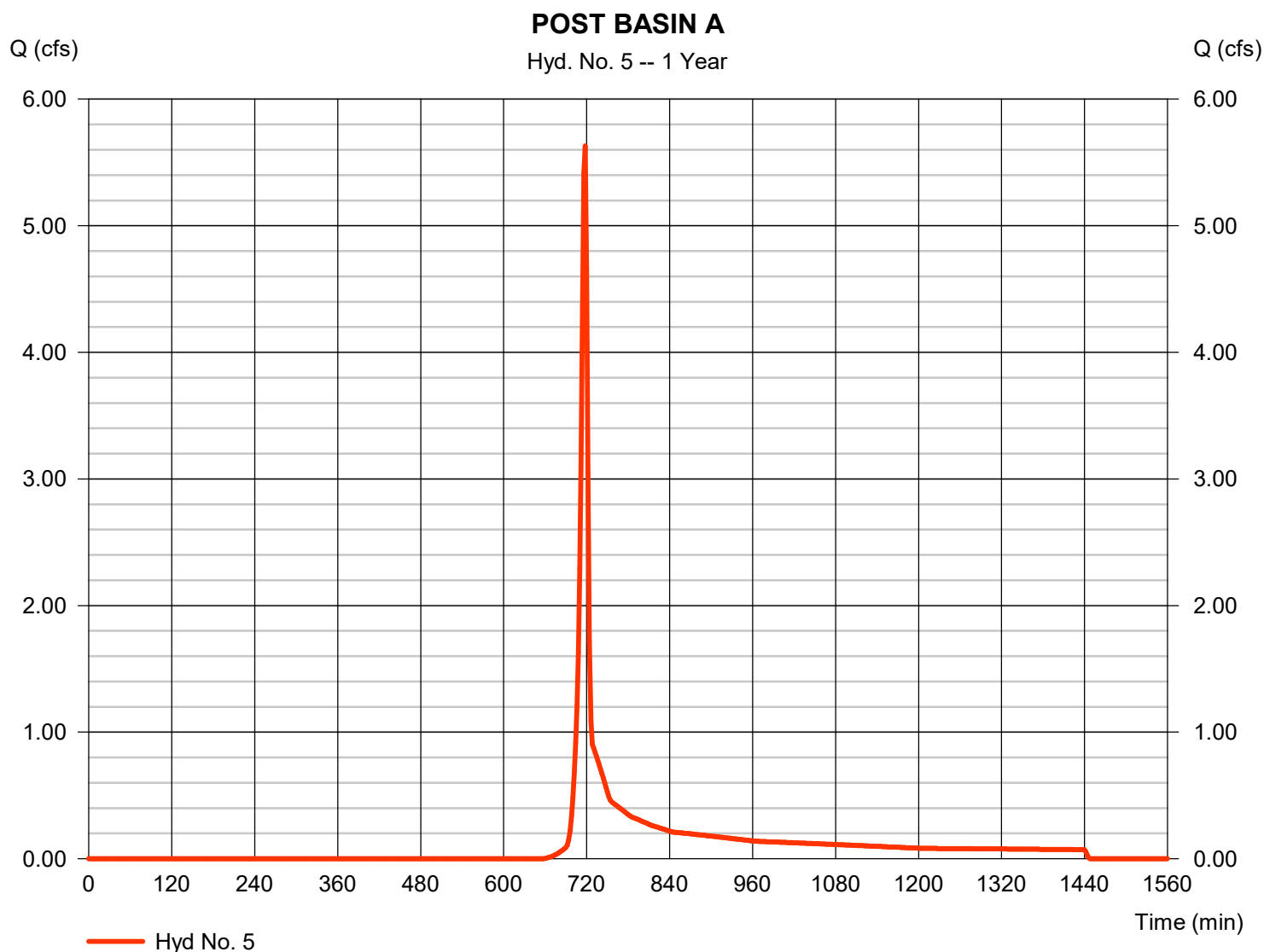
Friday, 09 / 23 / 2022

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 5.630 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 11,308 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.960 \times 98) + (2.400 \times 61)] / 4.360$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

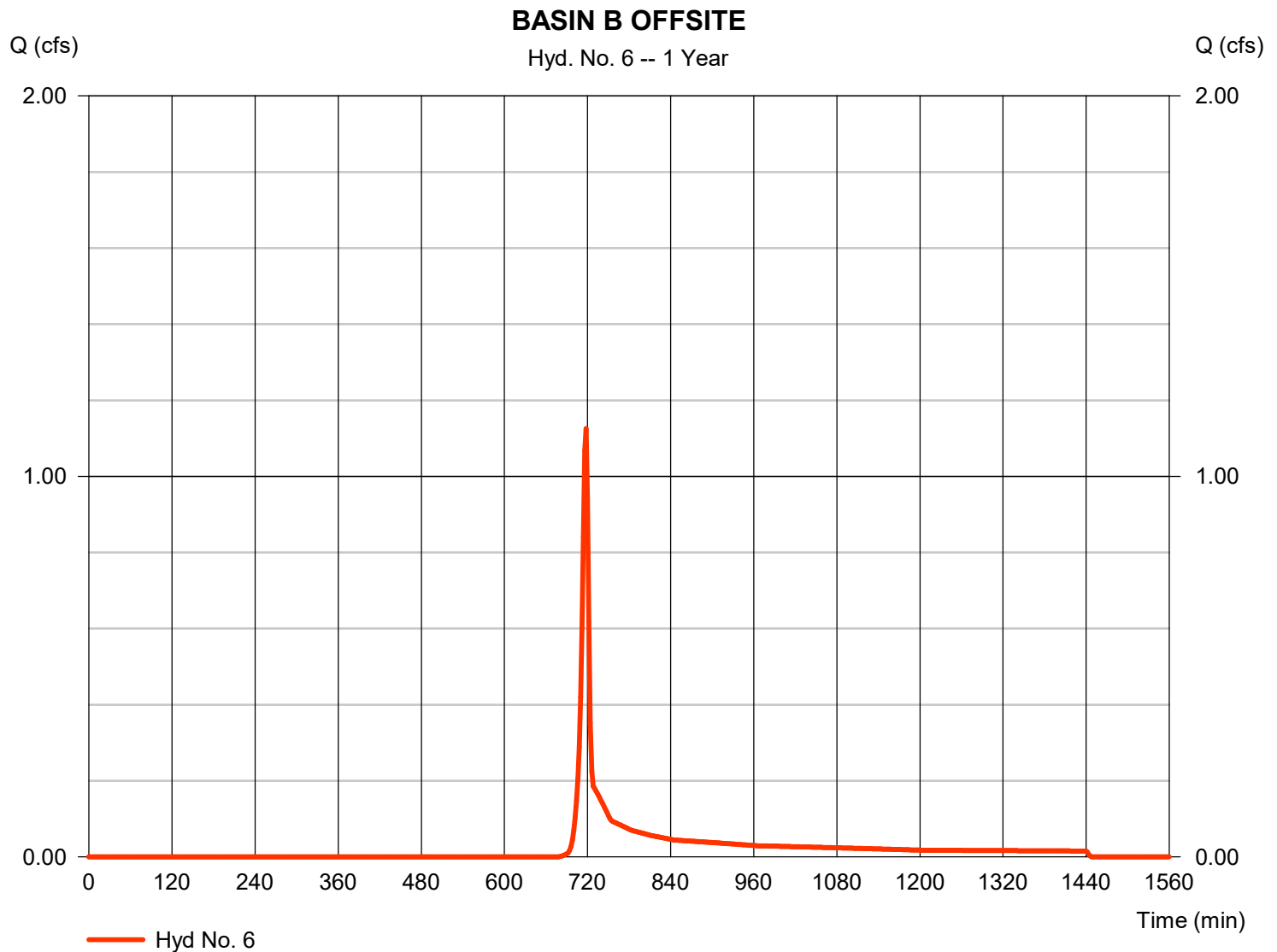
Friday, 09 / 23 / 2022

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 1.125 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 2,282 cuft
Drainage area	= 1.000 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.400 \times 98) + (0.600 \times 61)] / 1.000$

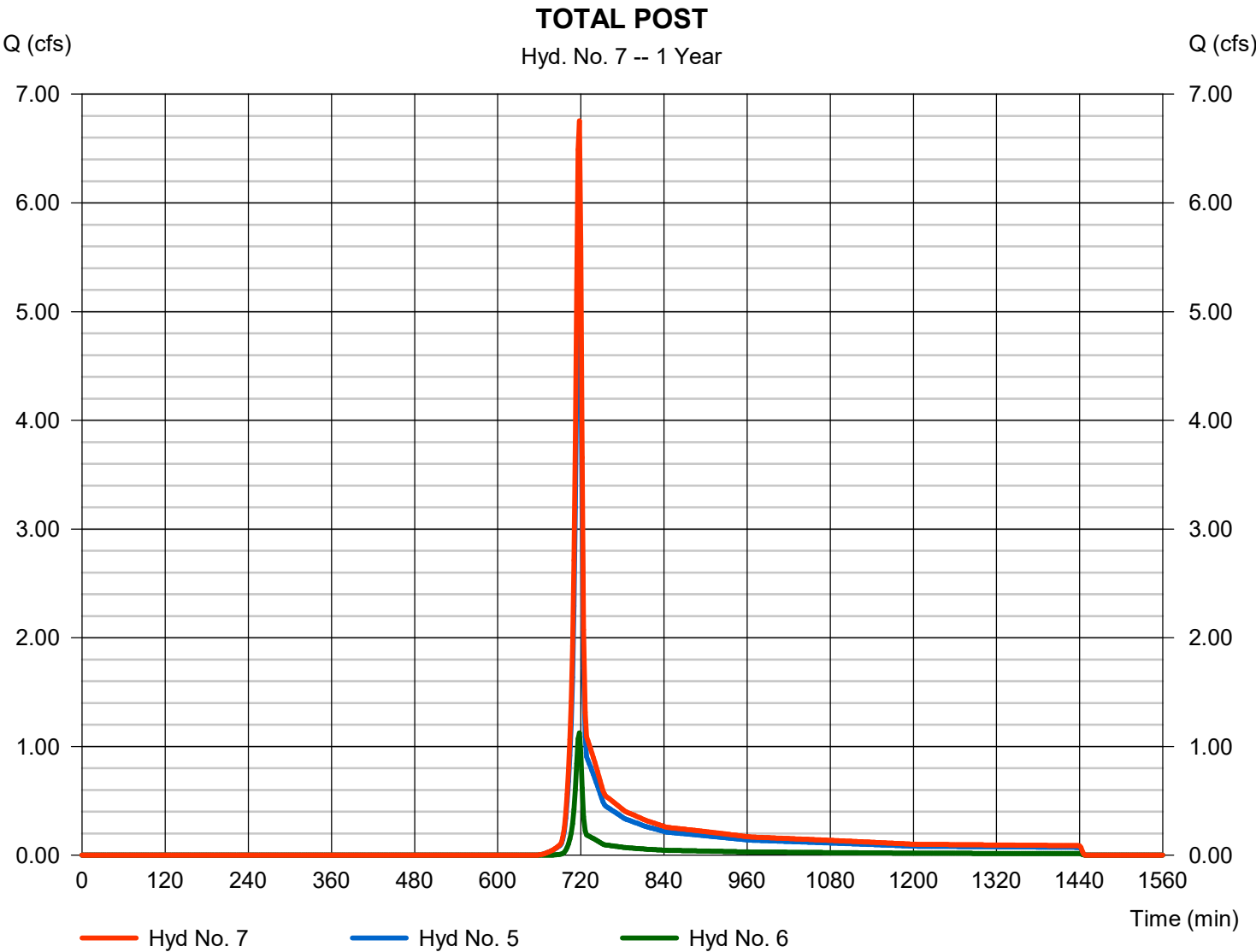


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 6.756 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 13,590 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

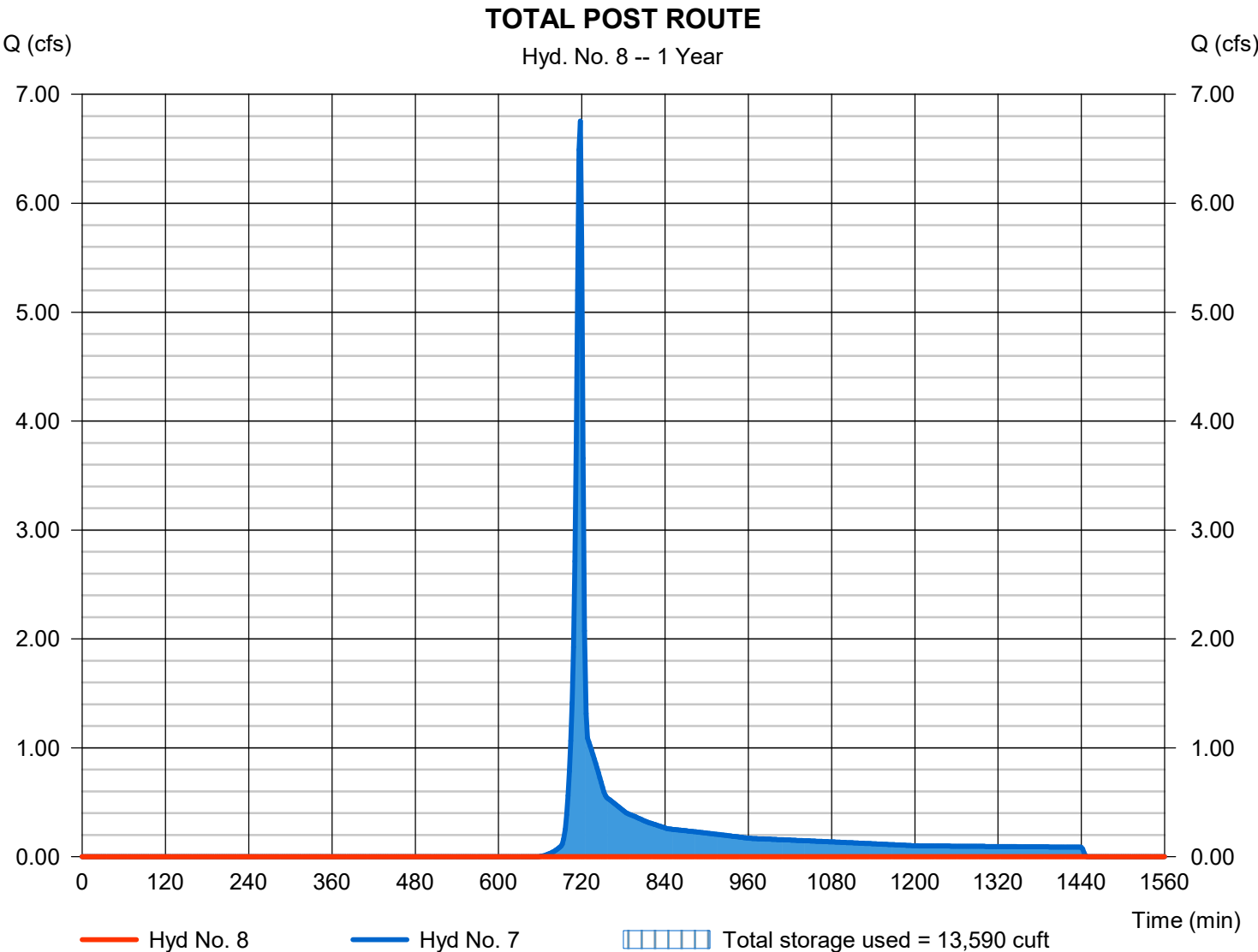
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Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 1 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 730.51 ft
Reservoir name	= POND	Max. Storage	= 13,590 cuft

Storage Indication method used.



Pond No. 1 - POND

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 728.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	728.00	2,000	0	0
1.00	729.00	4,000	3,000	3,000
2.00	730.00	8,000	6,000	9,000
3.00	731.00	10,000	9,000	18,000
4.00	732.00	11,000	10,500	28,500
5.00	733.00	12,000	11,500	40,000
6.00	734.00	13,000	12,500	52,500
7.00	735.00	14,400	13,700	66,200

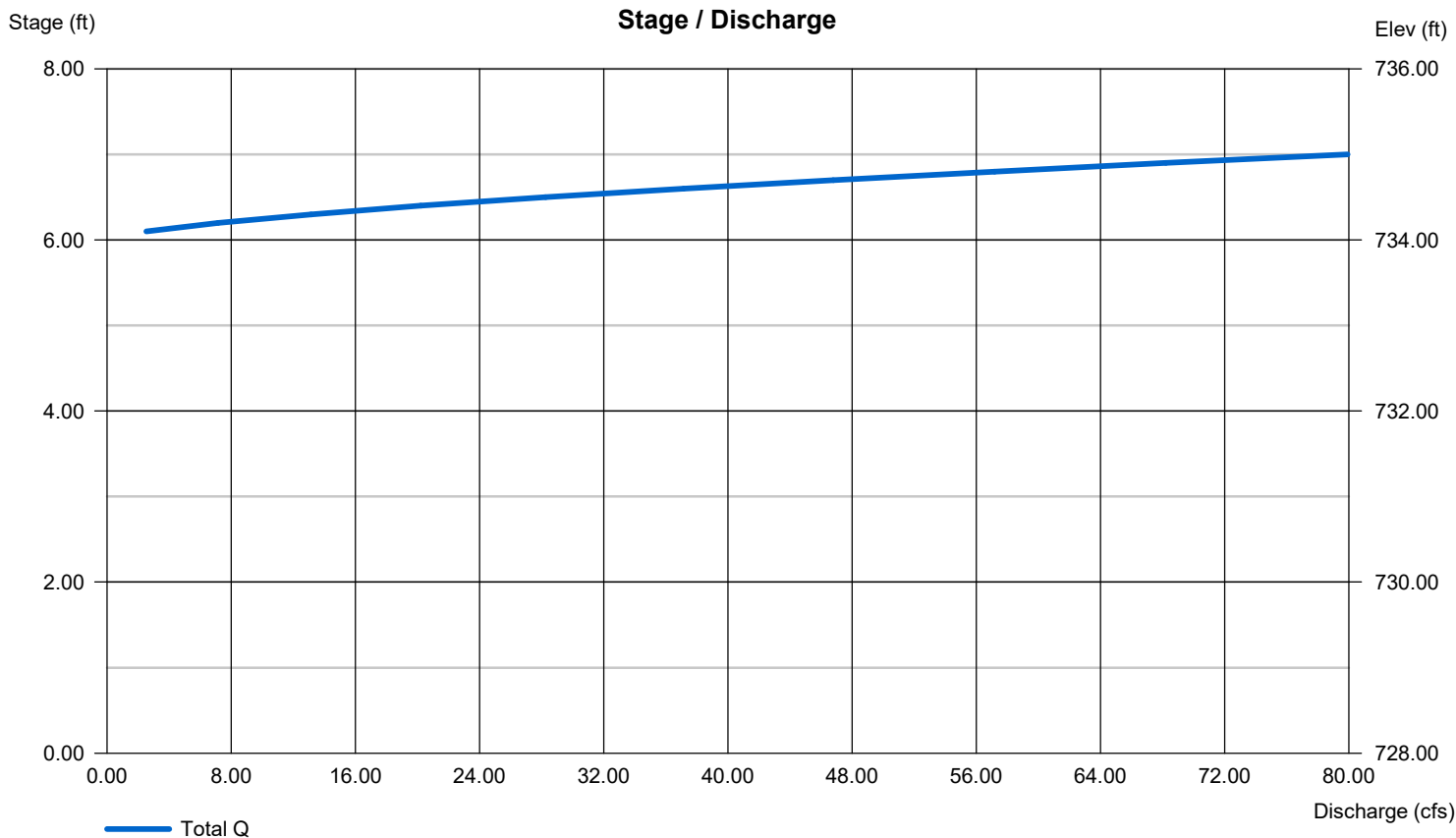
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 48.00	0.00	0.00	0.00
Span (in)	= 48.00	0.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 728.00	0.00	0.00	0.00
Length (ft)	= 25.00	0.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .024	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 24.00	0.00	0.00	0.00
Crest El. (ft)	= 734.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

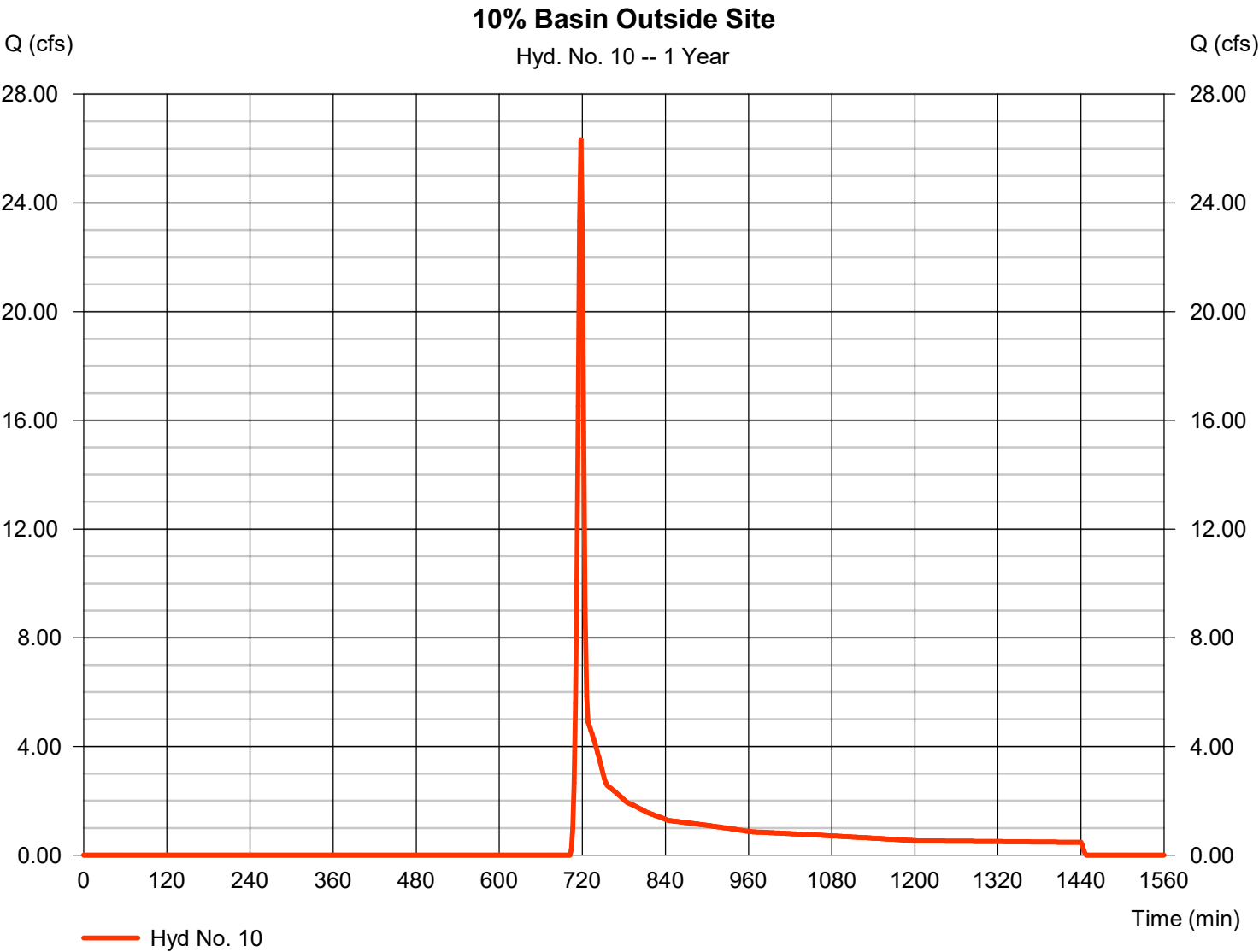
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	= SCS Runoff	Peak discharge	= 26.32 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 57,899 cuft
Drainage area	= 39.000 ac	Curve number	= 70
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

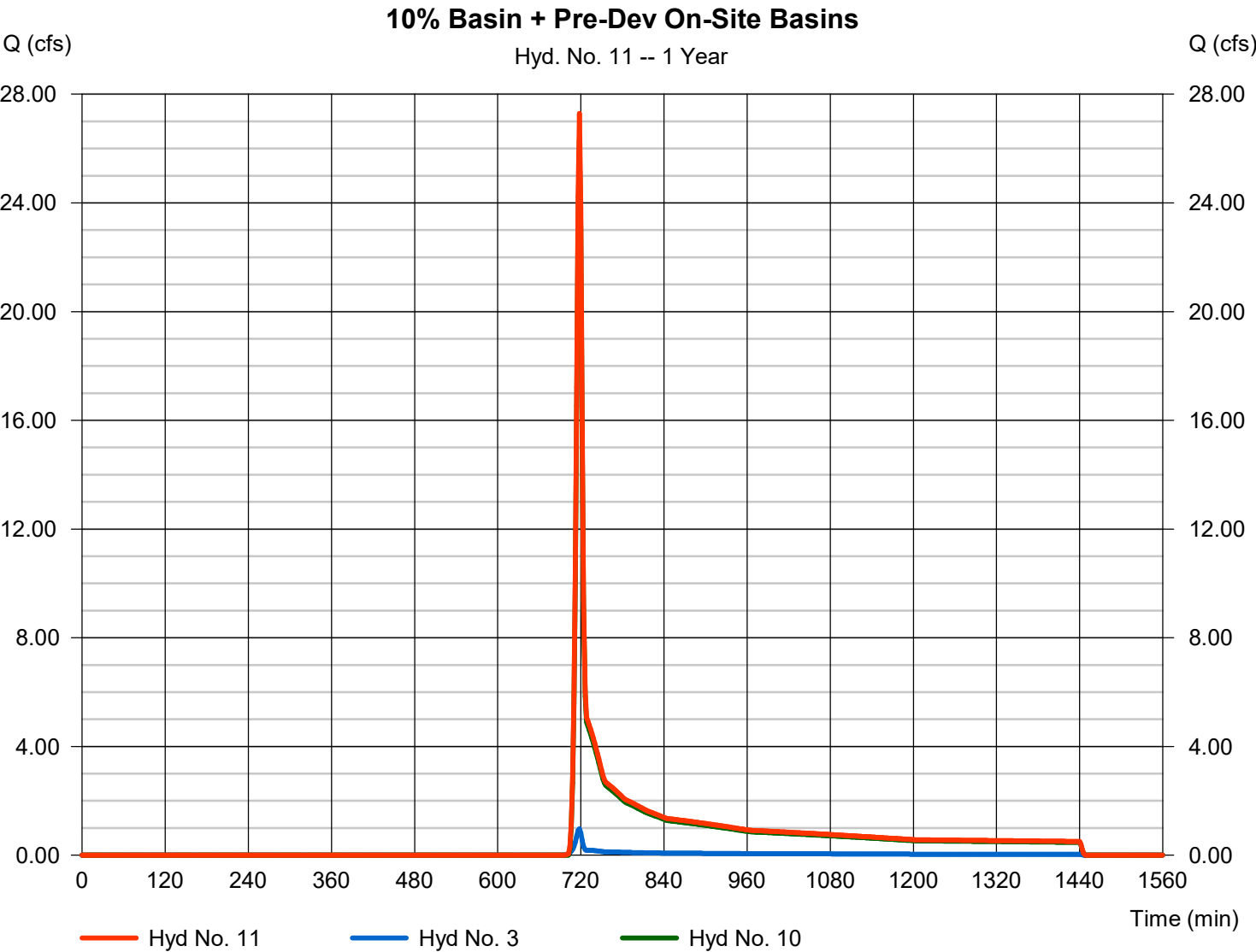


Hydrograph Report

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type	= Combine	Peak discharge	= 27.29 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 61,011 cuft
Inflow hyds.	= 3, 10	Contrib. drain. area	= 39.000 ac

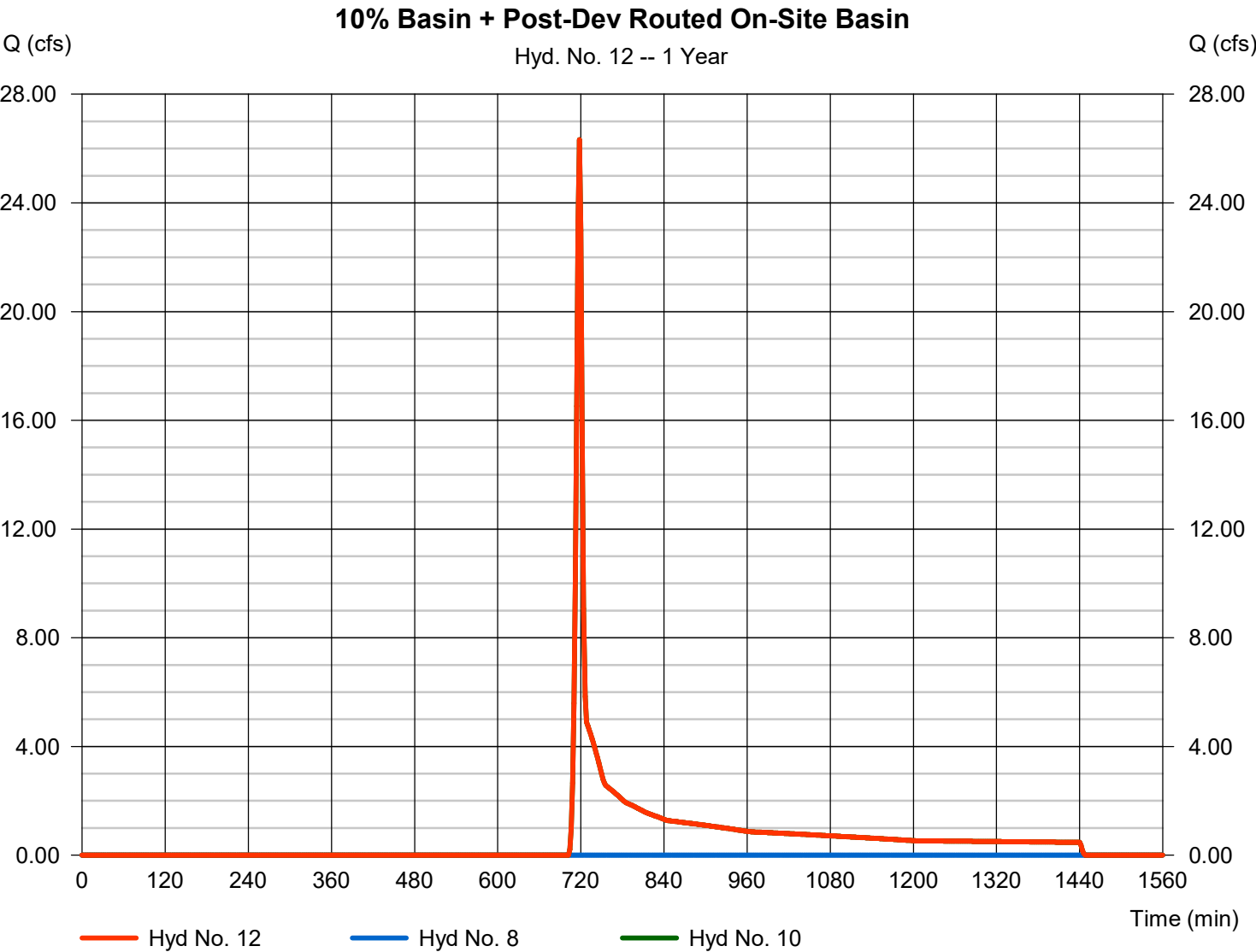


Hydrograph Report

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 26.32 cfs
Storm frequency	= 1 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 57,899 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.447	2	720	2,694	-----	-----	-----	BASIN A
2	SCS Runoff	1.482	2	718	2,983	-----	-----	-----	BASIN B OFFSITE
3	Combine	1.791	2	718	5,677	1, 2	-----	-----	TOTAL PRE
5	SCS Runoff	8.113	2	718	16,223	-----	-----	-----	POST BASIN A
6	SCS Runoff	1.668	2	718	3,340	-----	-----	-----	BASIN B OFFSITE
7	Combine	9.781	2	718	19,563	5, 6	-----	-----	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	731.15	19,563	TOTAL POST ROUTE
10	SCS Runoff	44.08	2	718	91,136	-----	-----	-----	10% Basin Outside Site
11	Combine	45.87	2	718	96,814	3, 10	-----	-----	10% Basin + Pre-Dev On-Site Basins
12	Combine	44.08	2	718	91,136	8, 10,	-----	-----	10% Basin + Post-Dev Routed On-Sit
21-409-Hydro_Rev 00_2022 07 15.gpw					Return Period: 2 Year			Friday, 09 / 23 / 2022	

Hydrograph Report

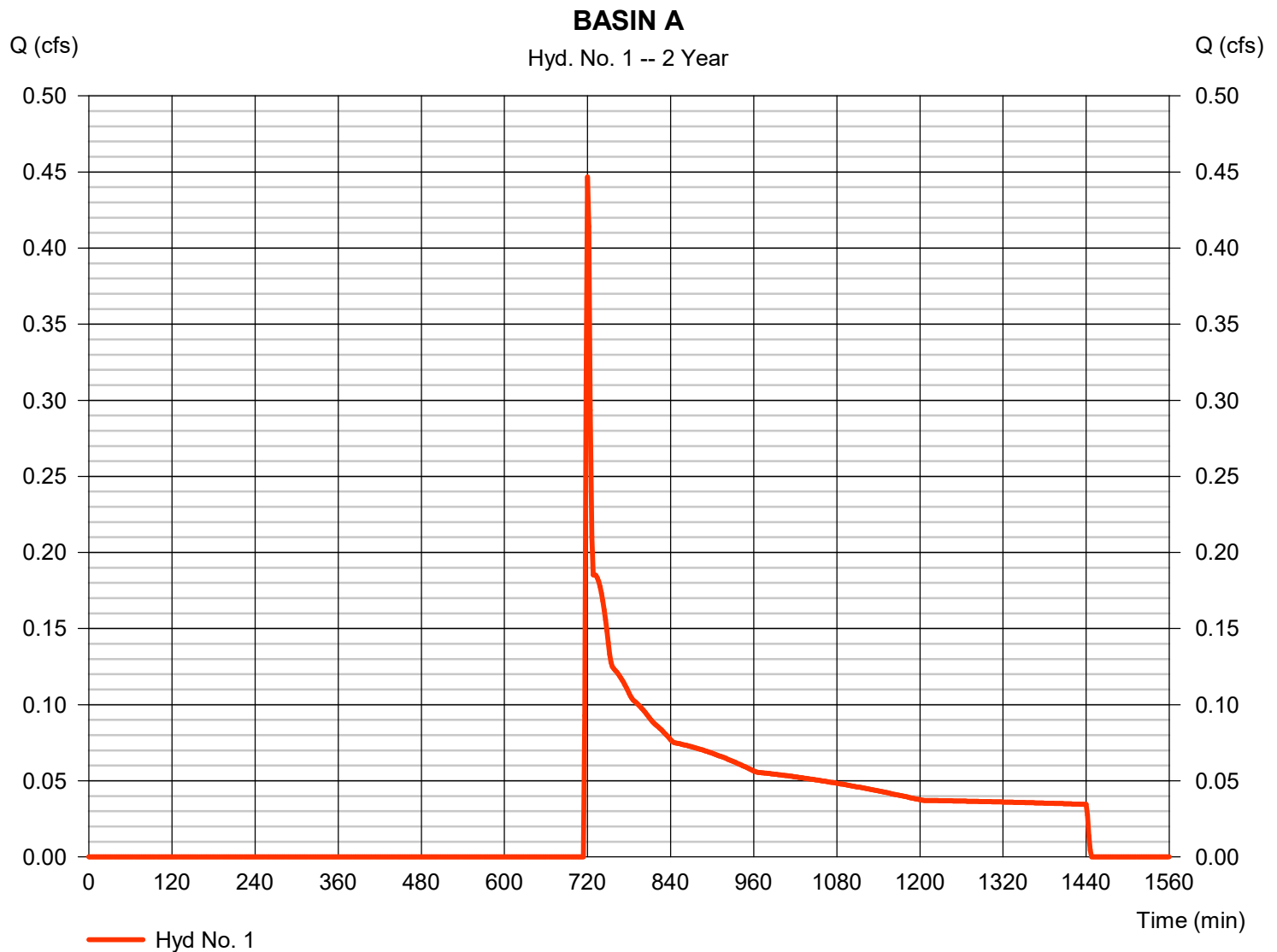
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.447 cfs
Storm frequency	= 2 yrs	Time to peak	= 720 min
Time interval	= 2 min	Hyd. volume	= 2,694 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

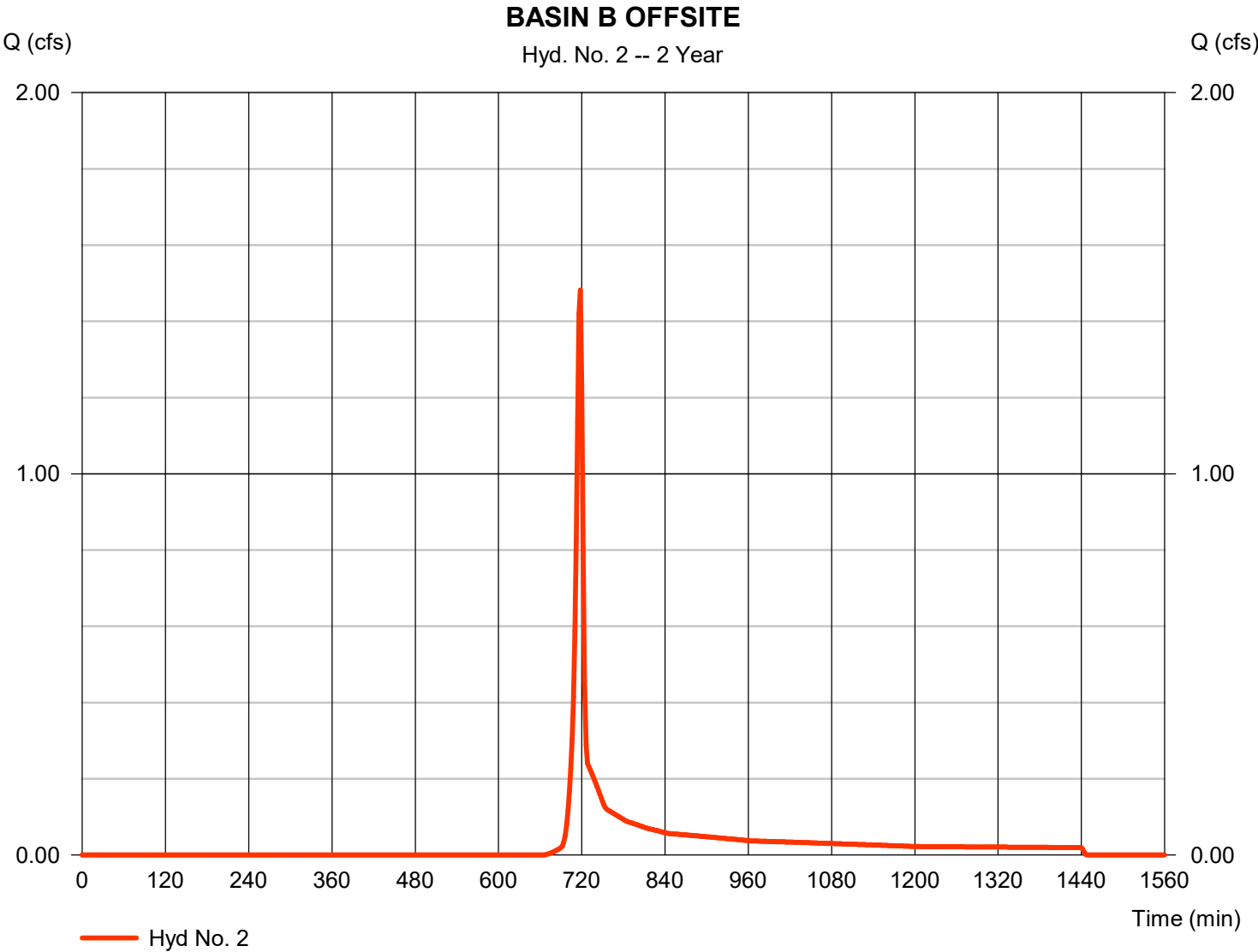
Friday, 09 / 23 / 2022

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	1.482 cfs
Storm frequency	=	2 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	2,983 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	2.95 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000



Hydrograph Report

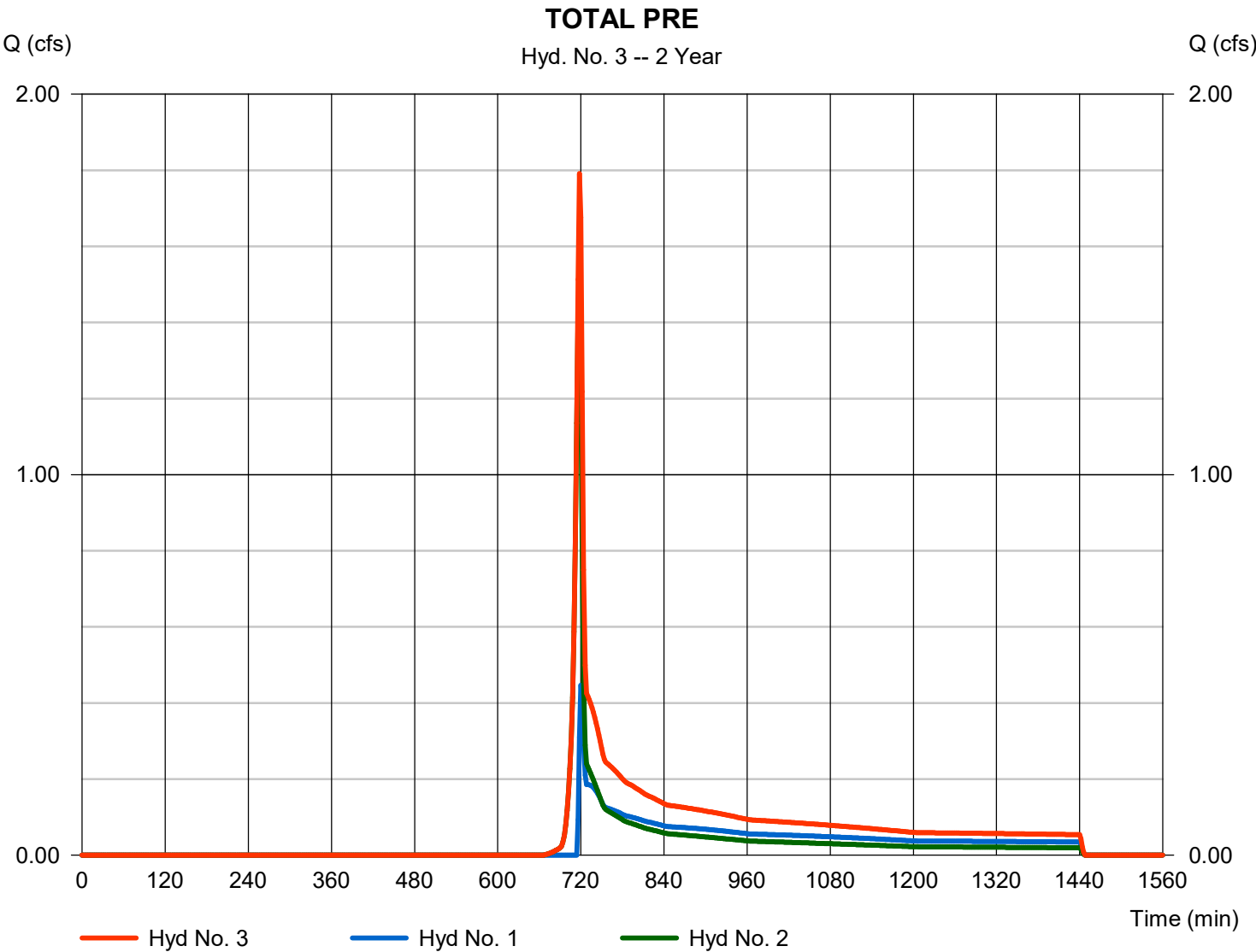
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 1.791 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 5,677 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



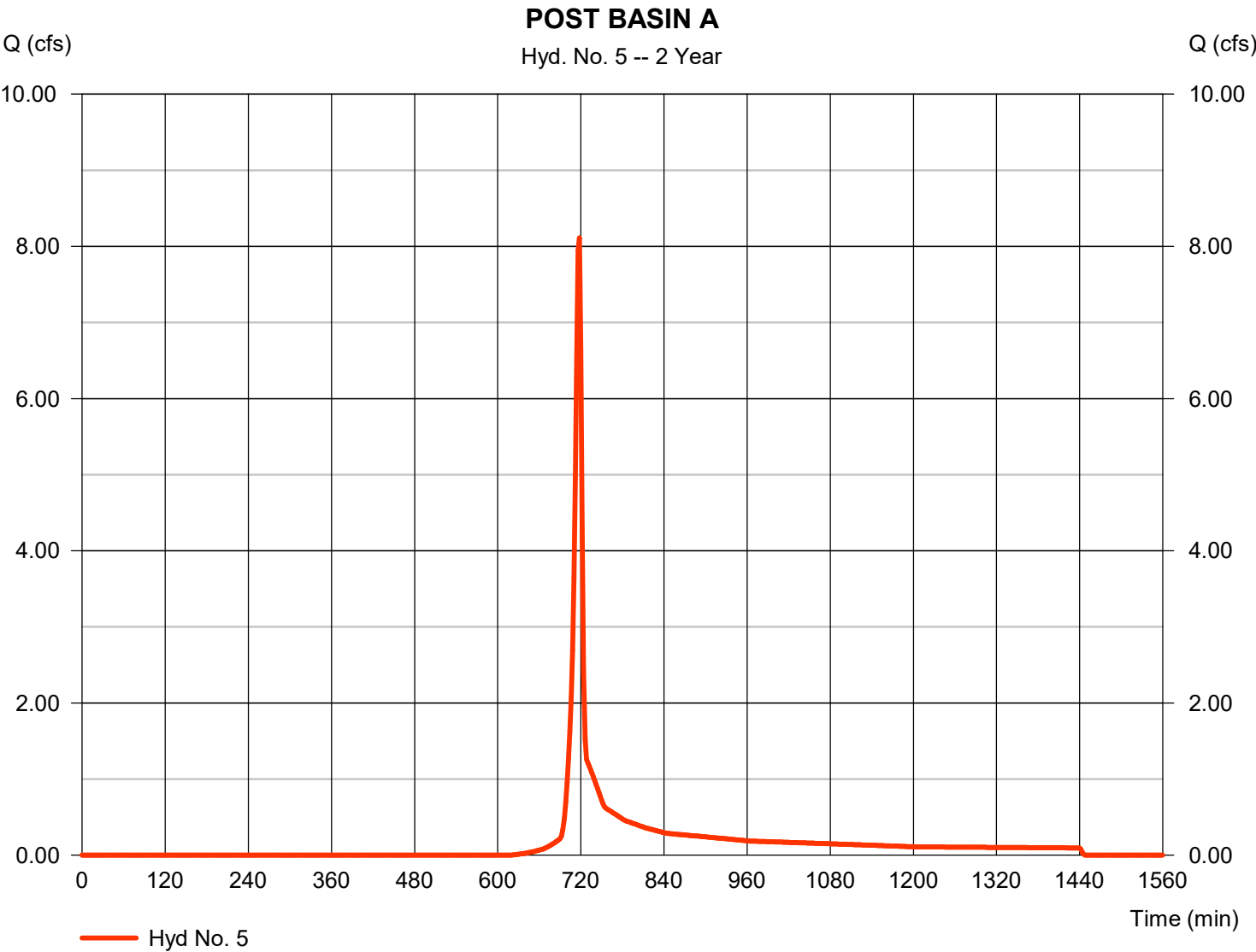
Hydrograph Report

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 8.113 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 16,223 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



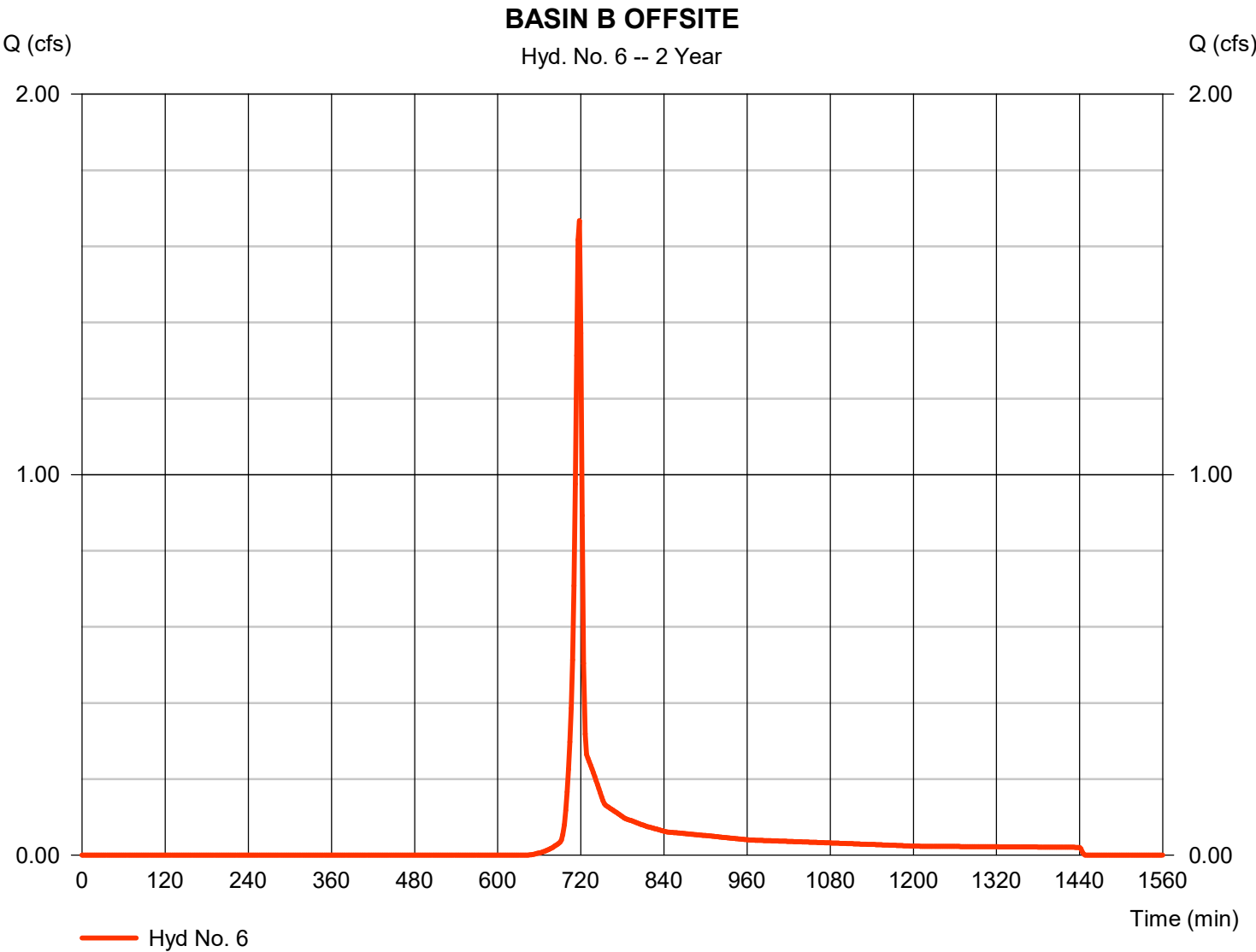
Hydrograph Report

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 1.668 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 3,340 cuft
Drainage area	= 1.000 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

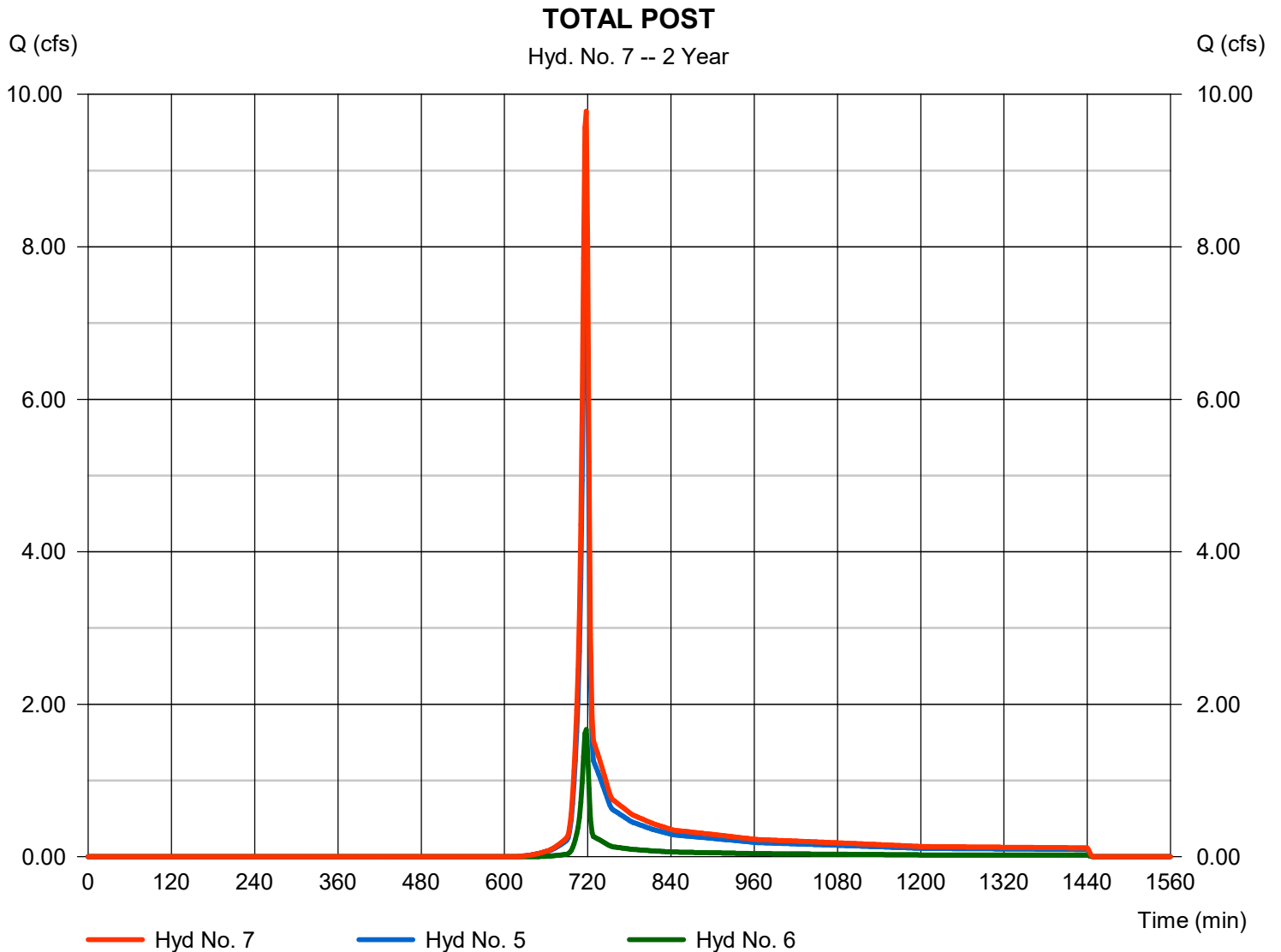
Friday, 09 / 23 / 2022

Hyd. No. 7

TOTAL POST

Hydrograph type = Combine
 Storm frequency = 2 yrs
 Time interval = 2 min
 Inflow hyds. = 5, 6

Peak discharge = 9.781 cfs
 Time to peak = 718 min
 Hyd. volume = 19,563 cuft
 Contrib. drain. area = 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

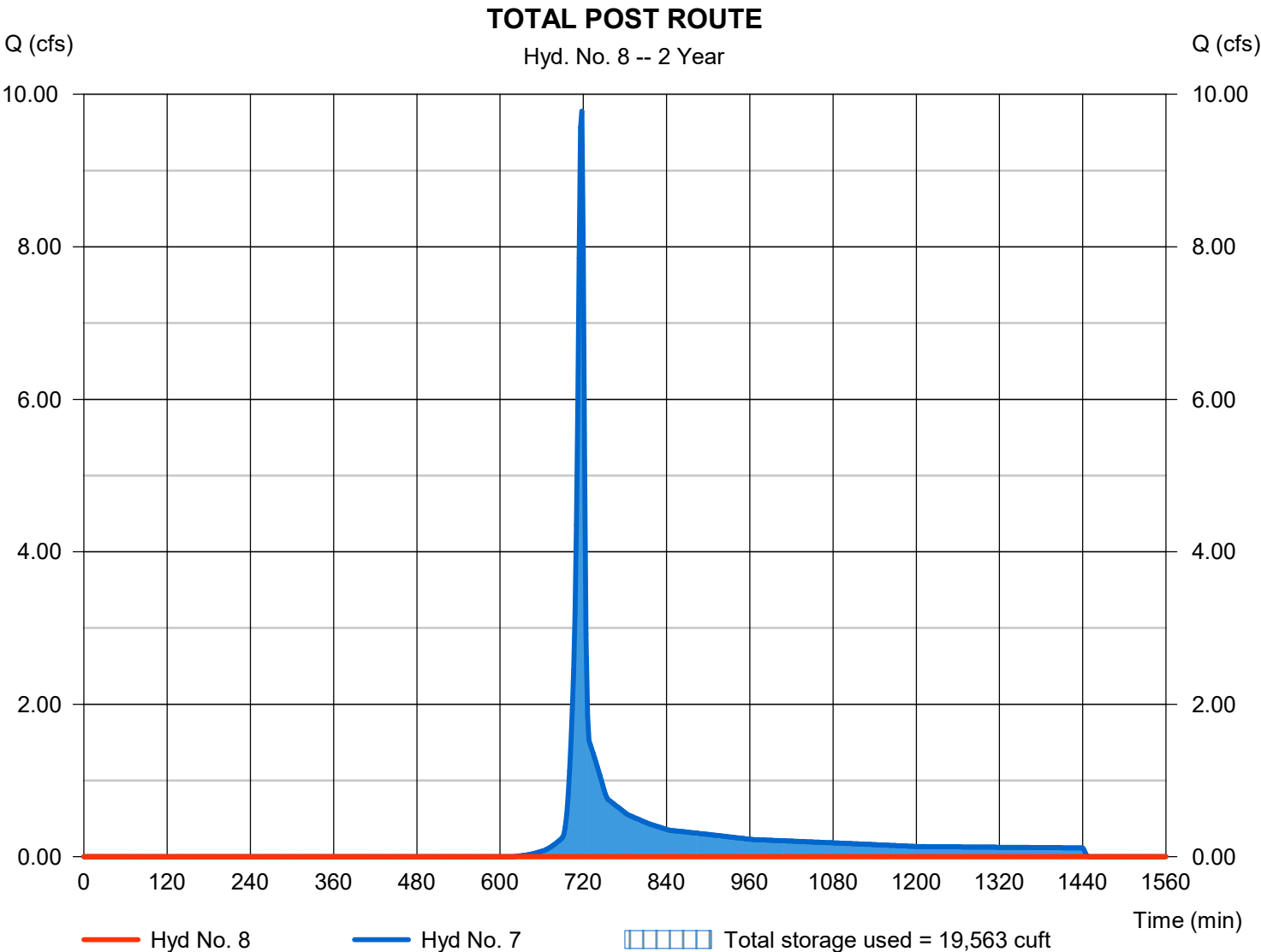
Friday, 09 / 23 / 2022

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 2 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 731.15 ft
Reservoir name	= POND	Max. Storage	= 19,563 cuft

Storage Indication method used.



Hydrograph Report

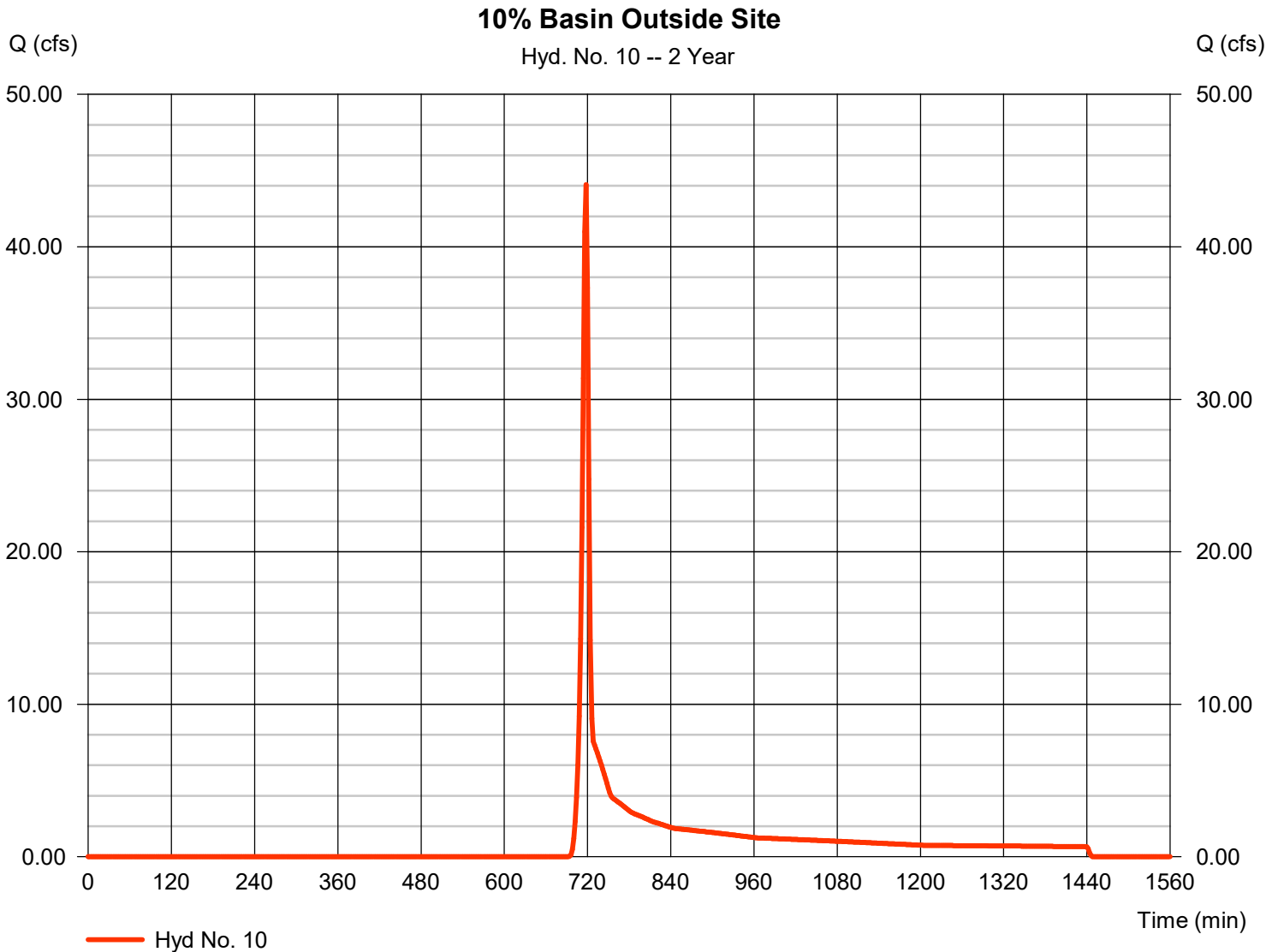
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	= SCS Runoff	Peak discharge	= 44.08 cfs
Storm frequency	= 2 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 91,136 cuft
Drainage area	= 39.000 ac	Curve number	= 70
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 2.95 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

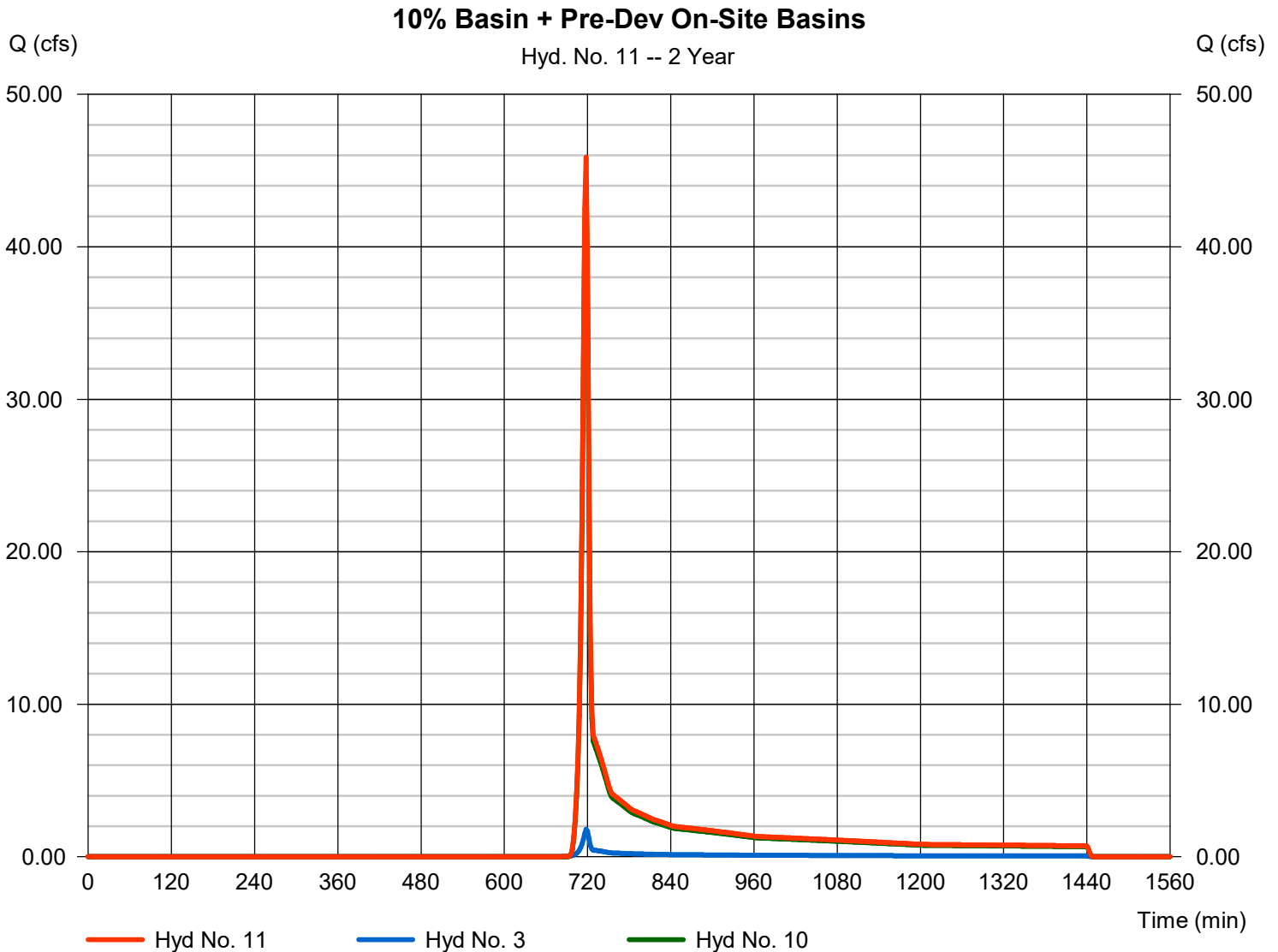
Friday, 09 / 23 / 2022

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type = Combine
 Storm frequency = 2 yrs
 Time interval = 2 min
 Inflow hyds. = 3, 10

Peak discharge = 45.87 cfs
 Time to peak = 718 min
 Hyd. volume = 96,814 cuft
 Contrib. drain. area = 39.000 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

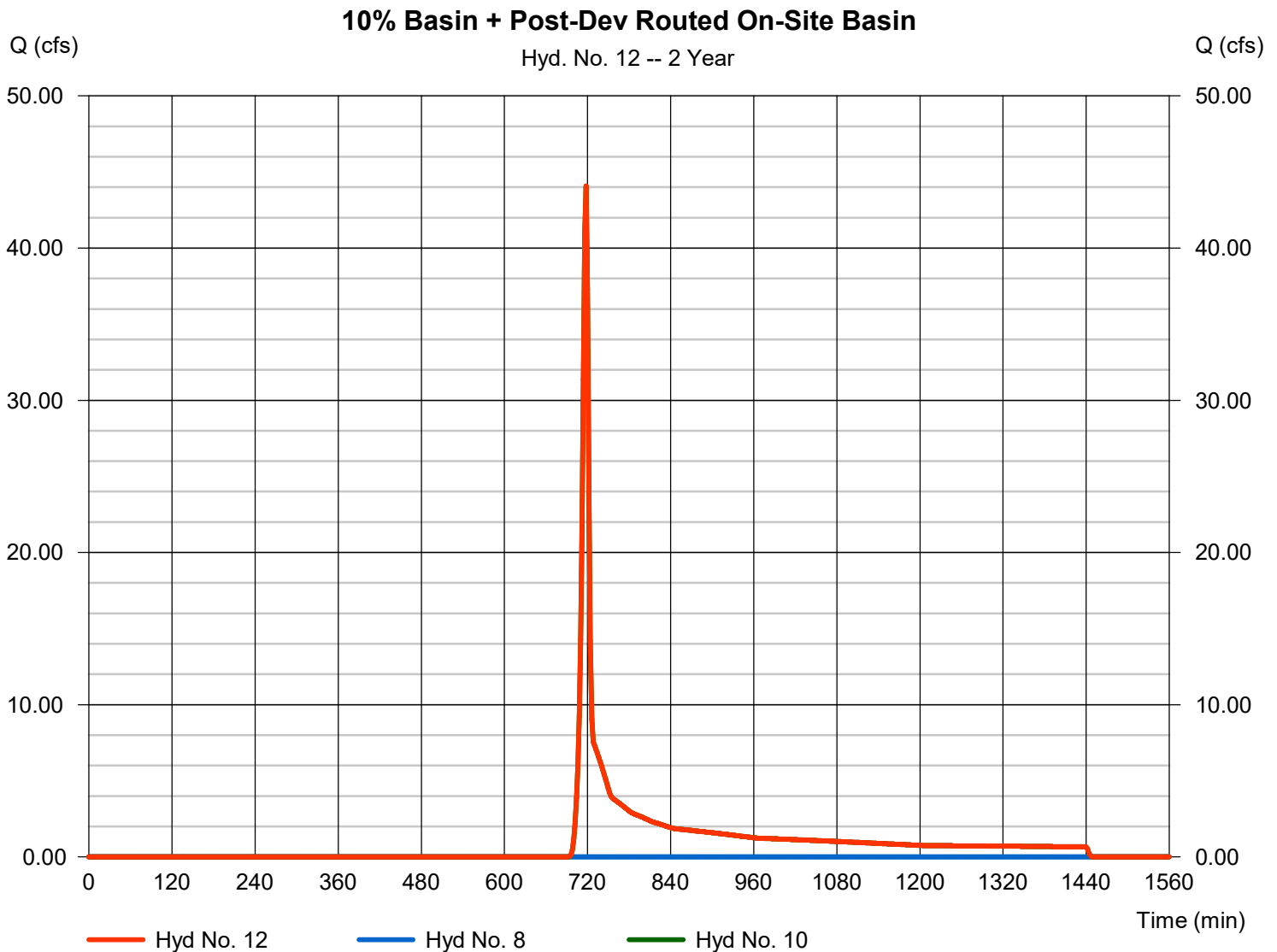
Friday, 09 / 23 / 2022

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type = Combine
Storm frequency = 2 yrs
Time interval = 2 min
Inflow hyds. = 8, 10

Peak discharge = 44.08 cfs
Time to peak = 718 min
Hyd. volume = 91,136 cuft
Contrib. drain. area = 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

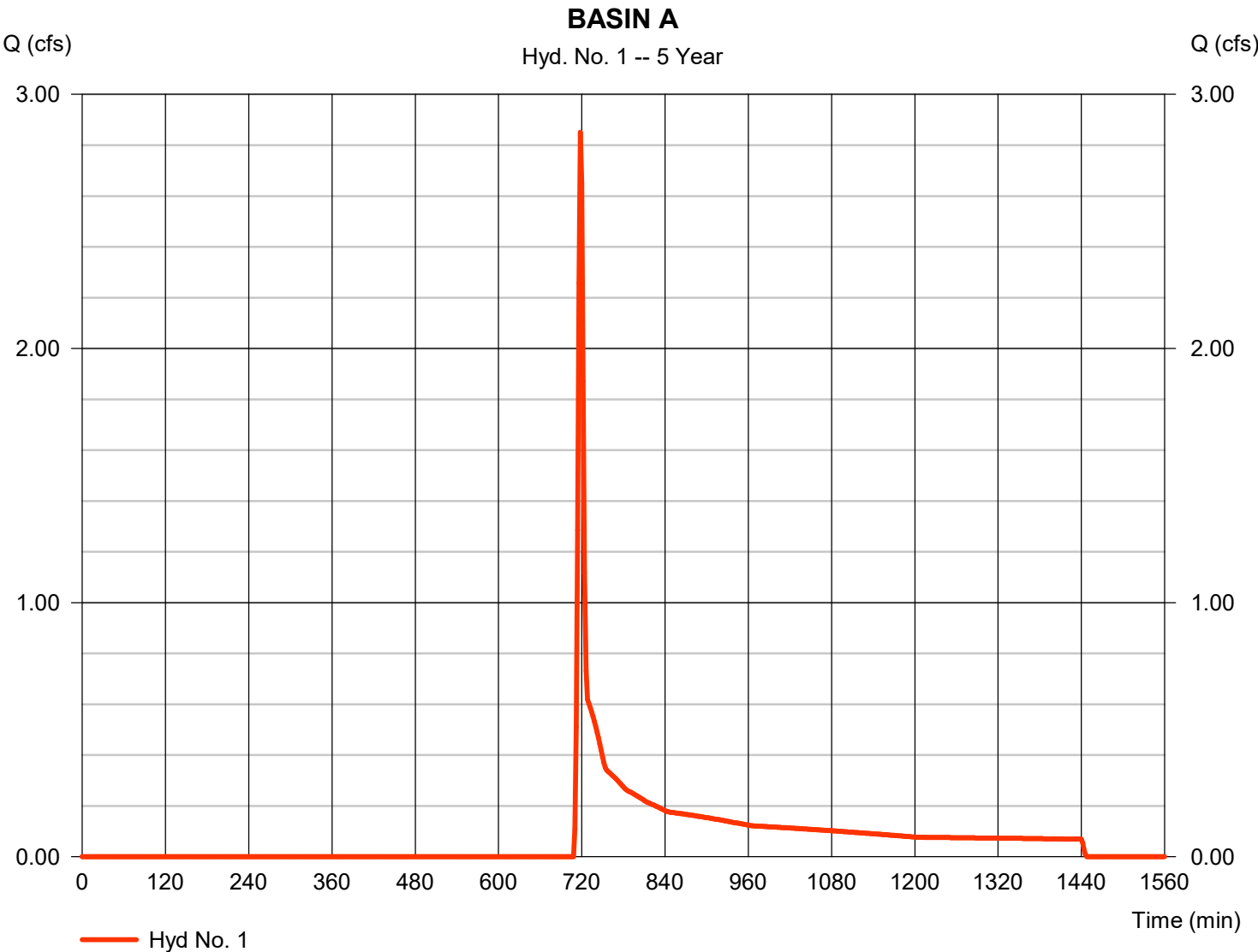
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.851	2	718	7,332	-----	-----	-----	BASIN A
2	SCS Runoff	2.603	2	718	5,209	-----	-----	-----	BASIN B OFFSITE
3	Combine	5.454	2	718	12,541	1, 2	-----	-----	TOTAL PRE
5	SCS Runoff	13.36	2	718	26,937	-----	-----	-----	POST BASIN A
6	SCS Runoff	2.833	2	718	5,683	-----	-----	-----	BASIN B OFFSITE
7	Combine	16.20	2	718	32,620	5, 6	-----	-----	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	732.36	32,620	TOTAL POST ROUTE
10	SCS Runoff	84.10	2	718	168,556	-----	-----	-----	10% Basin Outside Site
11	Combine	89.55	2	718	181,097	3, 10	-----	-----	10% Basin + Pre-Dev On-Site Basins
12	Combine	84.10	2	718	168,556	8, 10,	-----	-----	10% Basin + Post-Dev Routed On-Sit
21-409-Hydro_Rev 00_2022 07 15.gpw					Return Period: 5 Year			Friday, 09 / 23 / 2022	

Hydrograph Report

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 2.851 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 7,332 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

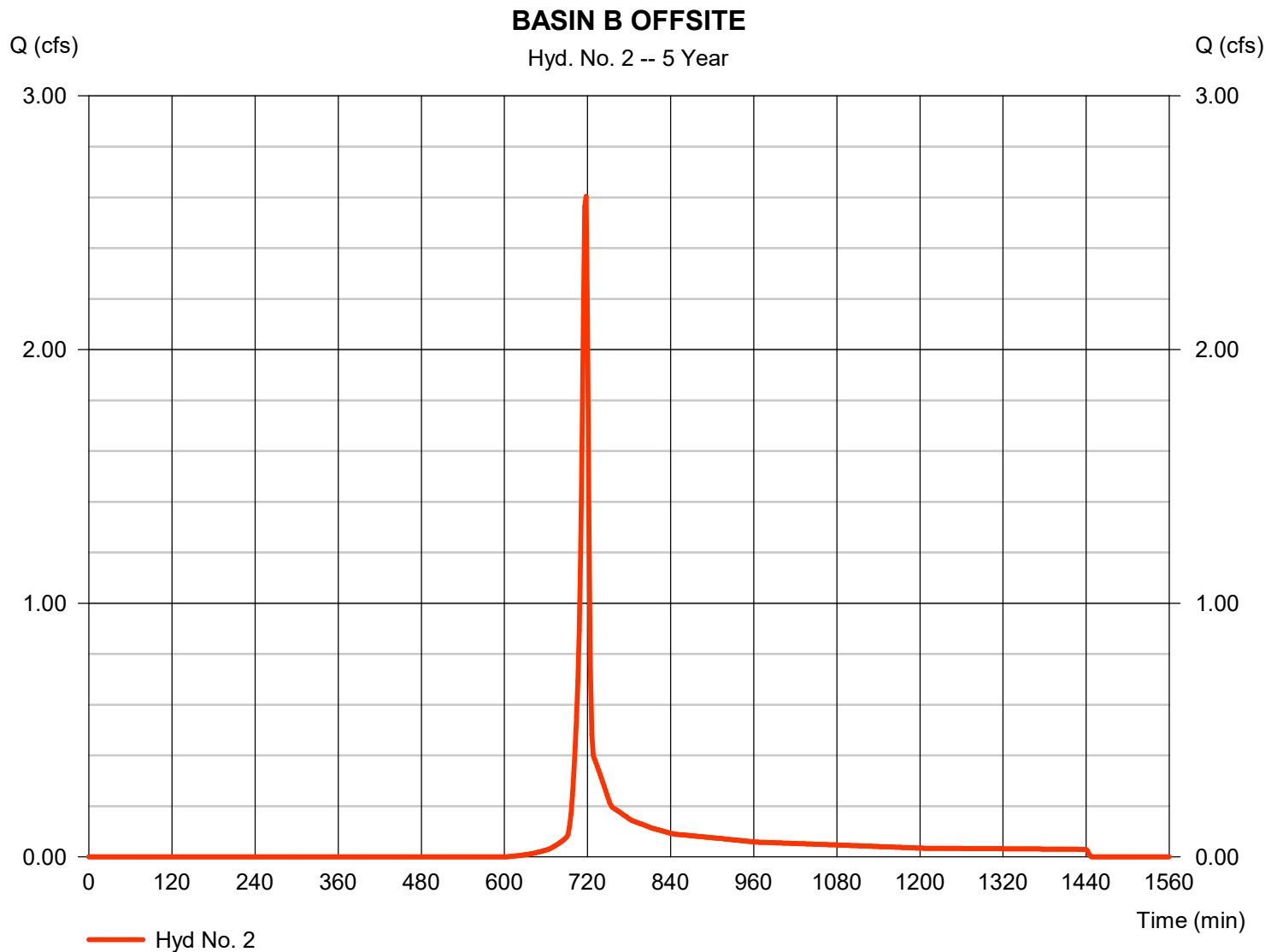
Friday, 09 / 23 / 2022

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 2.603 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 5,209 cuft
Drainage area	= 1.000 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.350 \times 98) + (0.650 \times 61)] / 1.000$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

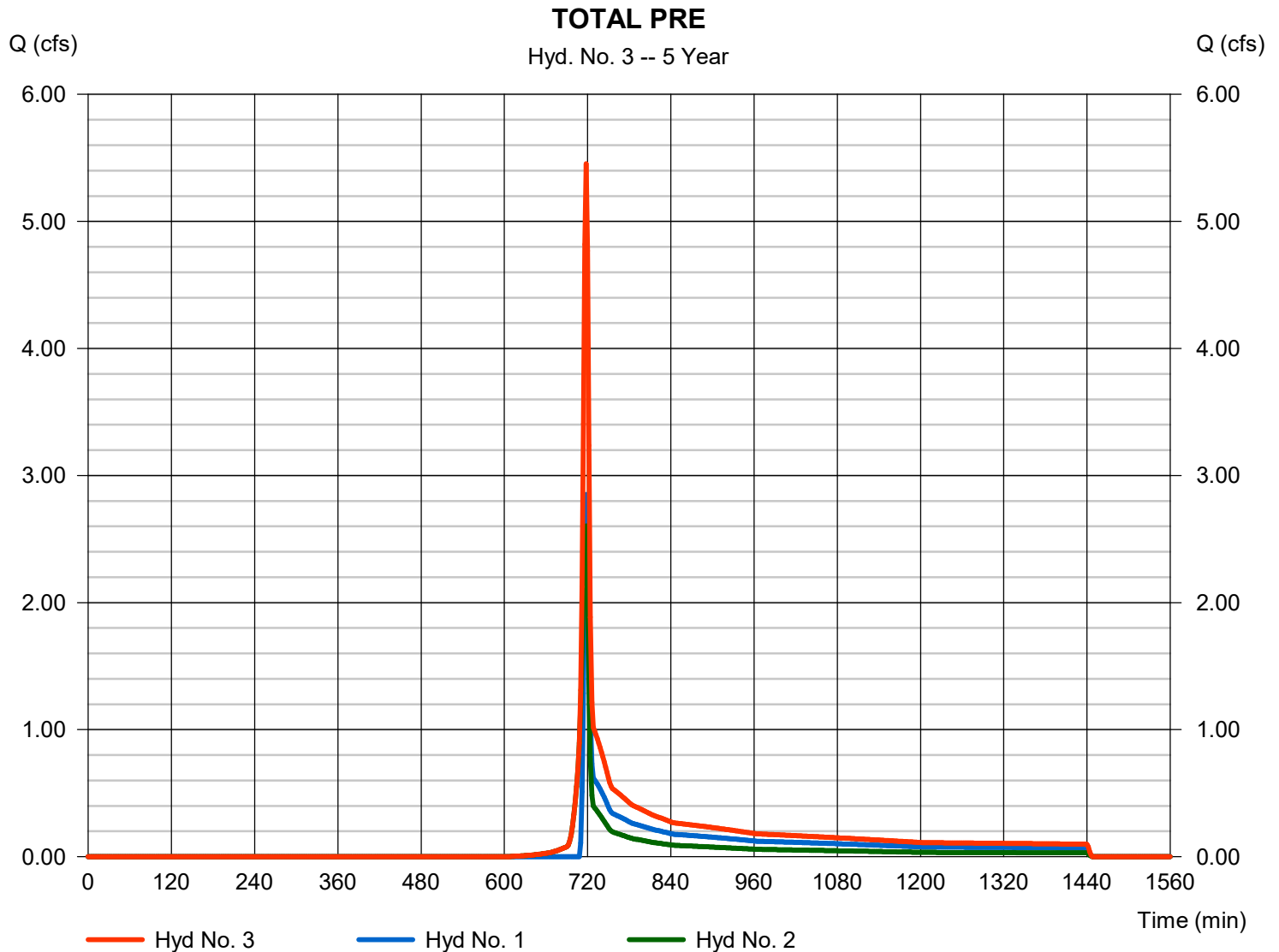
Friday, 09 / 23 / 2022

Hyd. No. 3

TOTAL PRE

Hydrograph type = Combine
 Storm frequency = 5 yrs
 Time interval = 2 min
 Inflow hyds. = 1, 2

Peak discharge = 5.454 cfs
 Time to peak = 718 min
 Hyd. volume = 12,541 cuft
 Contrib. drain. area = 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

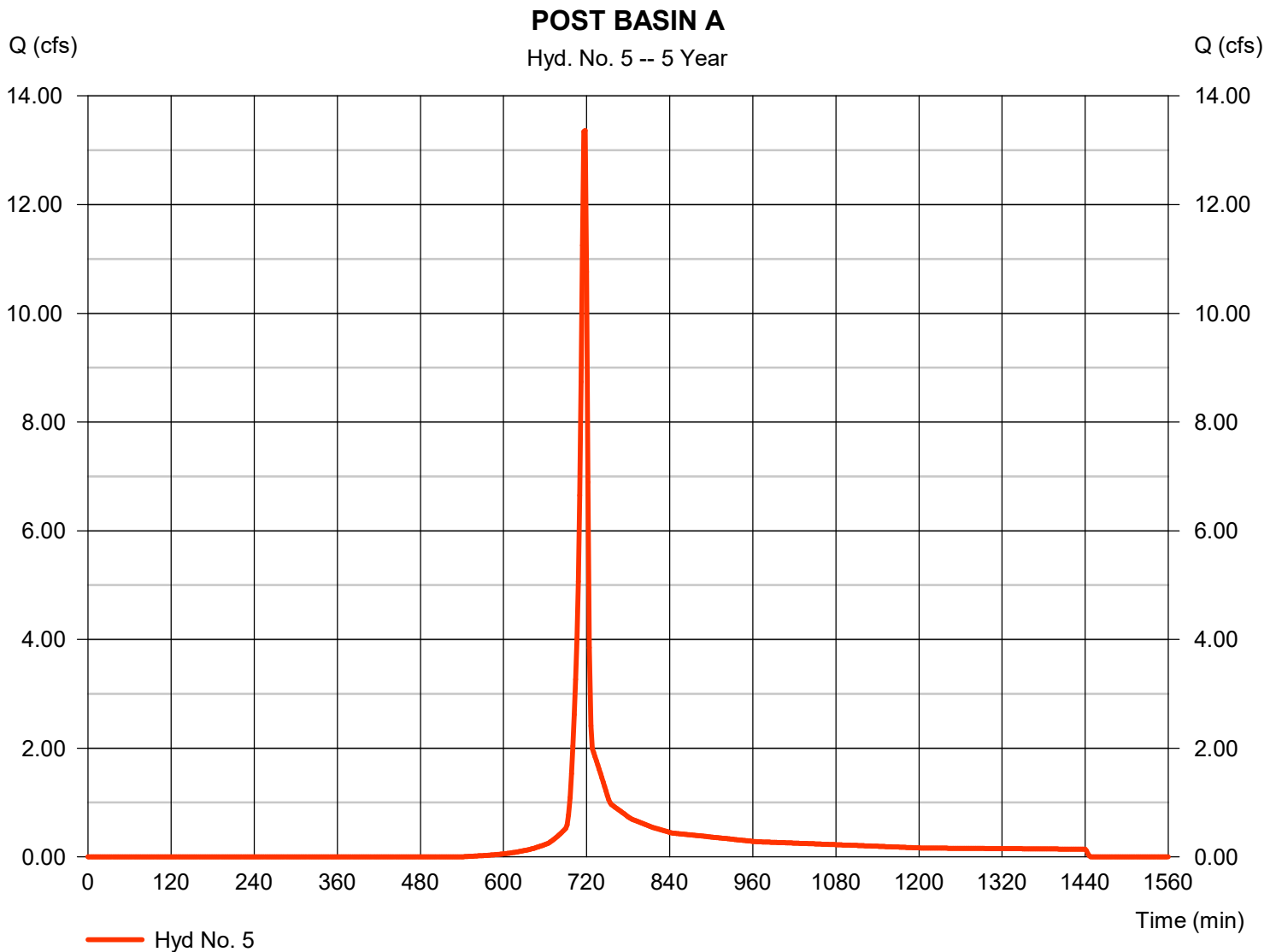
Friday, 09 / 23 / 2022

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 13.36 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 26,937 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.960 \times 98) + (2.400 \times 61)] / 4.360$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

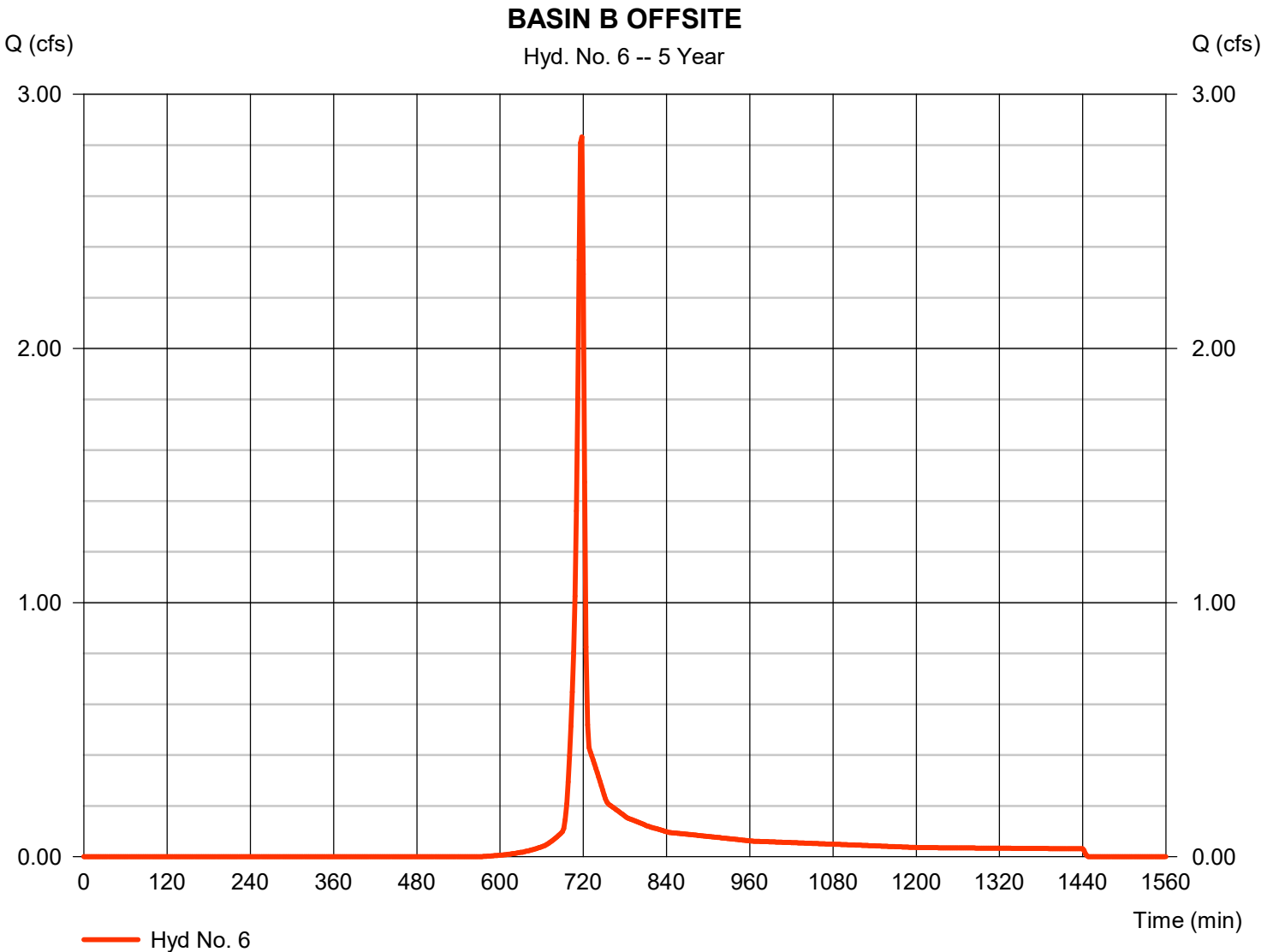
Friday, 09 / 23 / 2022

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.833 cfs
Storm frequency	=	5 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,683 cuft
Drainage area	=	1.000 ac	Curve number	=	76*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.91 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.400 x 98) + (0.600 x 61)] / 1.000

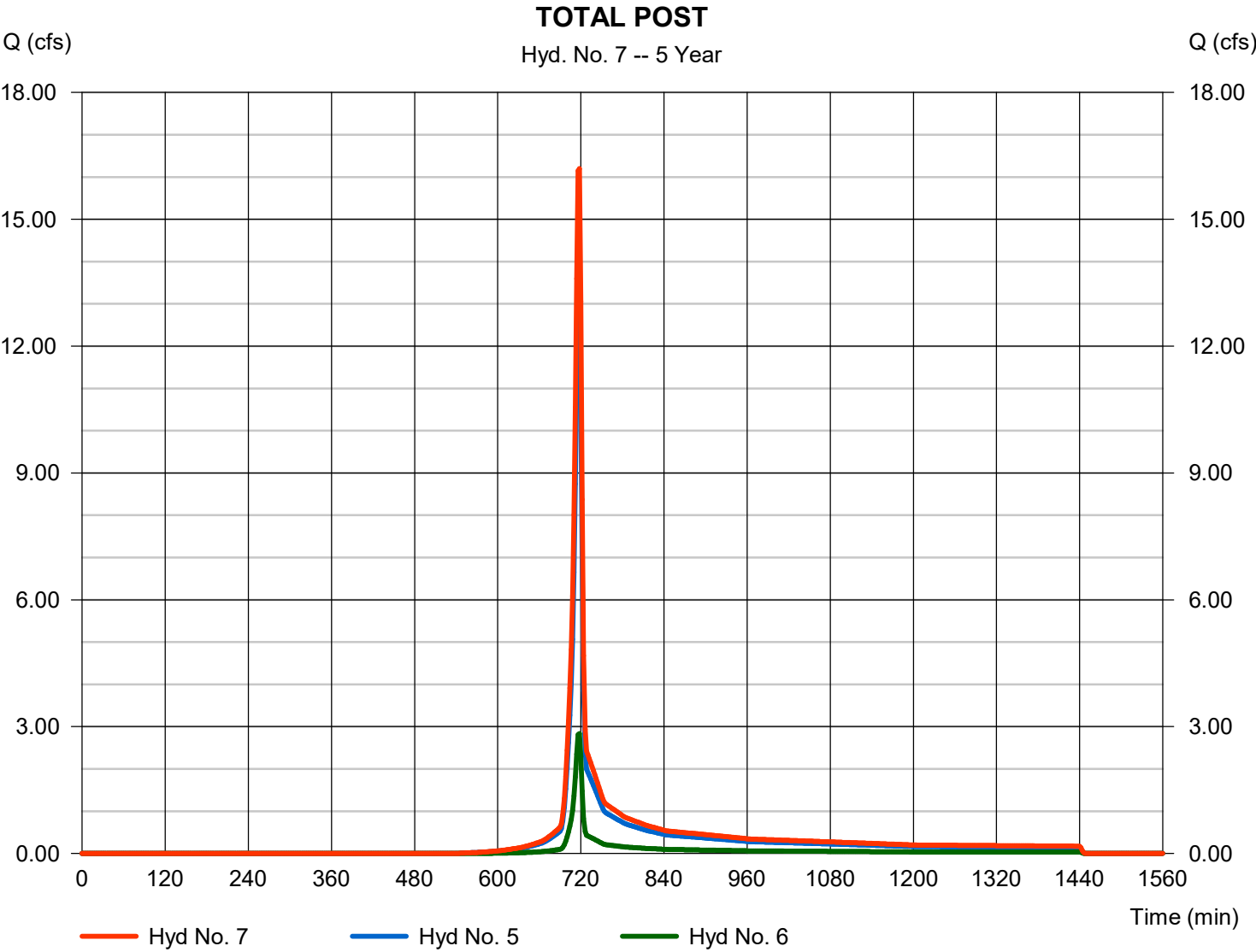


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 16.20 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 32,620 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

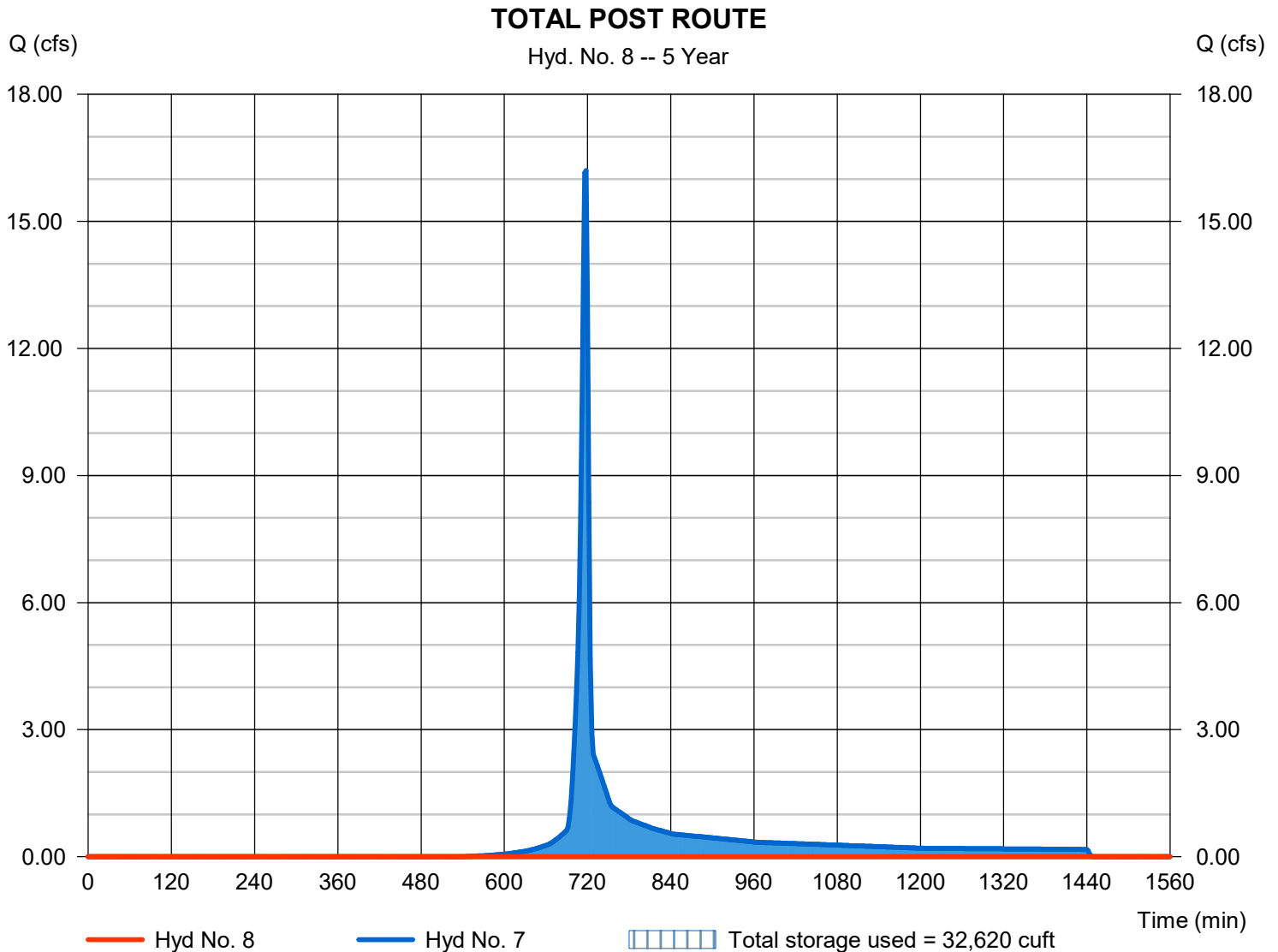
Friday, 09 / 23 / 2022

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 5 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 732.36 ft
Reservoir name	= POND	Max. Storage	= 32,620 cuft

Storage Indication method used.



Hydrograph Report

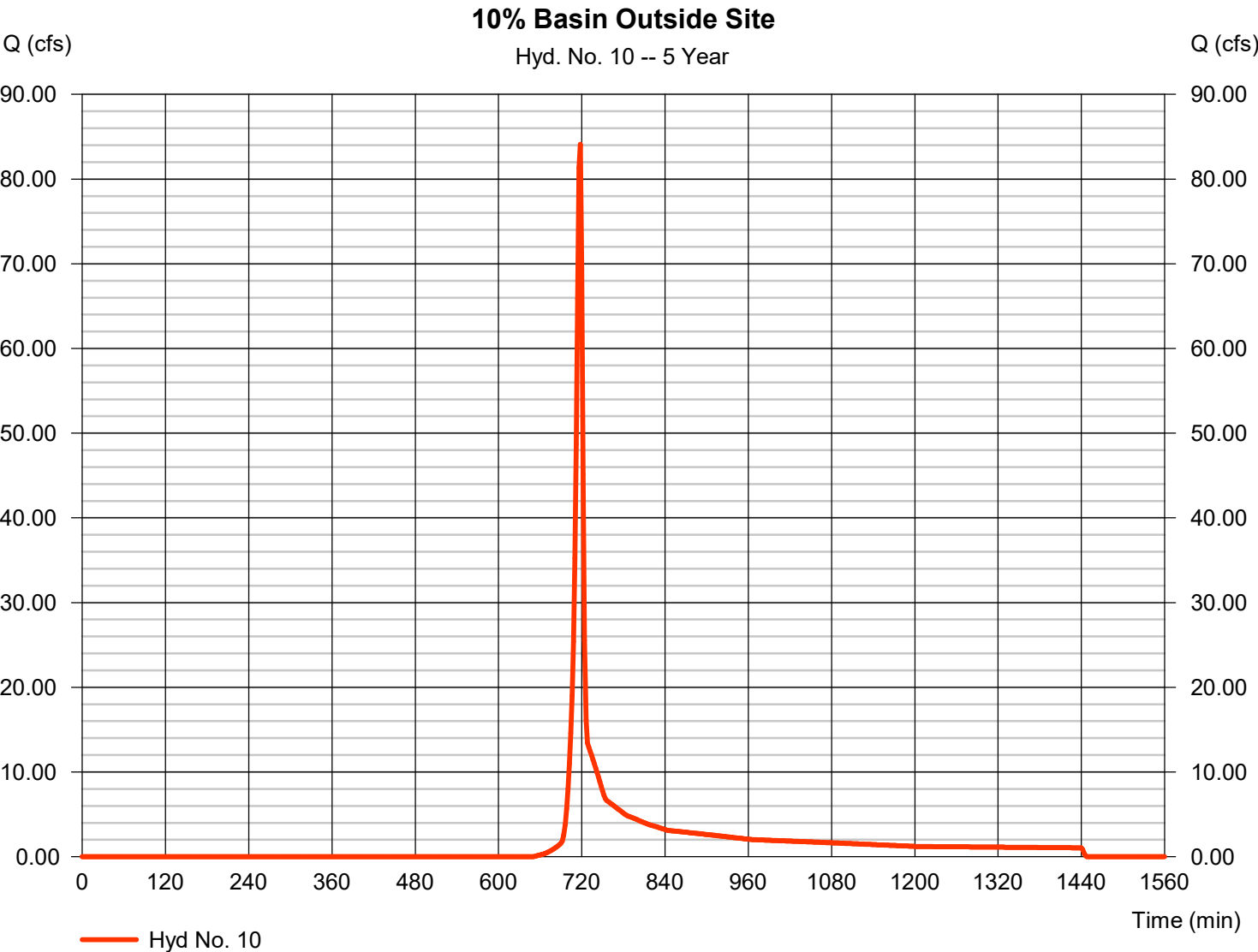
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 10

10% Basin Outside Site

Hydrograph type	= SCS Runoff	Peak discharge	= 84.10 cfs
Storm frequency	= 5 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 168,556 cuft
Drainage area	= 39.000 ac	Curve number	= 70
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.91 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

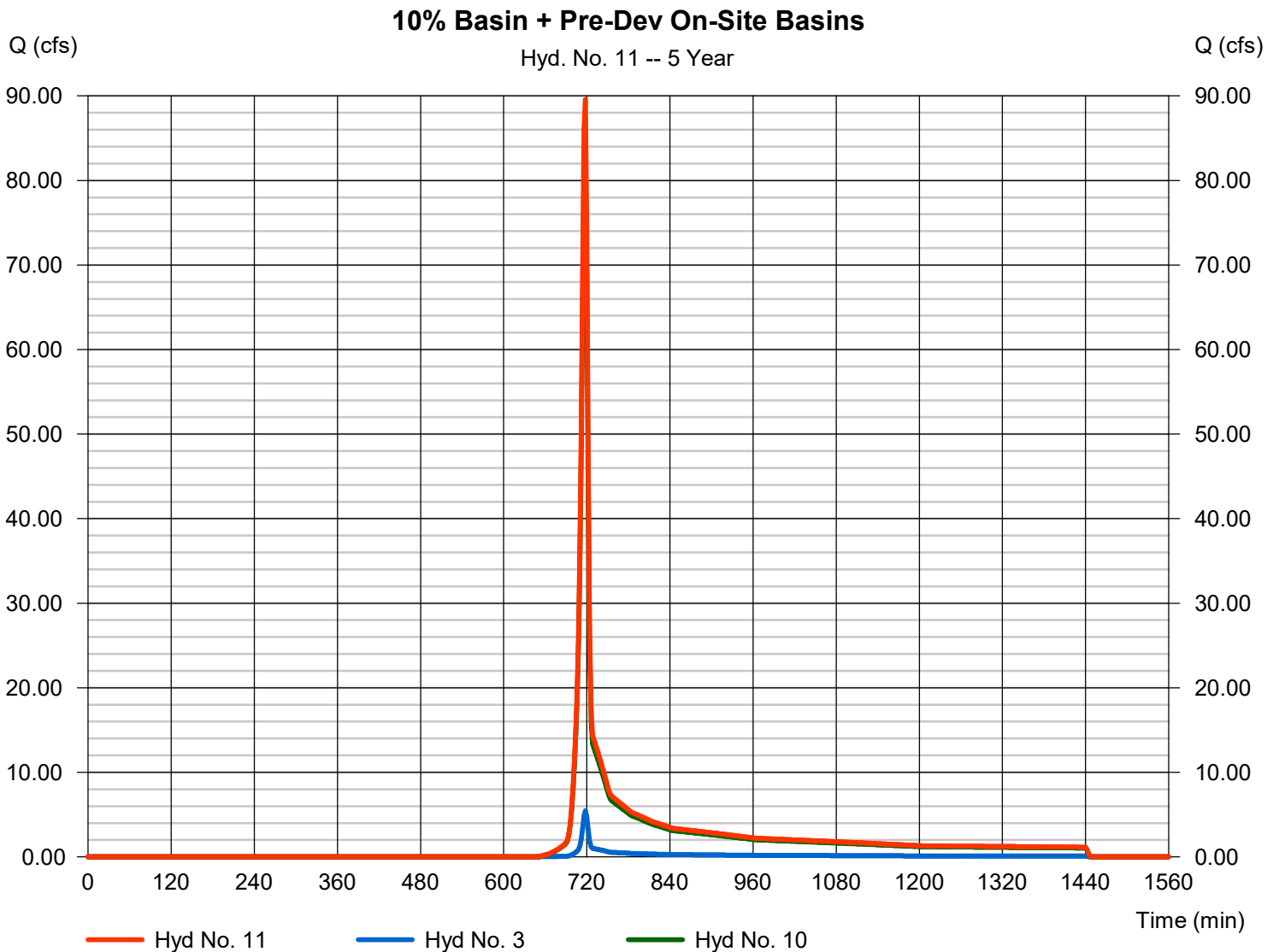
Friday, 09 / 23 / 2022

Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type = Combine
 Storm frequency = 5 yrs
 Time interval = 2 min
 Inflow hyds. = 3, 10

Peak discharge = 89.55 cfs
 Time to peak = 718 min
 Hyd. volume = 181,097 cuft
 Contrib. drain. area = 39.000 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

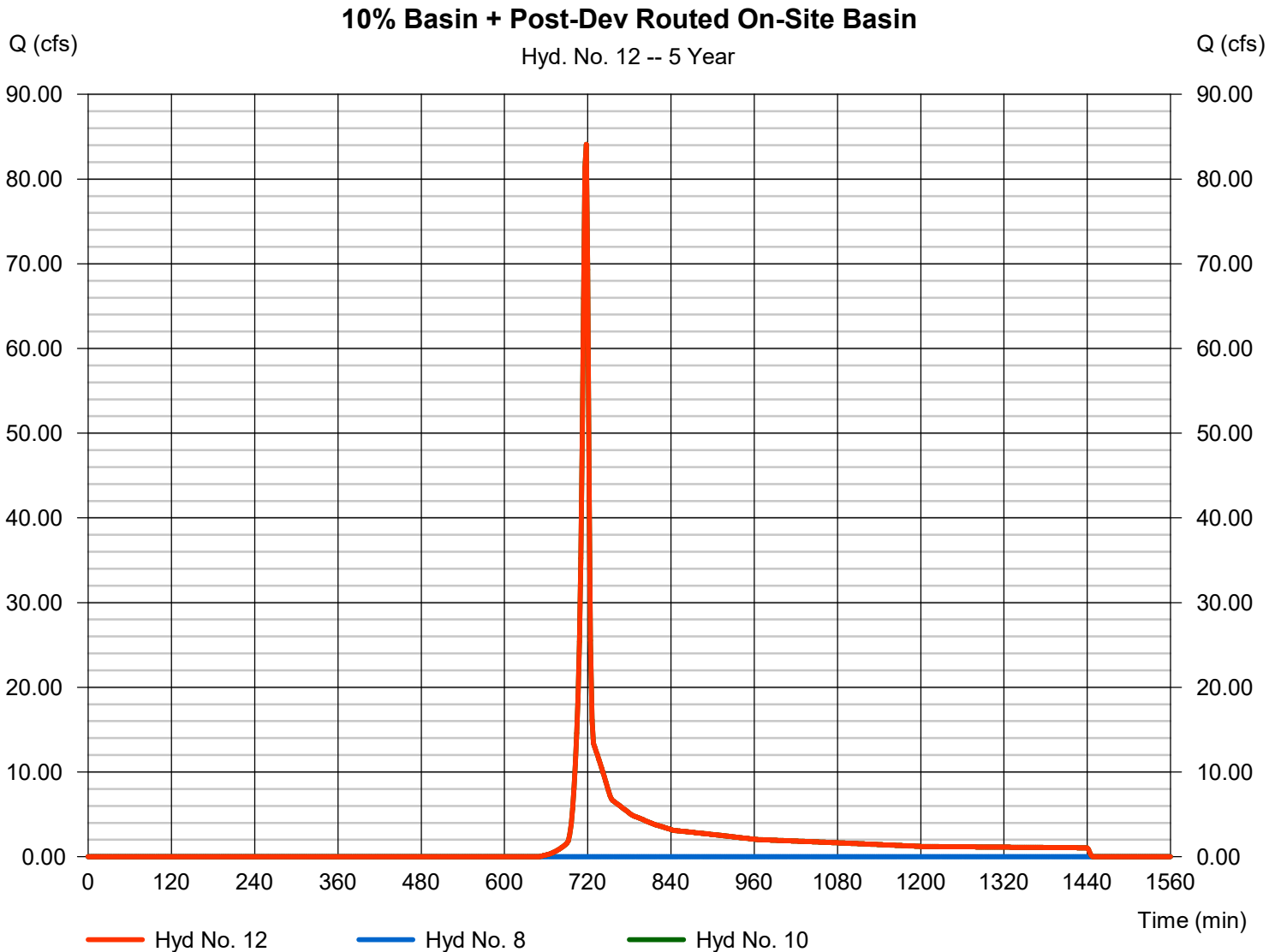
Friday, 09 / 23 / 2022

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type = Combine
 Storm frequency = 5 yrs
 Time interval = 2 min
 Inflow hyds. = 8, 10

Peak discharge = 84.10 cfs
 Time to peak = 718 min
 Hyd. volume = 168,556 cuft
 Contrib. drain. area = 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	3.547	2	718	8,581	-----	-----	-----	BASIN A
2	SCS Runoff	2.863	2	718	5,734	-----	-----	-----	BASIN B OFFSITE
3	Combine	6.409	2	718	14,315	1, 2	-----	-----	TOTAL PRE
5	SCS Runoff	14.57	2	716	29,423	-----	-----	-----	POST BASIN A
6	SCS Runoff	3.100	2	718	6,231	-----	-----	-----	BASIN B OFFSITE
7	Combine	17.66	2	716	35,654	5, 6	-----	-----	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	732.62	35,654	TOTAL POST ROUTE
10	SCS Runoff	93.54	2	718	187,186	-----	-----	-----	10% Basin Outside Site
11	Combine	99.95	2	718	201,501	3, 10	-----	-----	10% Basin + Pre-Dev On-Site Basins
12	Combine	93.54	2	718	187,186	8, 10,	-----	-----	10% Basin + Post-Dev Routed On-Sit
21-409-Hydro_Rev 00_2022 07 15.gpw					Return Period: 10 Year			Friday, 09 / 23 / 2022	

Hydrograph Report

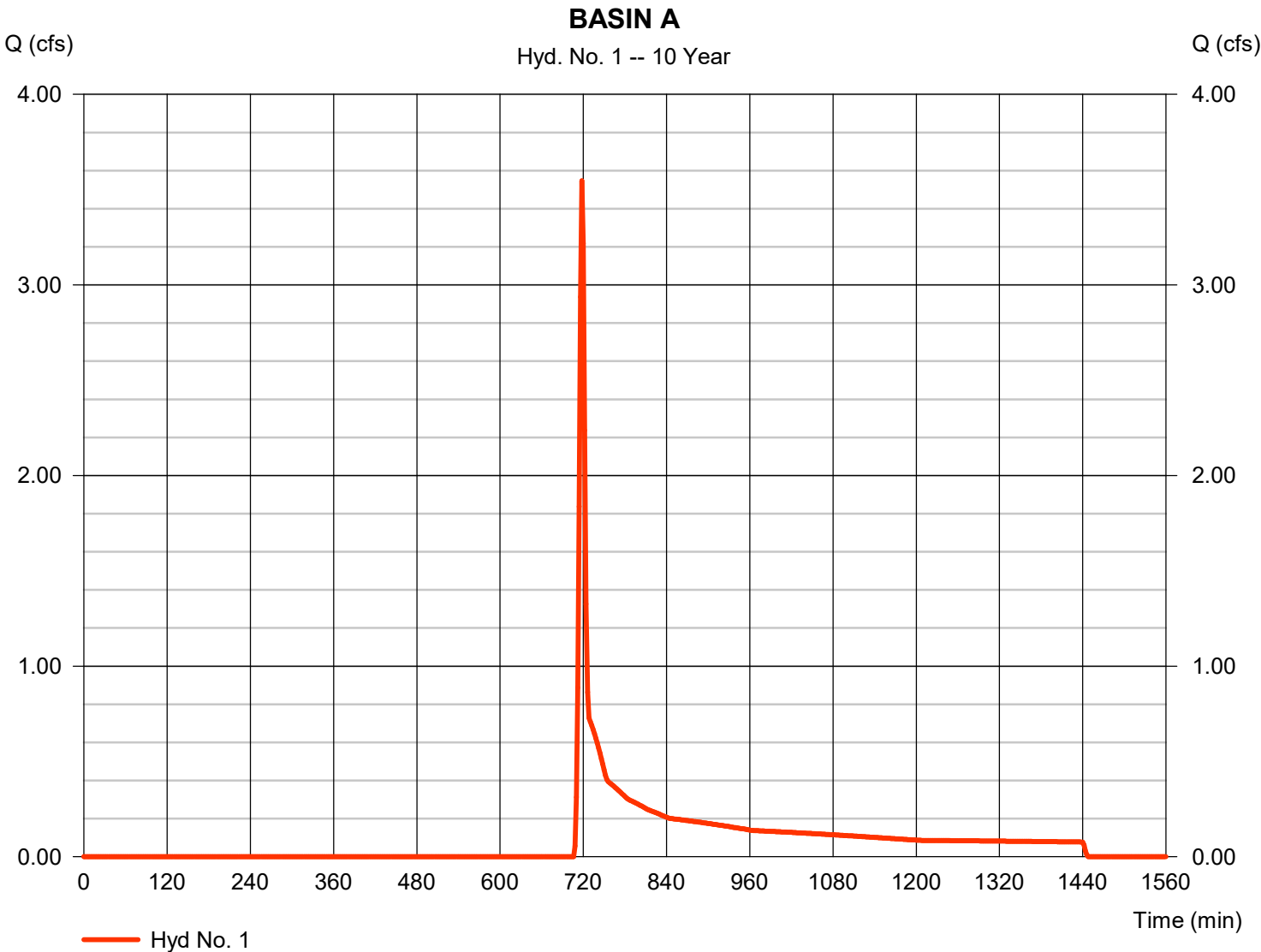
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 3.547 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 8,581 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

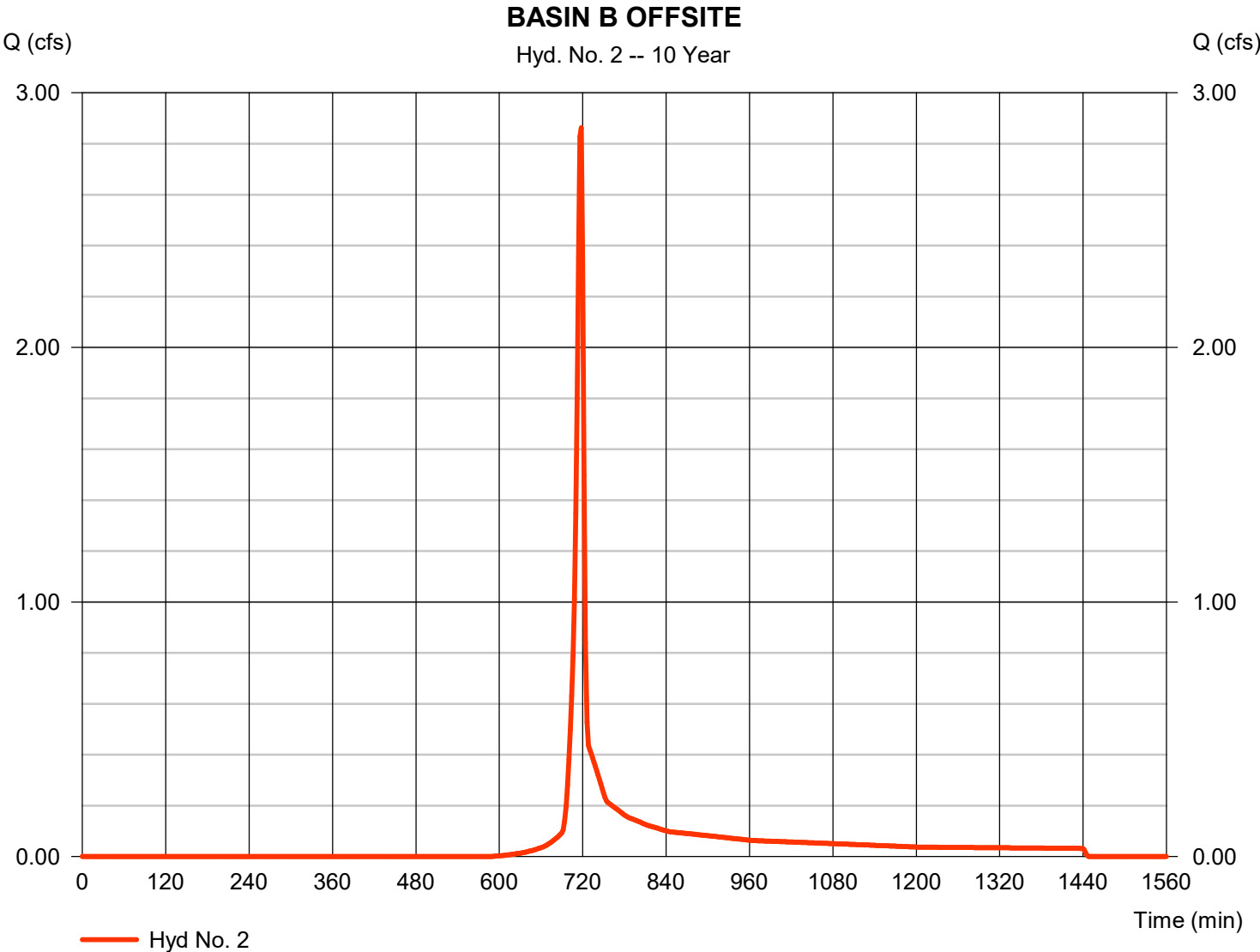
Friday, 09 / 23 / 2022

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	=	SCS Runoff	Peak discharge	=	2.863 cfs
Storm frequency	=	10 yrs	Time to peak	=	718 min
Time interval	=	2 min	Hyd. volume	=	5,734 cuft
Drainage area	=	1.000 ac	Curve number	=	74*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	4.12 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.350 x 98) + (0.650 x 61)] / 1.000



Hydrograph Report

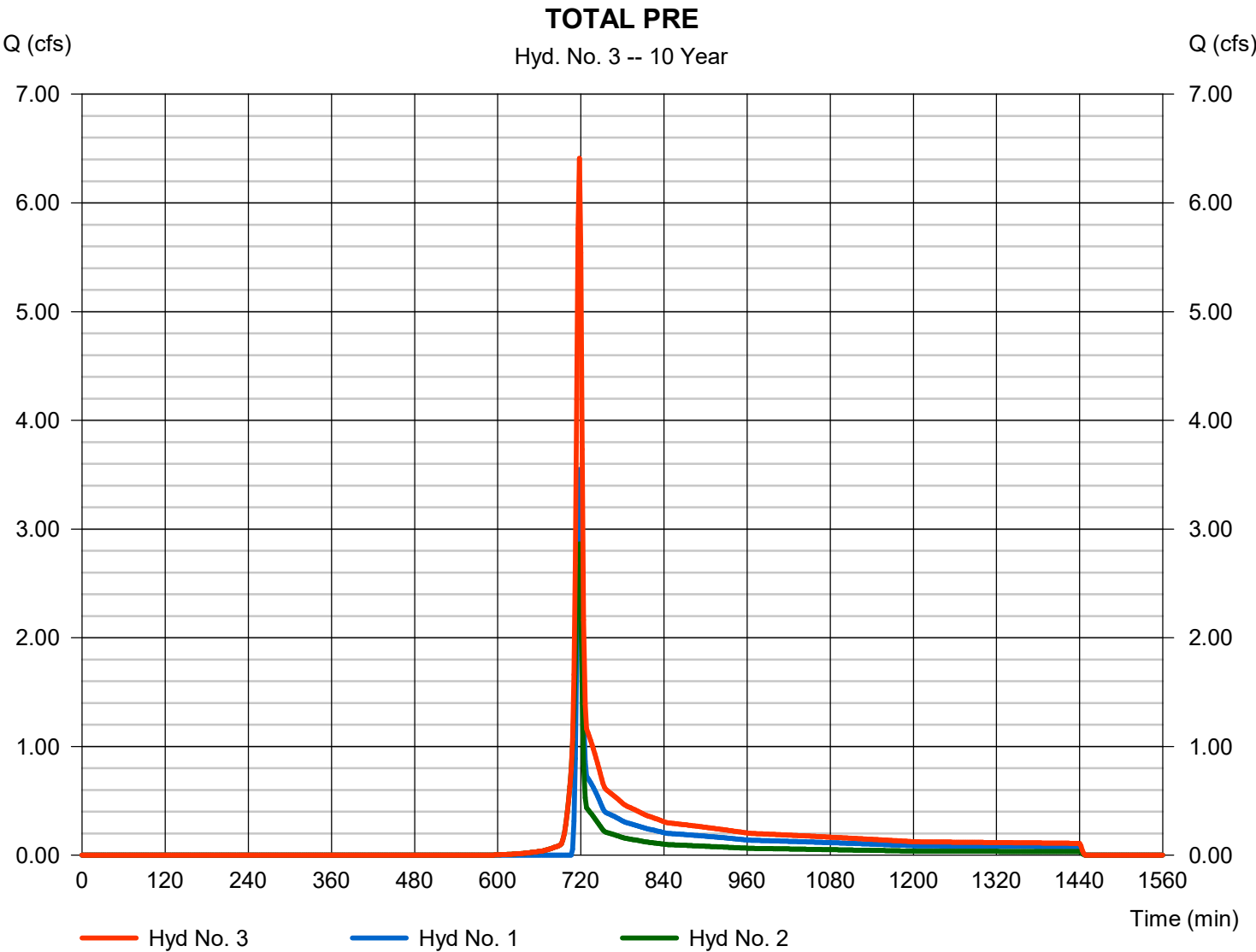
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 6.409 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 14,315 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

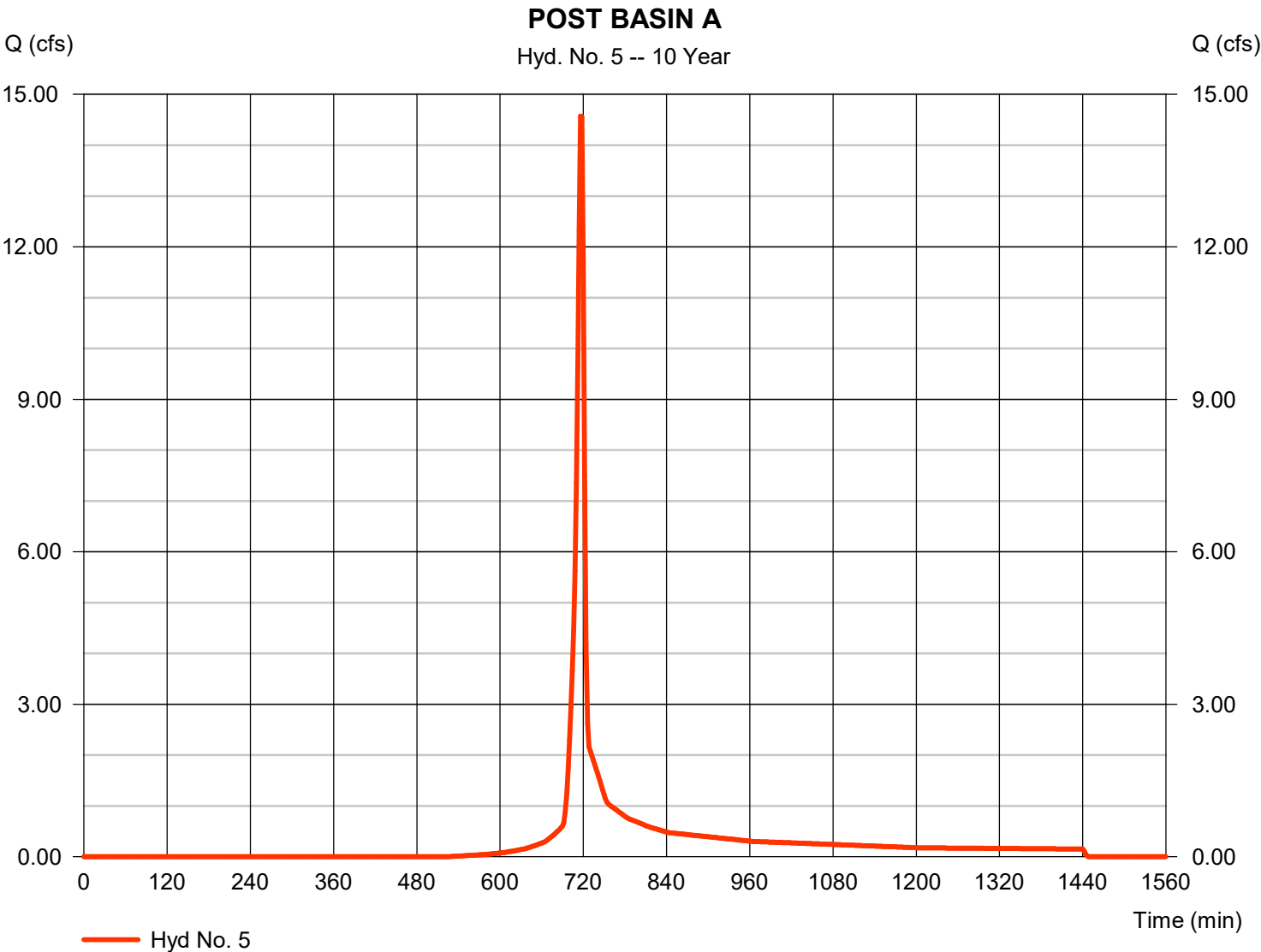
Friday, 09 / 23 / 2022

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 14.57 cfs
Storm frequency	= 10 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 29,423 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.960 x 98) + (2.400 x 61)] / 4.360



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

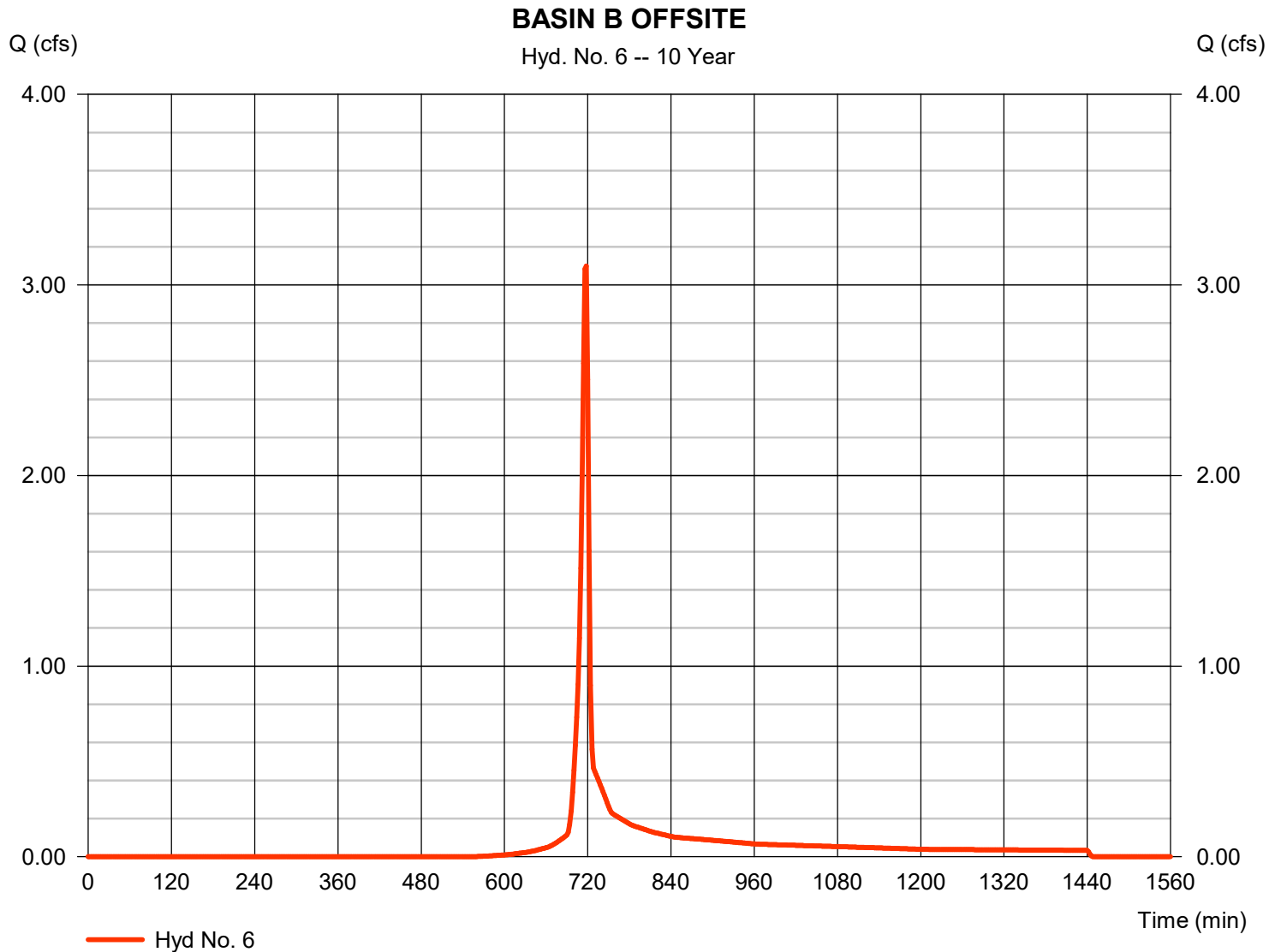
Friday, 09 / 23 / 2022

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 3.100 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 6,231 cuft
Drainage area	= 1.000 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.400 \times 98) + (0.600 \times 61)] / 1.000$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

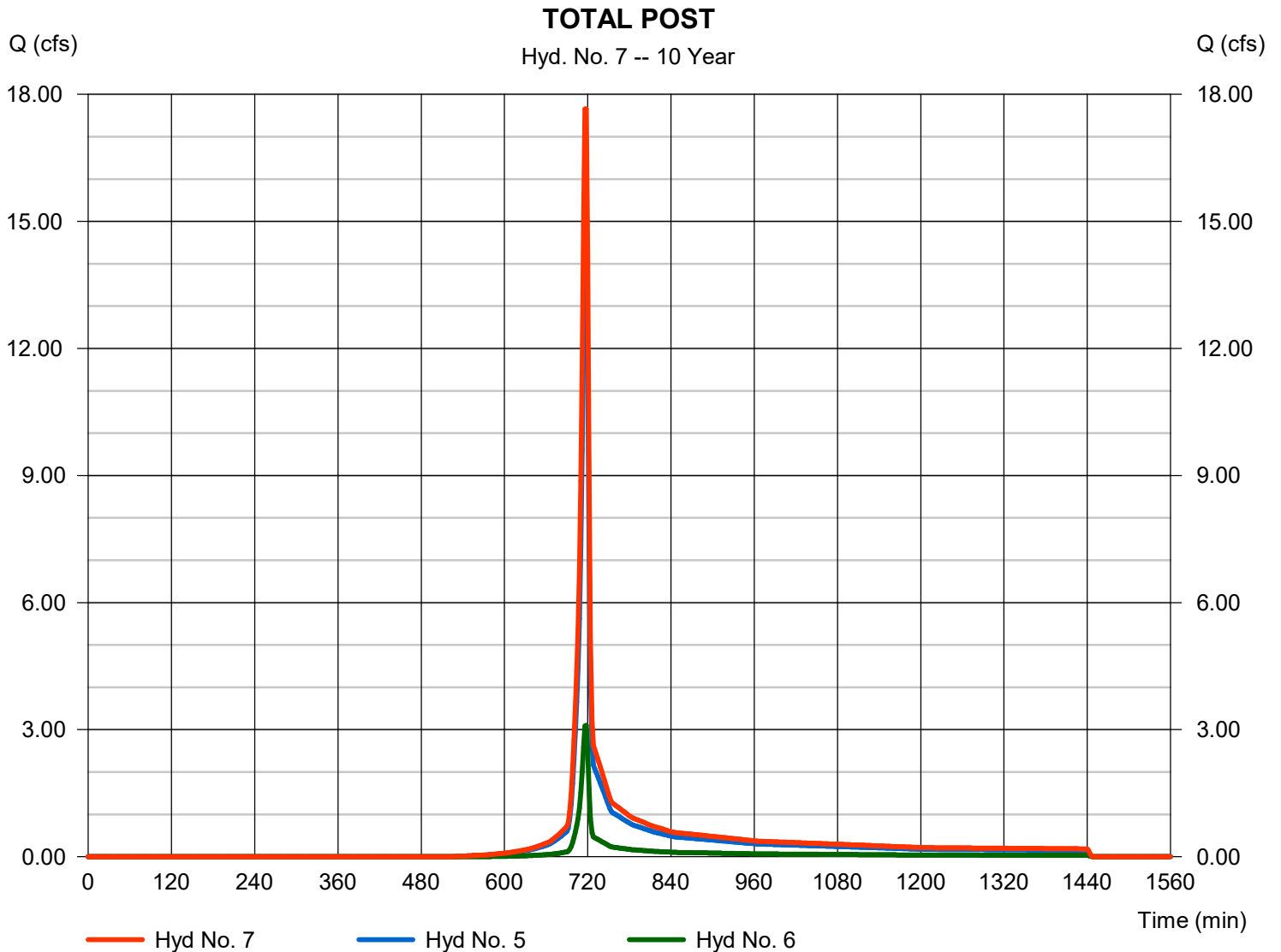
Friday, 09 / 23 / 2022

Hyd. No. 7

TOTAL POST

Hydrograph type = Combine
Storm frequency = 10 yrs
Time interval = 2 min
Inflow hyds. = 5, 6

Peak discharge = 17.66 cfs
Time to peak = 716 min
Hyd. volume = 35,654 cuft
Contrib. drain. area = 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

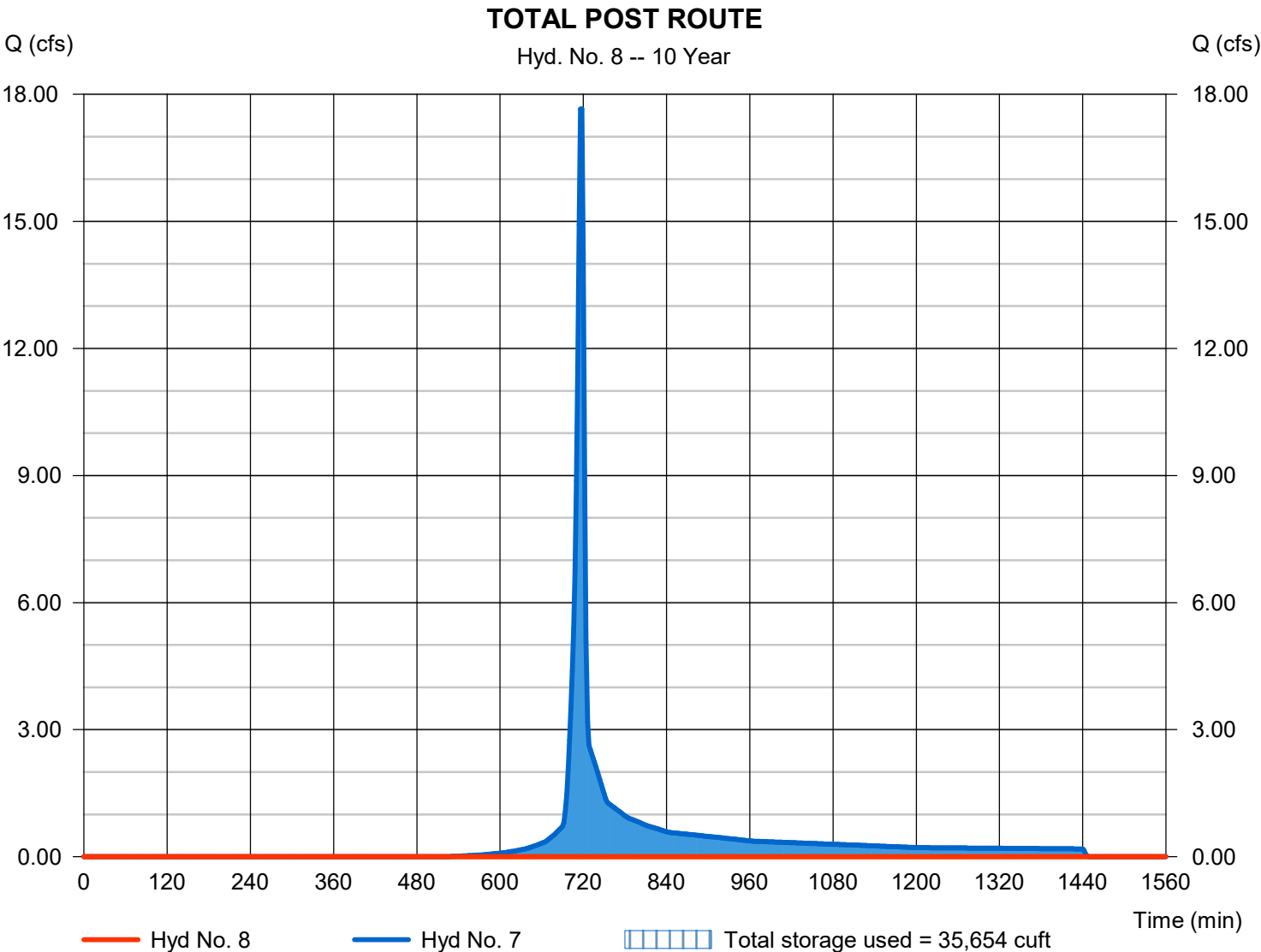
Friday, 09 / 23 / 2022

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 10 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 732.62 ft
Reservoir name	= POND	Max. Storage	= 35,654 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

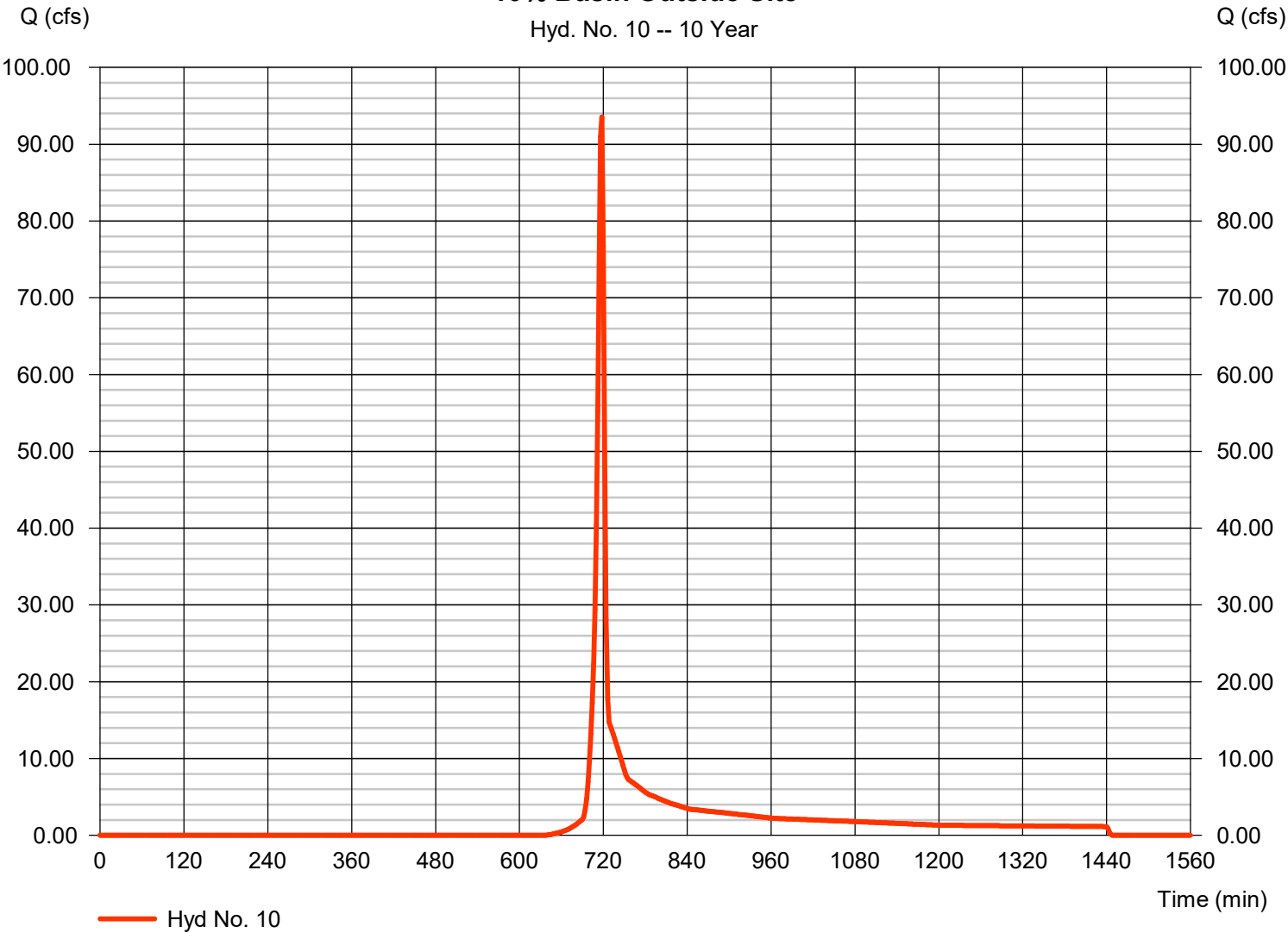
Hyd. No. 10

10% Basin Outside Site

Hydrograph type	= SCS Runoff	Peak discharge	= 93.54 cfs
Storm frequency	= 10 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 187,186 cuft
Drainage area	= 39.000 ac	Curve number	= 70
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.12 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

10% Basin Outside Site

Hyd. No. 10 -- 10 Year



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

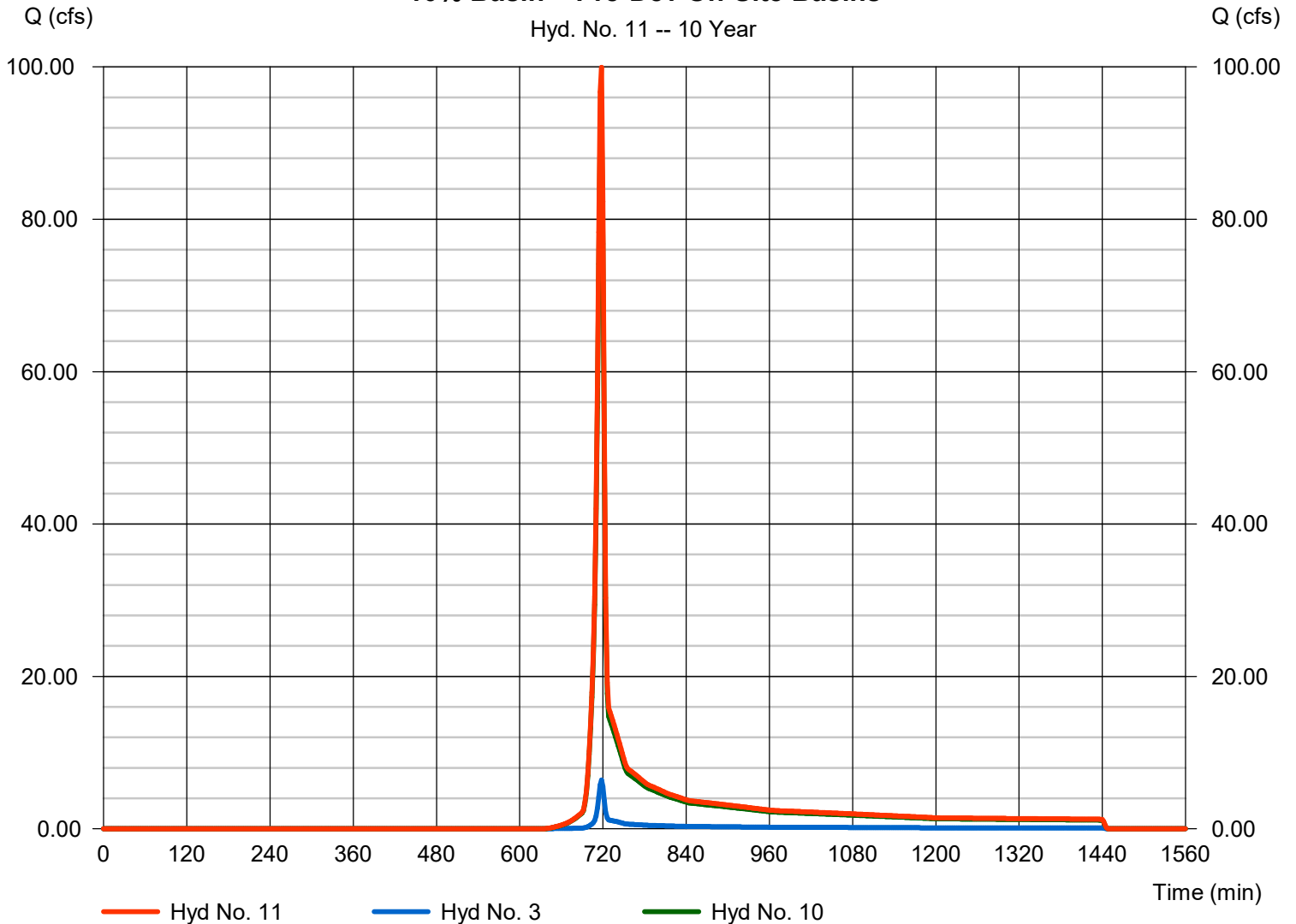
Hyd. No. 11

10% Basin + Pre-Dev On-Site Basins

Hydrograph type = Combine
 Storm frequency = 10 yrs
 Time interval = 2 min
 Inflow hyds. = 3, 10

Peak discharge = 99.95 cfs
 Time to peak = 718 min
 Hyd. volume = 201,501 cuft
 Contrib. drain. area = 39.000 ac

10% Basin + Pre-Dev On-Site Basins



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

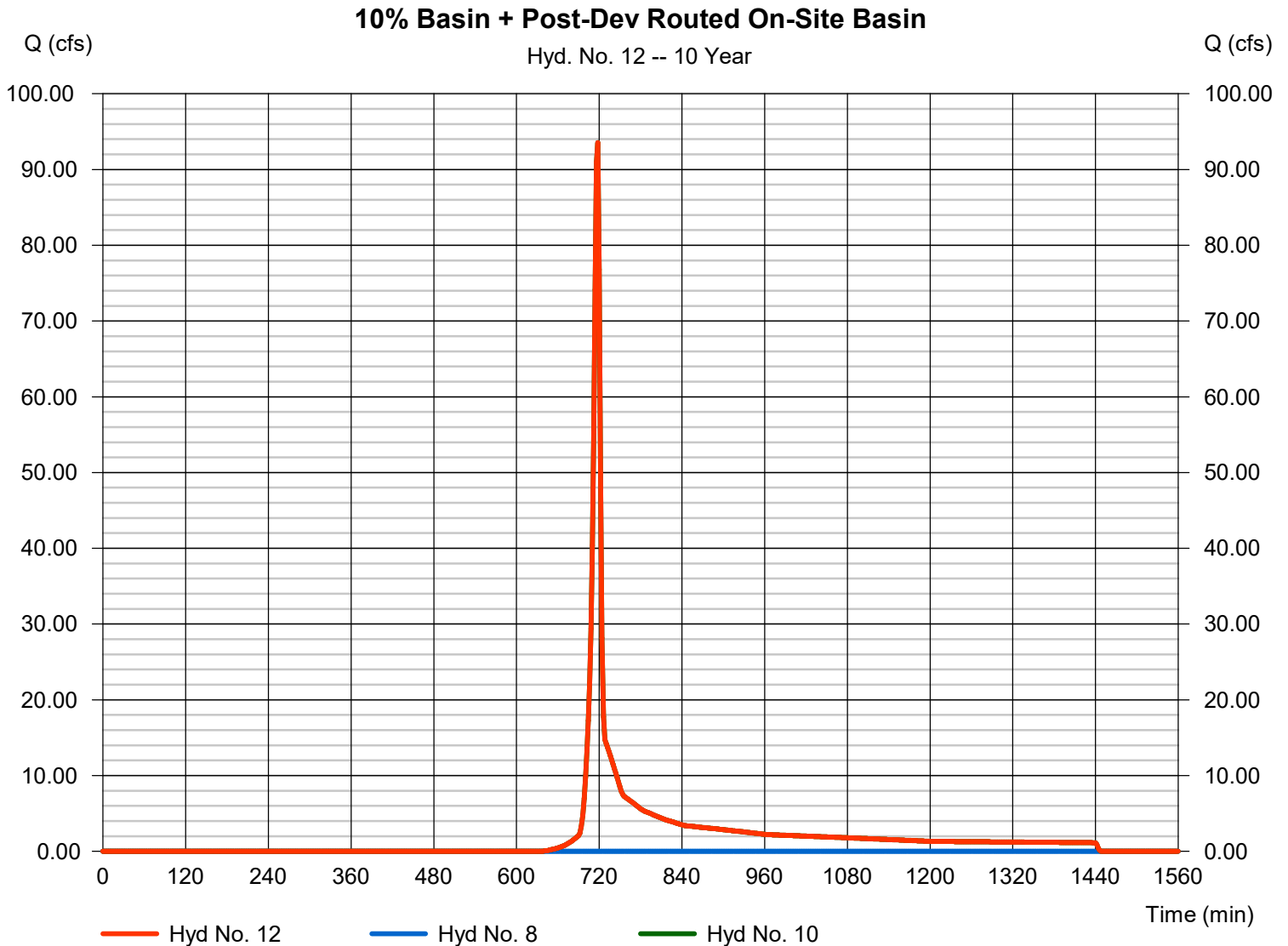
Friday, 09 / 23 / 2022

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type = Combine
 Storm frequency = 10 yrs
 Time interval = 2 min
 Inflow hyds. = 8, 10

Peak discharge = 93.54 cfs
 Time to peak = 718 min
 Hyd. volume = 187,186 cuft
 Contrib. drain. area = 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.091	2	718	13,231	-----	-----	-----	BASIN A
2	SCS Runoff	3.752	2	718	7,560	-----	-----	-----	BASIN B OFFSITE
3	Combine	9.843	2	718	20,792	1, 2	-----	-----	TOTAL PRE
5	SCS Runoff	18.77	2	716	37,978	-----	-----	-----	POST BASIN A
6	SCS Runoff	4.024	2	716	8,127	-----	-----	-----	BASIN B OFFSITE
7	Combine	22.79	2	716	46,105	5, 6	-----	-----	TOTAL POST
8	Reservoir	0.000	2	n/a	0	7	733.49	46,105	TOTAL POST ROUTE
10	SCS Runoff	126.27	2	718	252,685	-----	-----	-----	10% Basin Outside Site
11	Combine	136.11	2	718	273,477	3, 10	-----	-----	10% Basin + Pre-Dev On-Site Basins
12	Combine	126.27	2	718	252,685	8, 10,	-----	-----	10% Basin + Post-Dev Routed On-Sit
21-409-Hydro_Rev 00_2022 07 15.gpw					Return Period: 25 Year			Friday, 09 / 23 / 2022	

Hydrograph Report

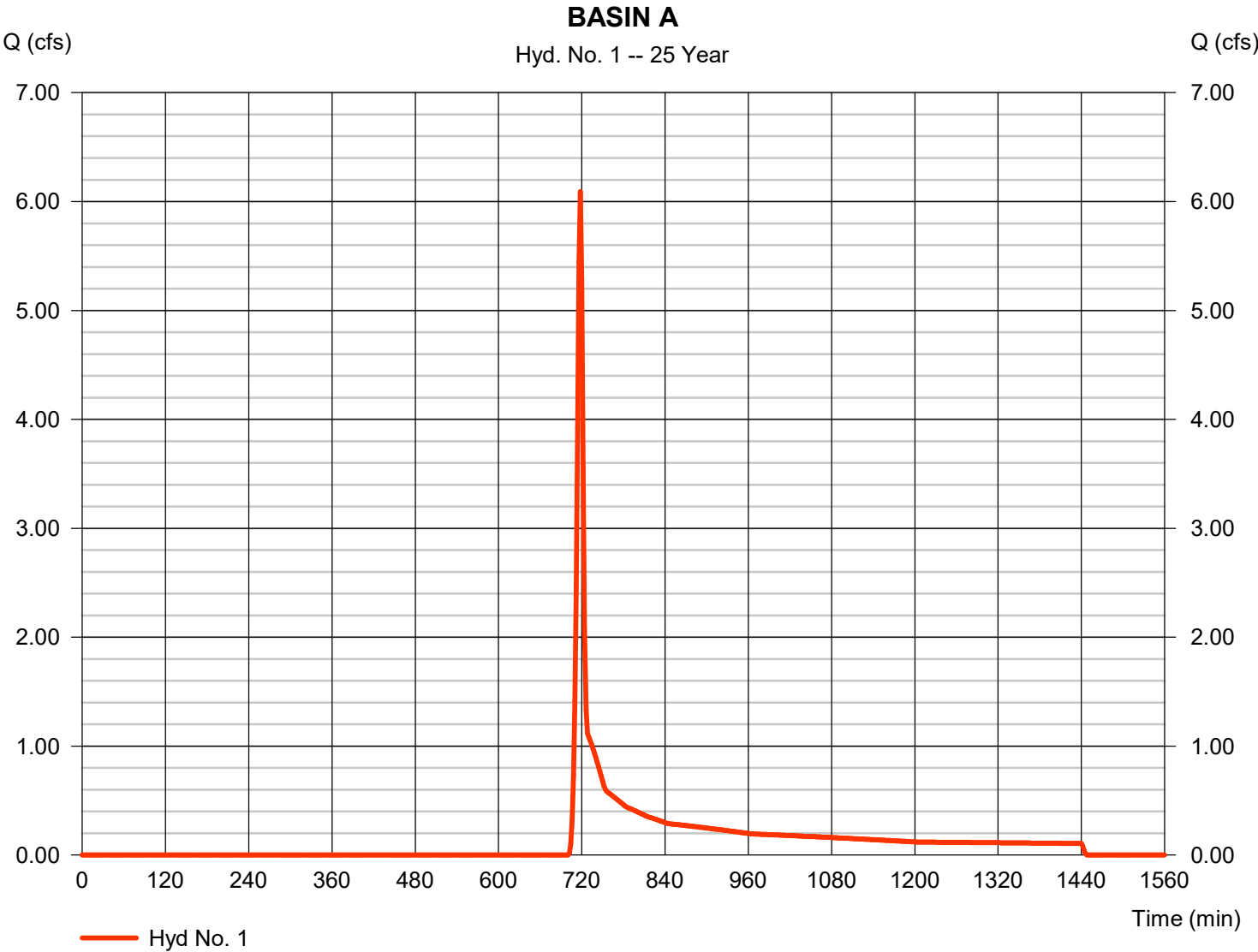
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 6.091 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 13,231 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

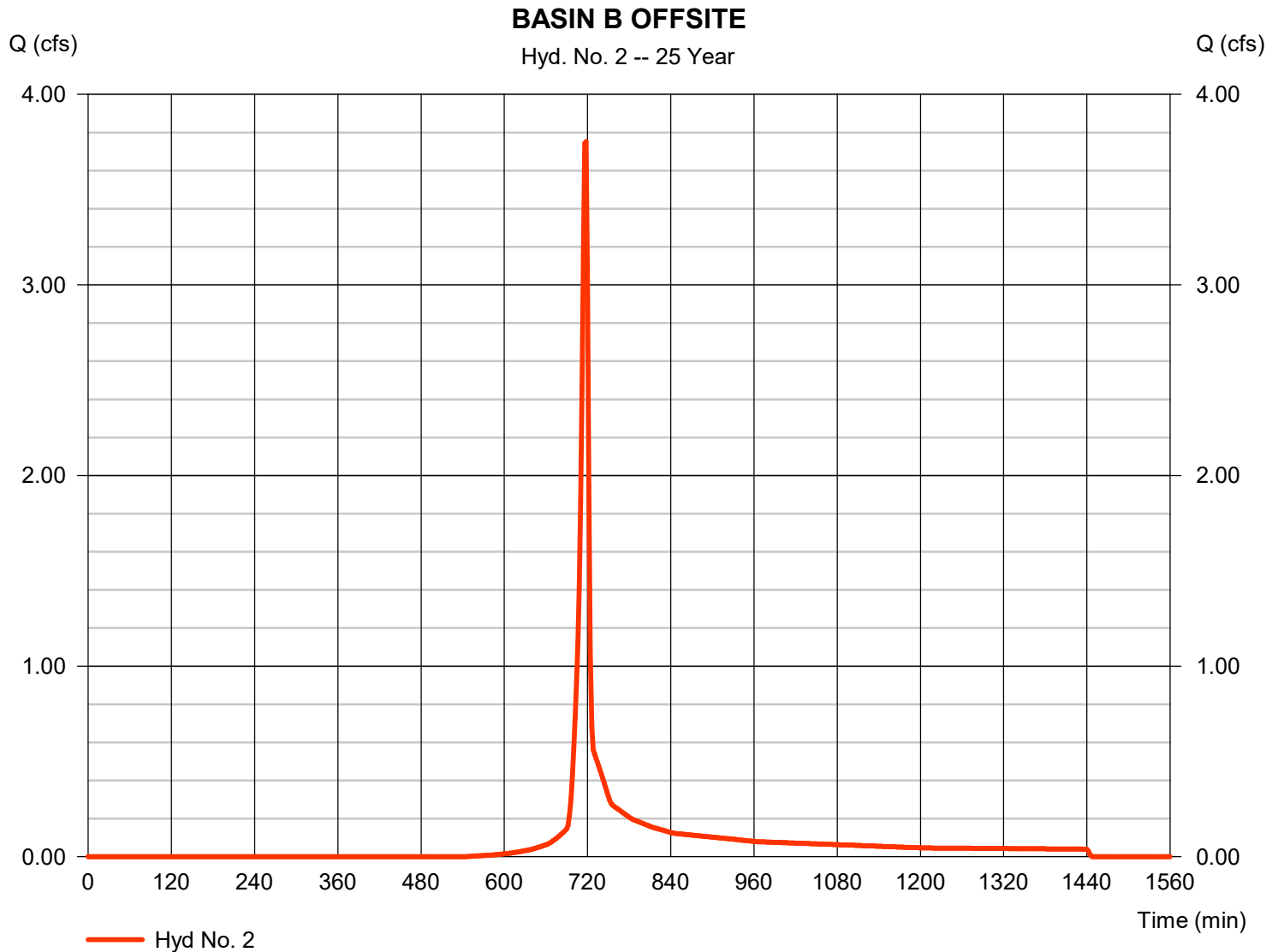
Friday, 09 / 23 / 2022

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 3.752 cfs
Storm frequency	= 25 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 7,560 cuft
Drainage area	= 1.000 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.350 \times 98) + (0.650 \times 61)] / 1.000$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

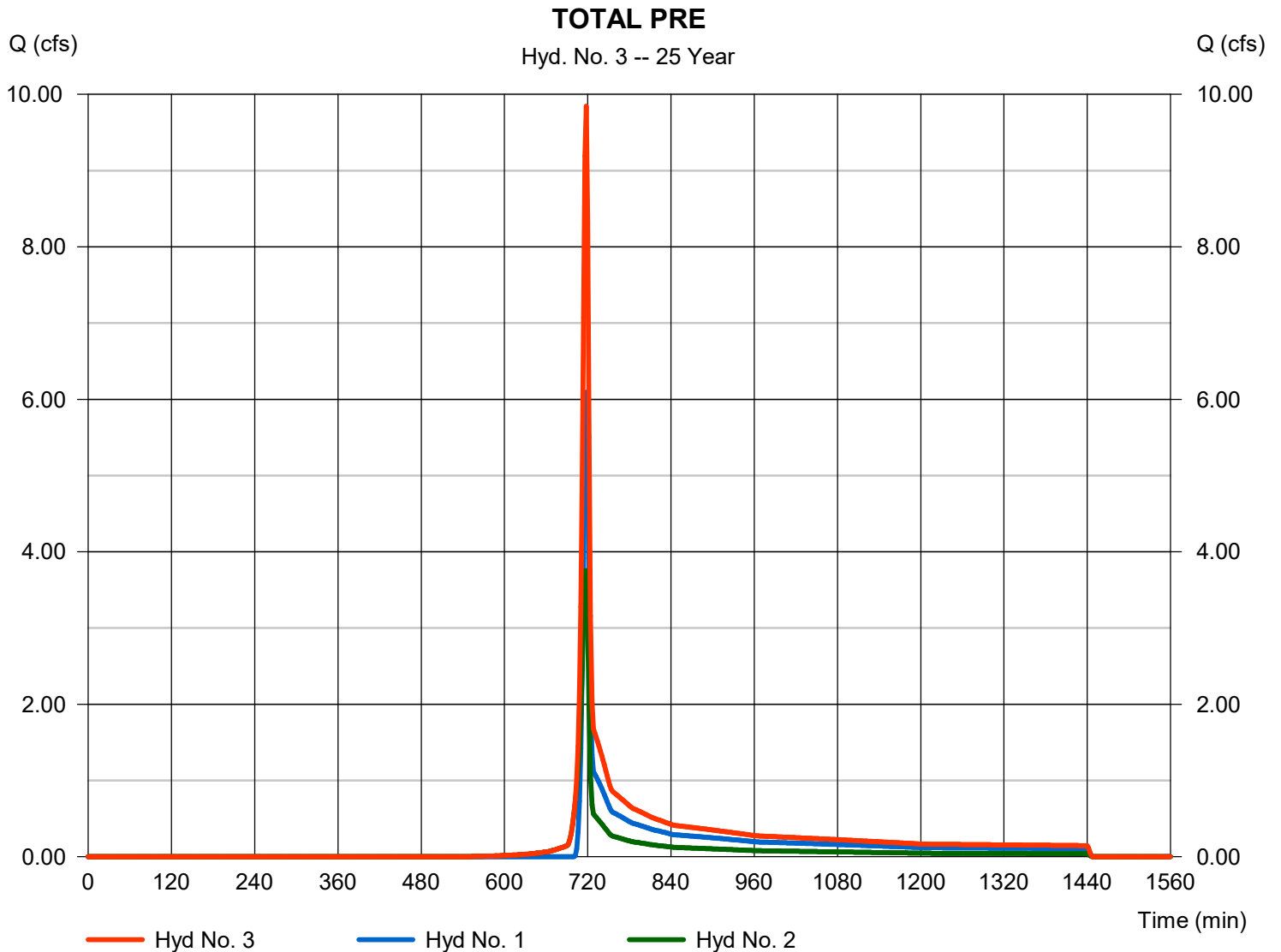
Friday, 09 / 23 / 2022

Hyd. No. 3

TOTAL PRE

Hydrograph type = Combine
Storm frequency = 25 yrs
Time interval = 2 min
Inflow hyds. = 1, 2

Peak discharge = 9.843 cfs
Time to peak = 718 min
Hyd. volume = 20,792 cuft
Contrib. drain. area = 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

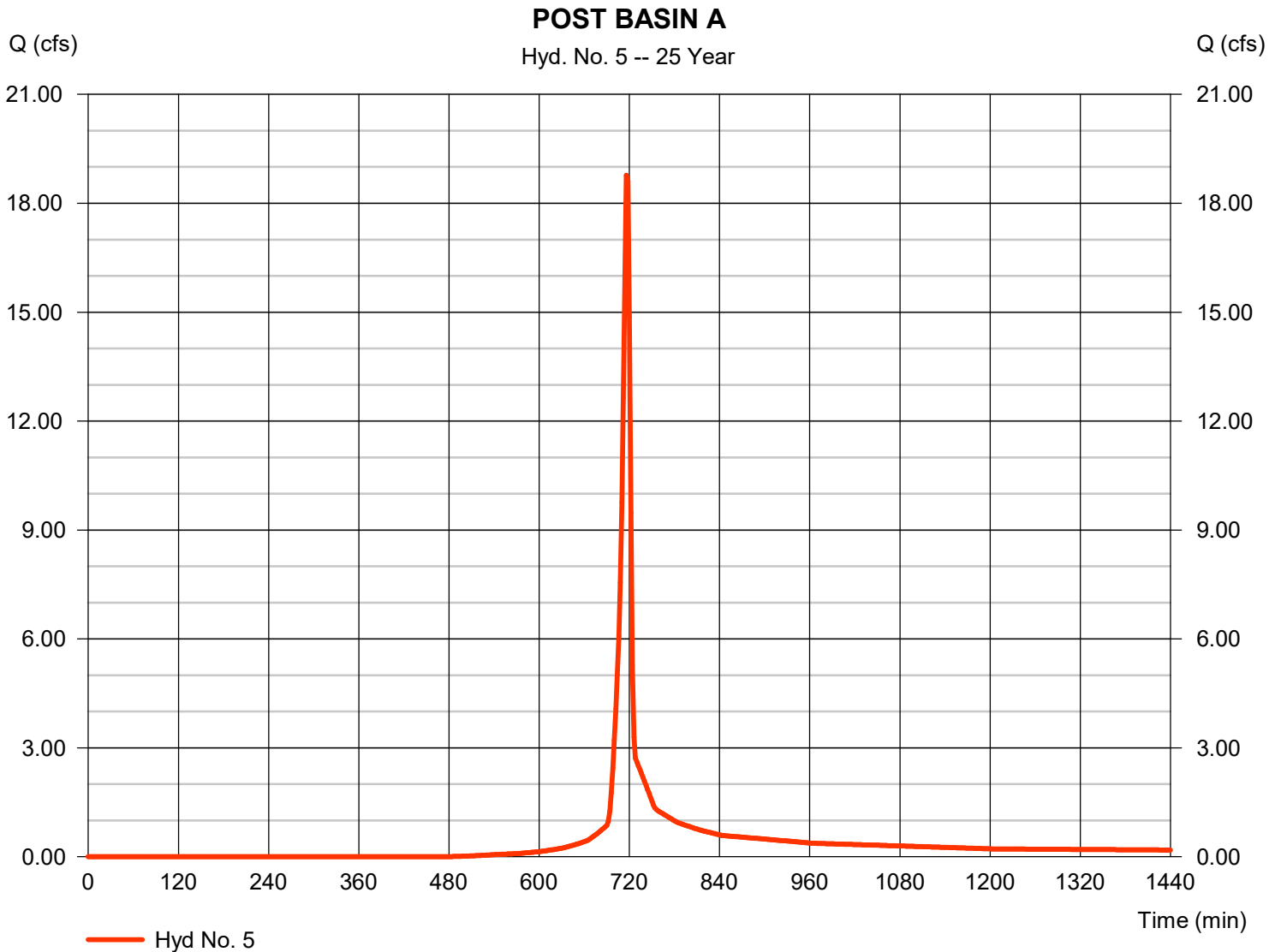
Friday, 09 / 23 / 2022

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 18.77 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 37,978 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.960 \times 98) + (2.400 \times 61)] / 4.360$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

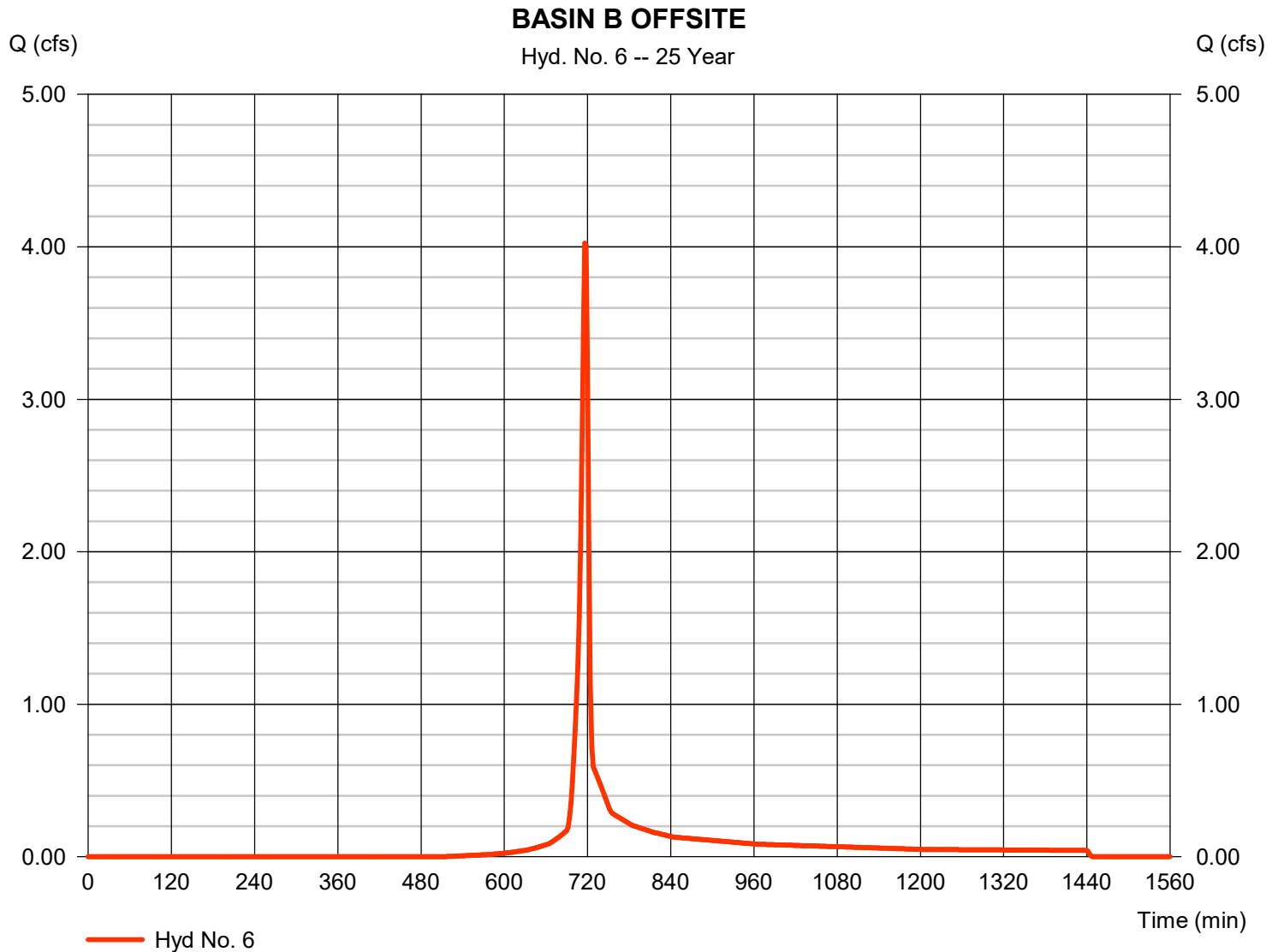
Friday, 09 / 23 / 2022

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 4.024 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 8,127 cuft
Drainage area	= 1.000 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 4.82 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.400 \times 98) + (0.600 \times 61)] / 1.000$

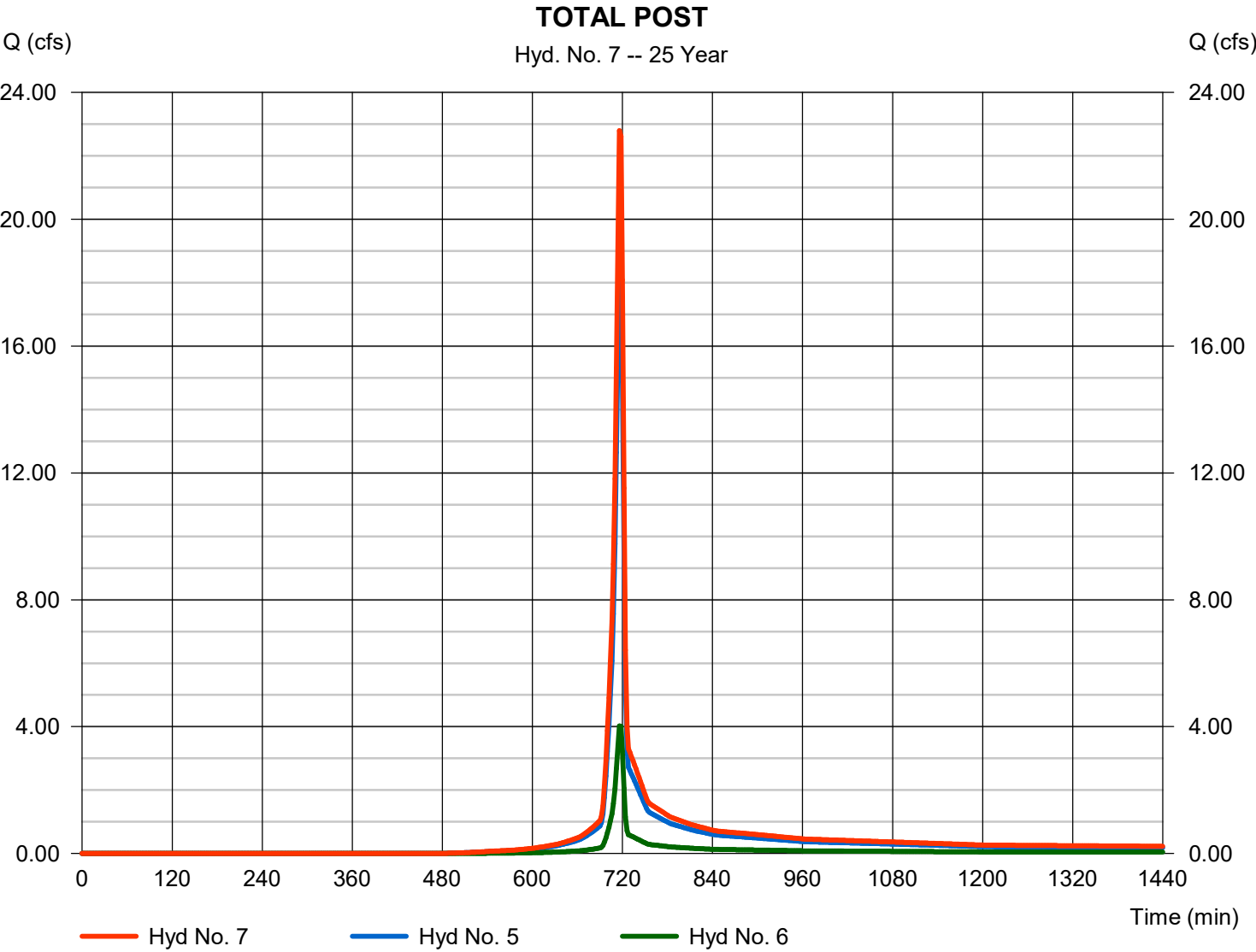


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 22.79 cfs
Storm frequency	= 25 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 46,105 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

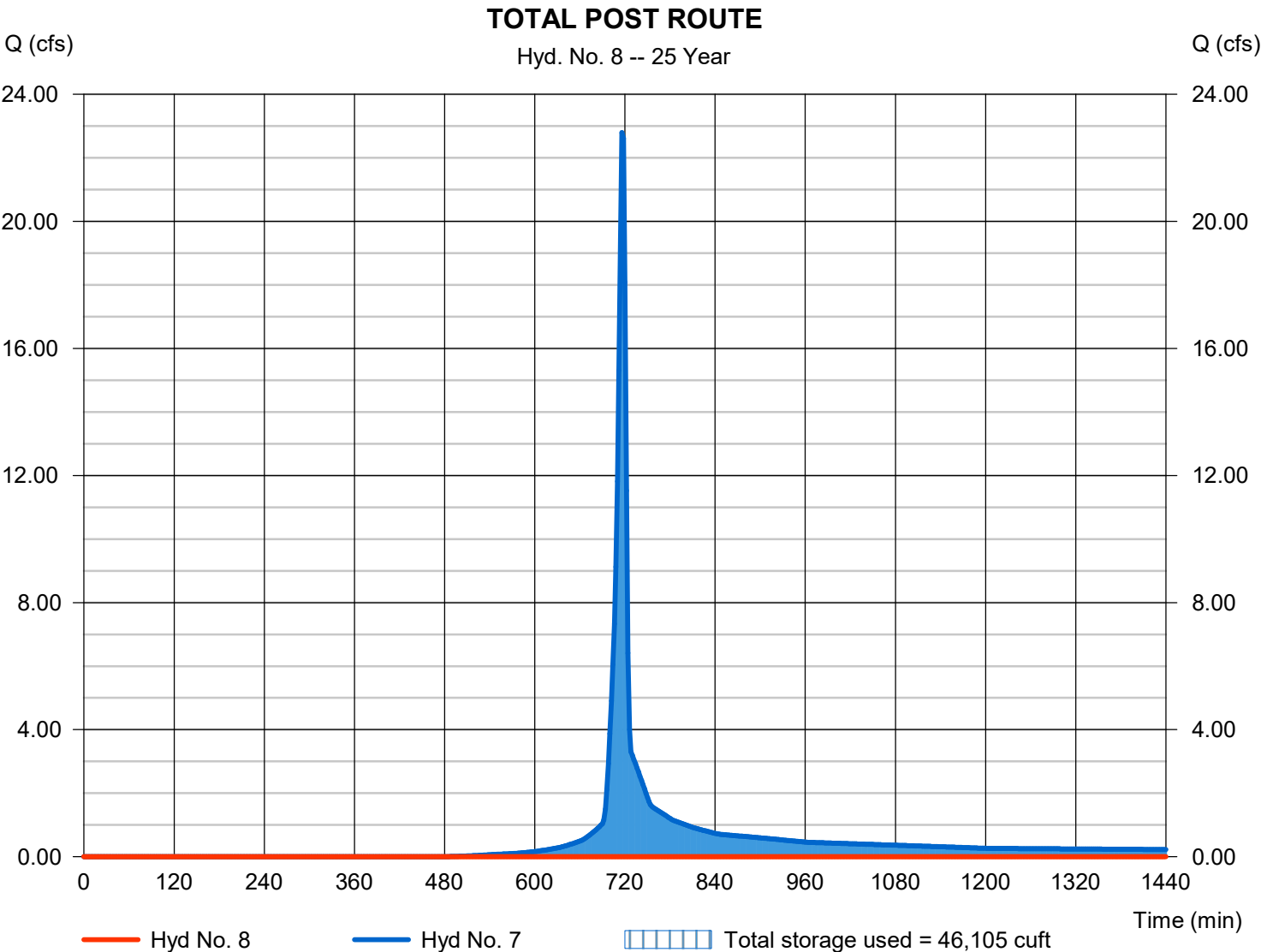
Friday, 09 / 23 / 2022

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.000 cfs
Storm frequency	= 25 yrs	Time to peak	= n/a
Time interval	= 2 min	Hyd. volume	= 0 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 733.49 ft
Reservoir name	= POND	Max. Storage	= 46,105 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 10

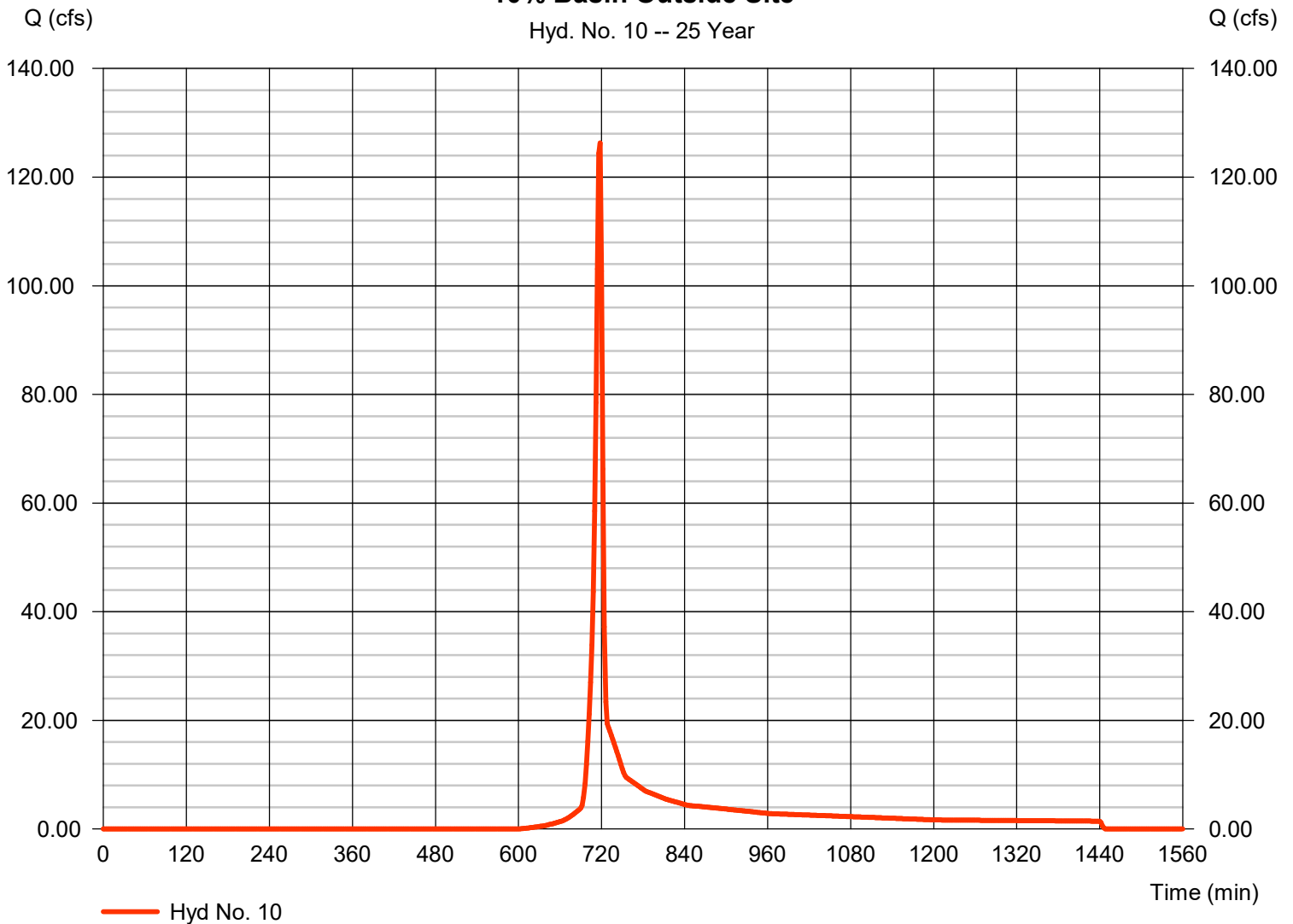
10% Basin Outside Site

Hydrograph type = SCS Runoff
 Storm frequency = 25 yrs
 Time interval = 2 min
 Drainage area = 39.000 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 4.82 in
 Storm duration = 24 hrs

Peak discharge = 126.27 cfs
 Time to peak = 718 min
 Hyd. volume = 252,685 cuft
 Curve number = 70
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 6.00 min
 Distribution = Type II
 Shape factor = 484

10% Basin Outside Site

Hyd. No. 10 -- 25 Year



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 11

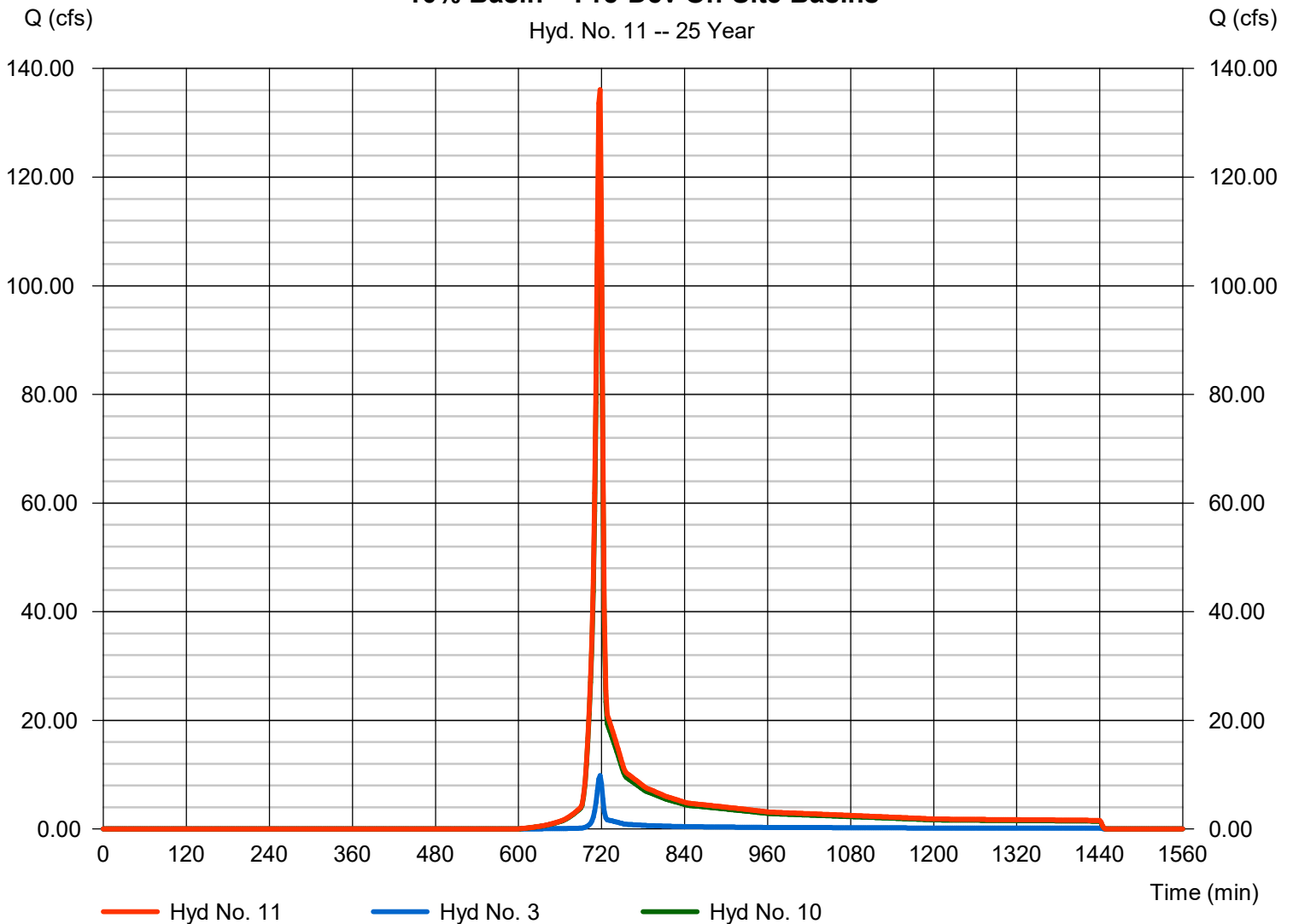
10% Basin + Pre-Dev On-Site Basins

Hydrograph type = Combine
 Storm frequency = 25 yrs
 Time interval = 2 min
 Inflow hyds. = 3, 10

Peak discharge = 136.11 cfs
 Time to peak = 718 min
 Hyd. volume = 273,477 cuft
 Contrib. drain. area = 39.000 ac

10% Basin + Pre-Dev On-Site Basins

Hyd. No. 11 -- 25 Year



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

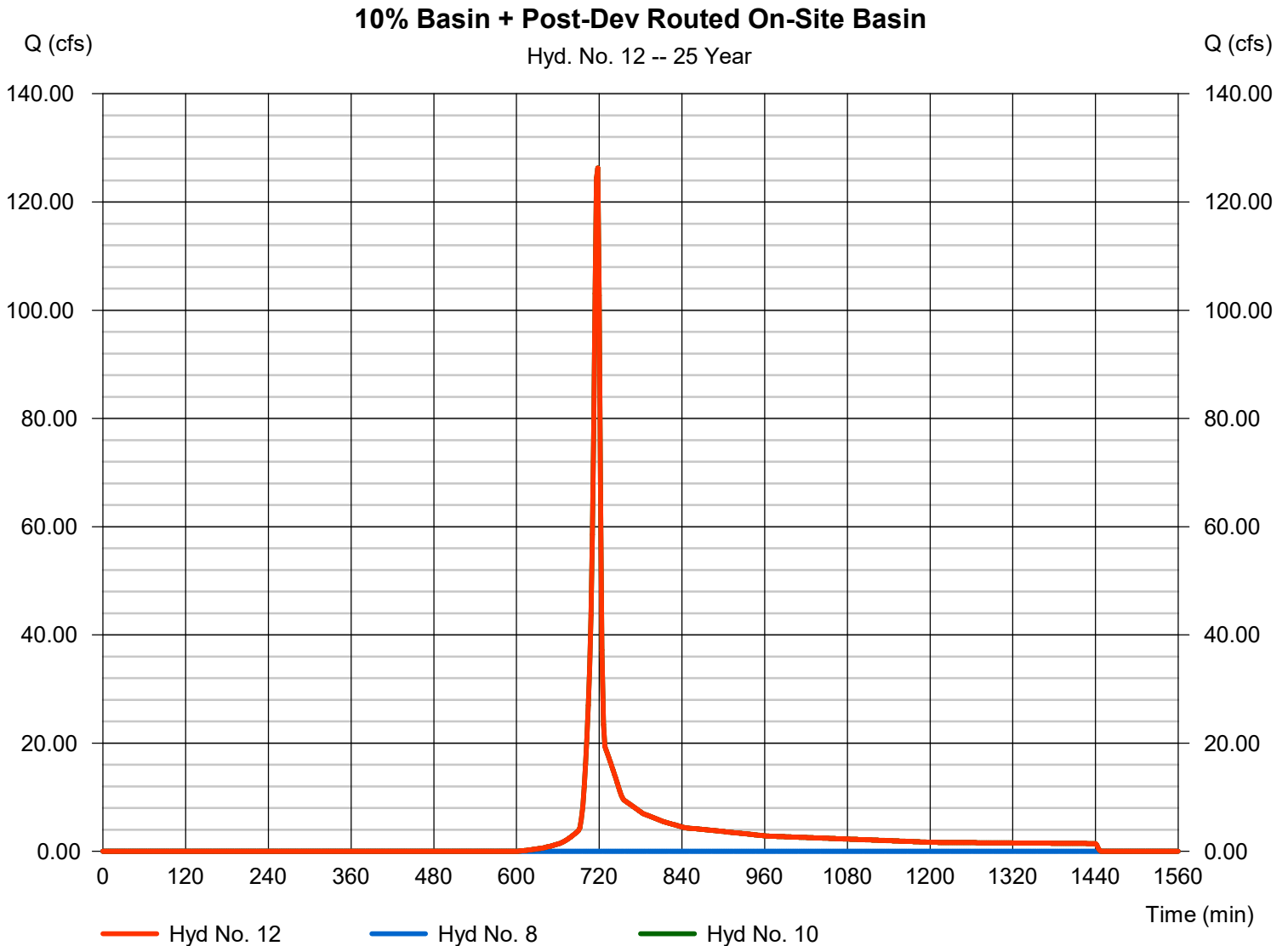
Friday, 09 / 23 / 2022

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type = Combine
 Storm frequency = 25 yrs
 Time interval = 2 min
 Inflow hyds. = 8, 10

Peak discharge = 126.27 cfs
 Time to peak = 718 min
 Hyd. volume = 252,685 cuft
 Contrib. drain. area = 39.000 ac



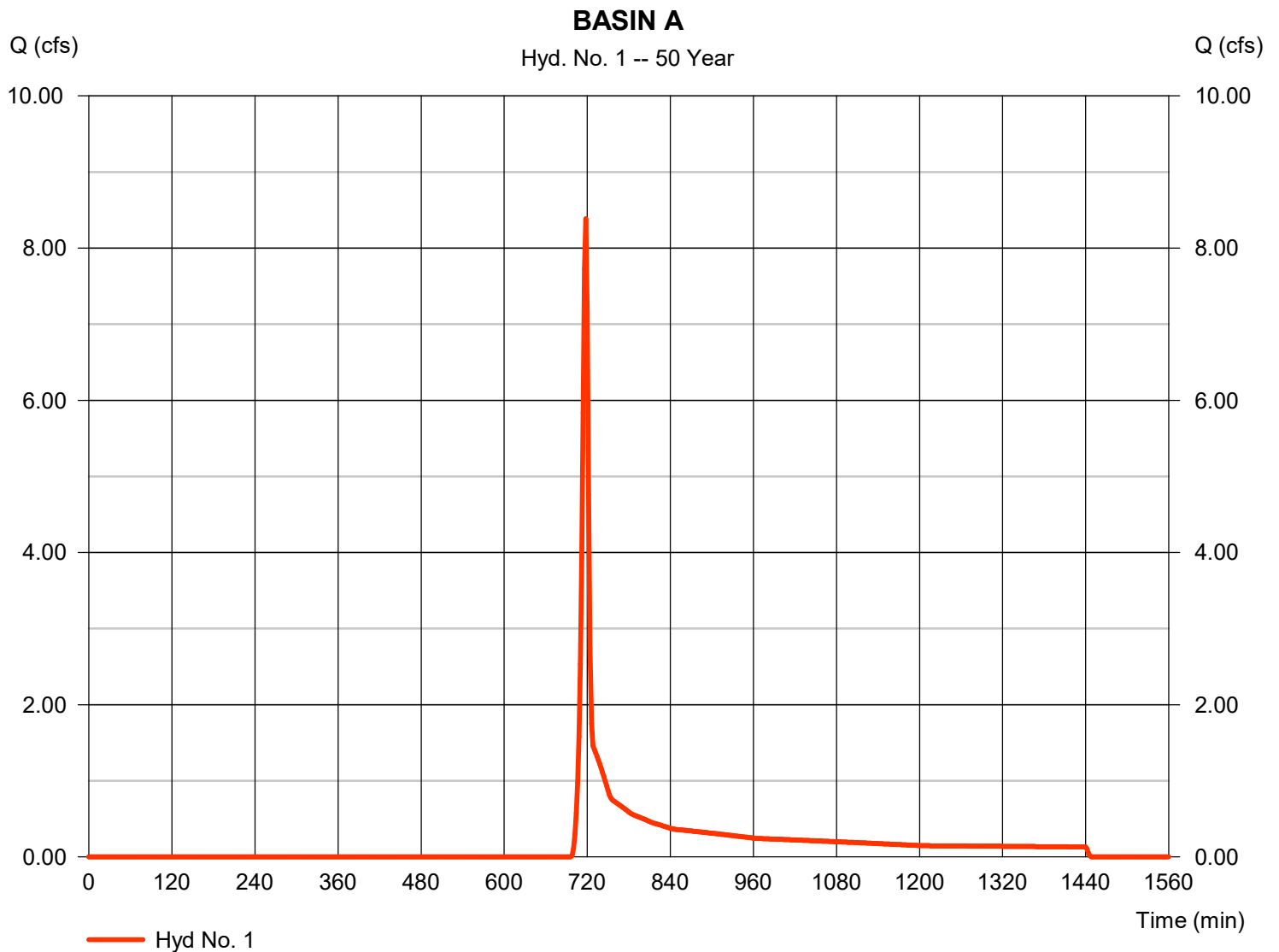
Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.383	2	718	17,515	-----	-----	-----	BASIN A
2	SCS Runoff	4.514	2	716	9,117	-----	-----	-----	BASIN B OFFSITE
3	Combine	12.88	2	718	26,633	1, 2	-----	-----	TOTAL PRE
5	SCS Runoff	22.26	2	716	45,192	-----	-----	-----	POST BASIN A
6	SCS Runoff	4.811	2	716	9,734	-----	-----	-----	BASIN B OFFSITE
7	Combine	27.07	2	716	54,926	5, 6	-----	-----	TOTAL POST
8	Reservoir	0.277	2	1342	2,425	7	734.01	52,650	TOTAL POST ROUTE
10	SCS Runoff	154.05	2	718	309,235	-----	-----	-----	10% Basin Outside Site
11	Combine	166.94	2	718	335,867	3, 10	-----	-----	10% Basin + Pre-Dev On-Site Basins
12	Combine	154.05	2	718	311,660	8, 10,	-----	-----	10% Basin + Post-Dev Routed On-Sit
21-409-Hydro_Rev 00_2022 07 15.gpw					Return Period: 50 Year			Friday, 09 / 23 / 2022	

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 8.383 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 17,515 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.39 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

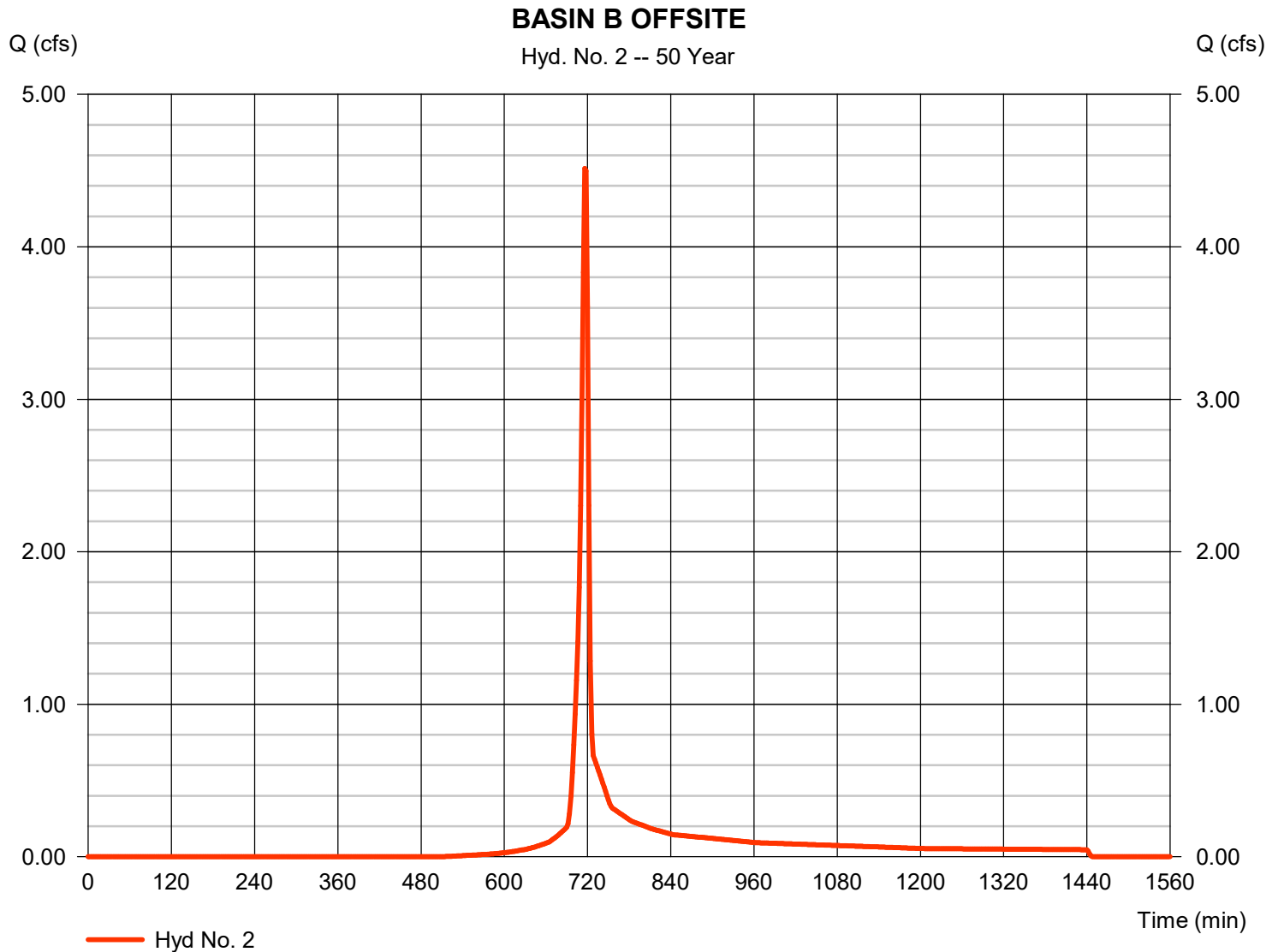
Friday, 09 / 23 / 2022

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 4.514 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 9,117 cuft
Drainage area	= 1.000 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.39 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.350 \times 98) + (0.650 \times 61)] / 1.000$



Hydrograph Report

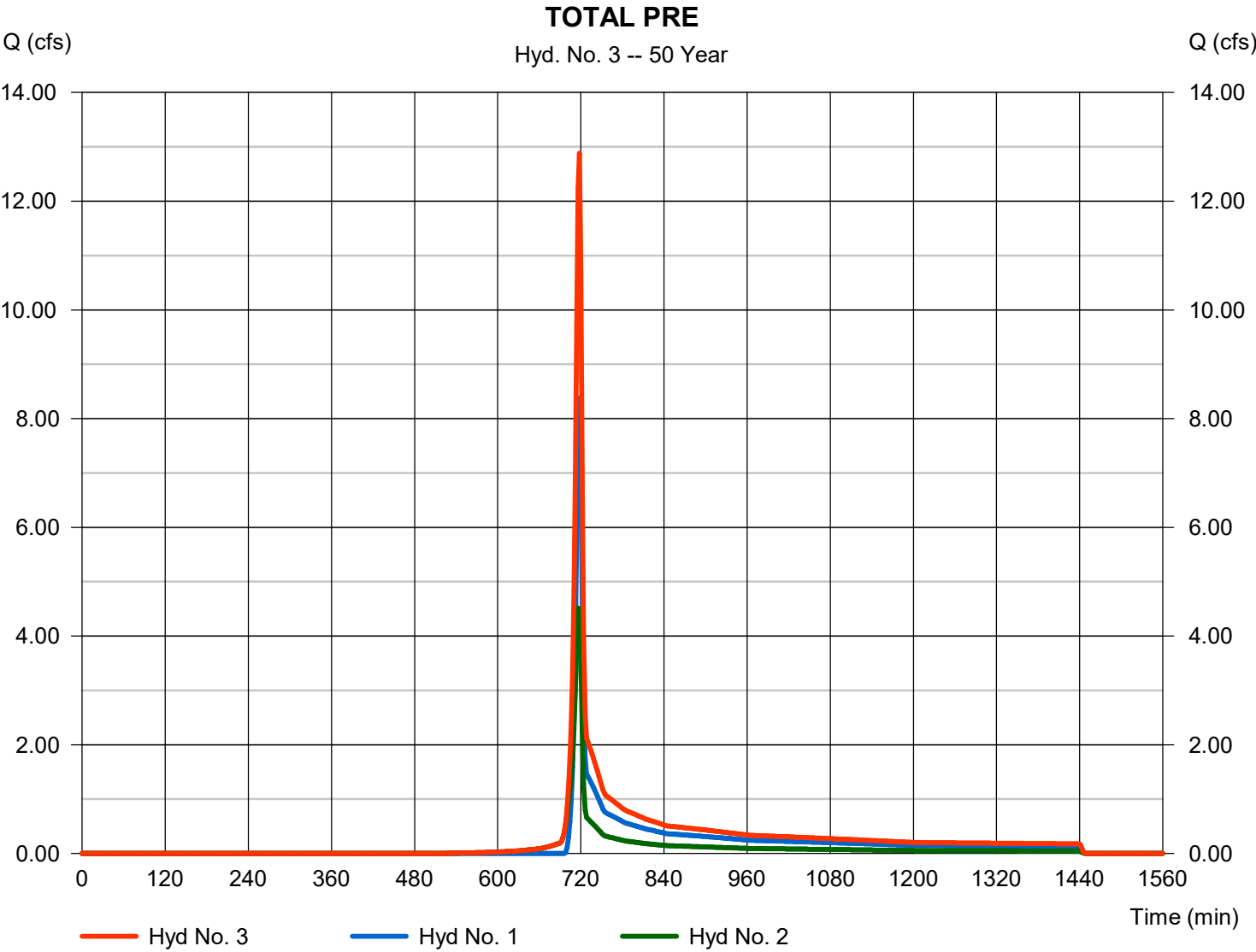
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 3

TOTAL PRE

Hydrograph type	= Combine	Peak discharge	= 12.88 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 26,633 cuft
Inflow hyds.	= 1, 2	Contrib. drain. area	= 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

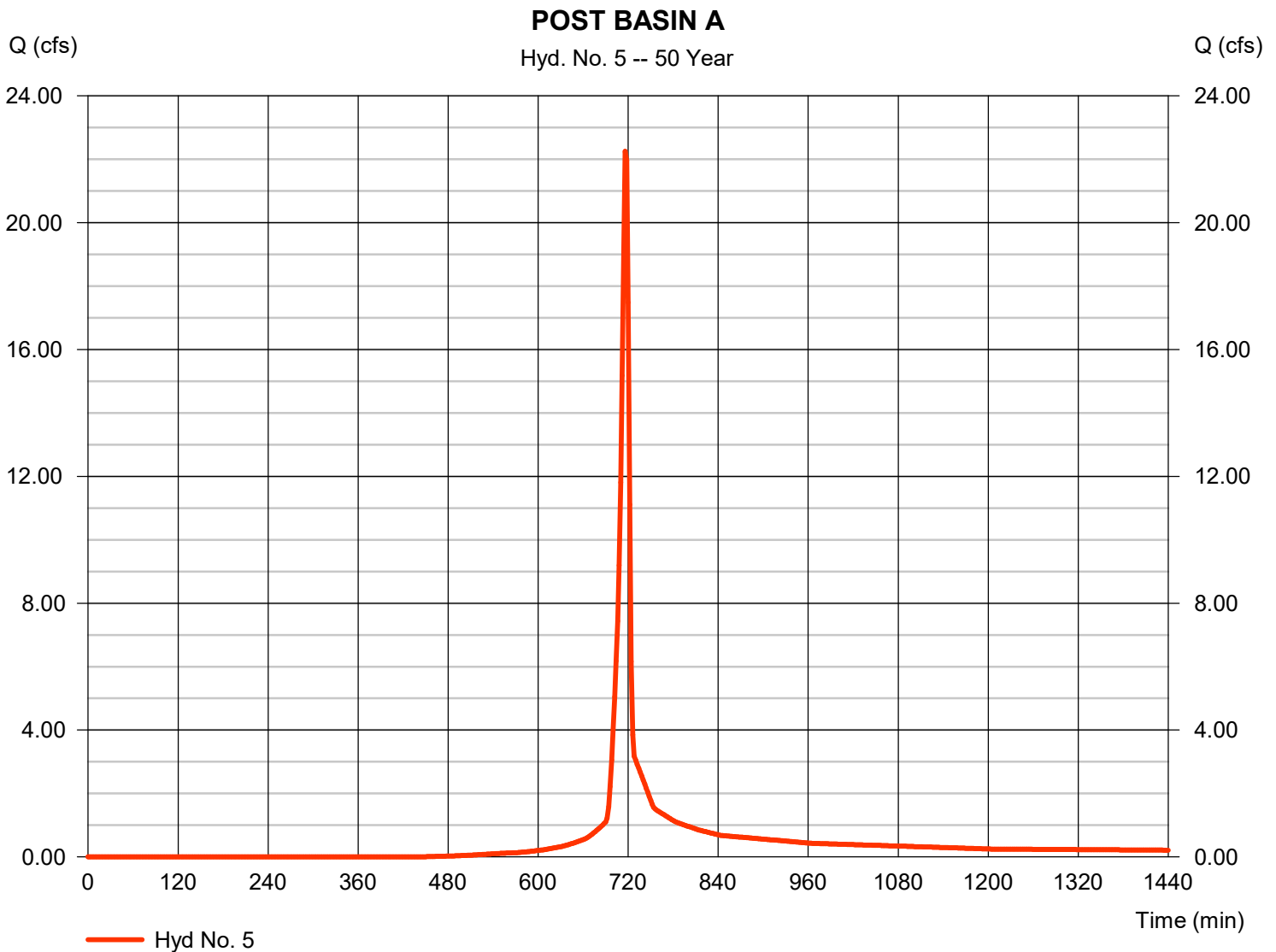
Friday, 09 / 23 / 2022

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 22.26 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 45,192 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.39 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.960 \times 98) + (2.400 \times 61)] / 4.360$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

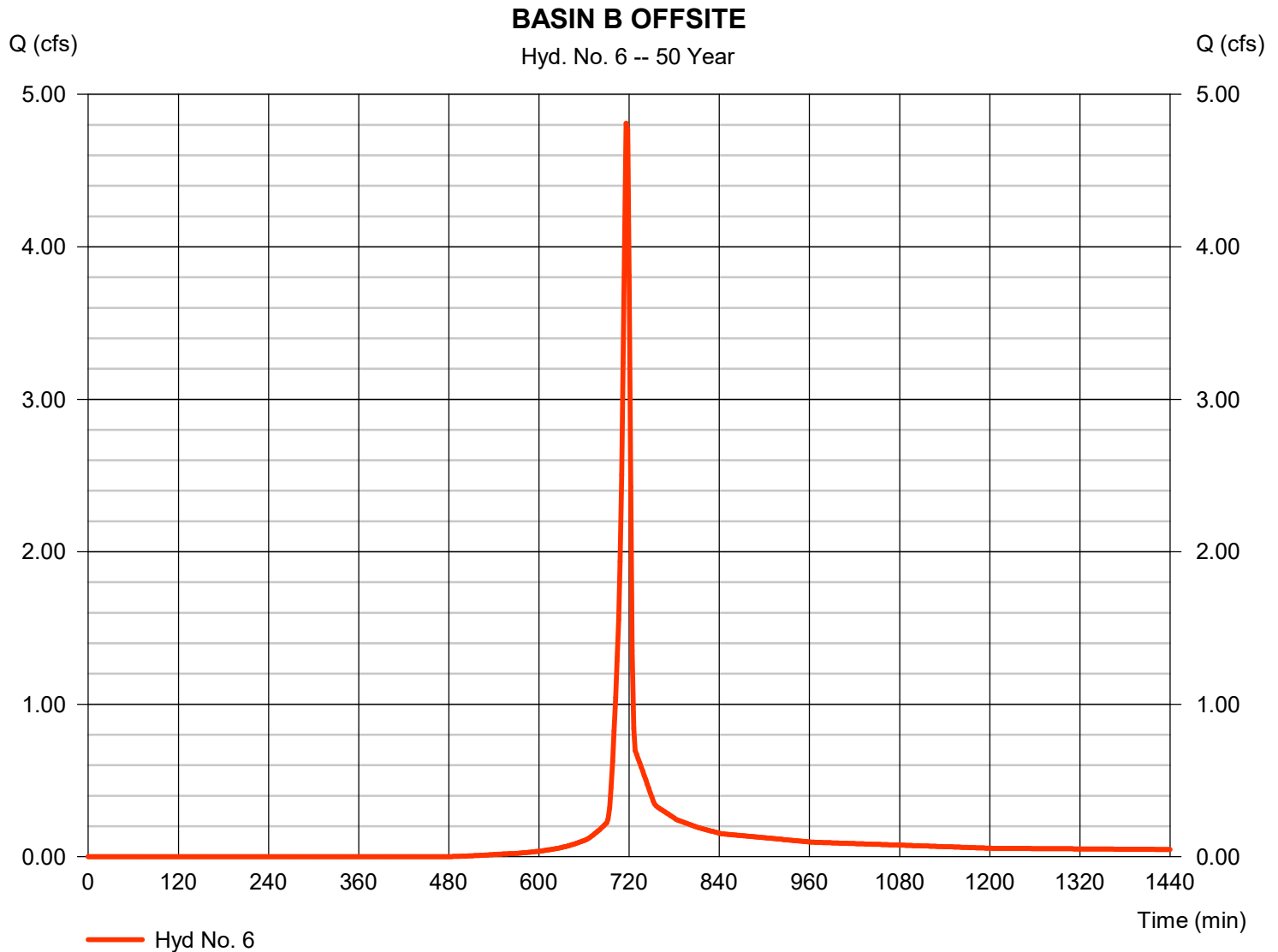
Friday, 09 / 23 / 2022

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 4.811 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 9,734 cuft
Drainage area	= 1.000 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.39 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.400 \times 98) + (0.600 \times 61)] / 1.000$

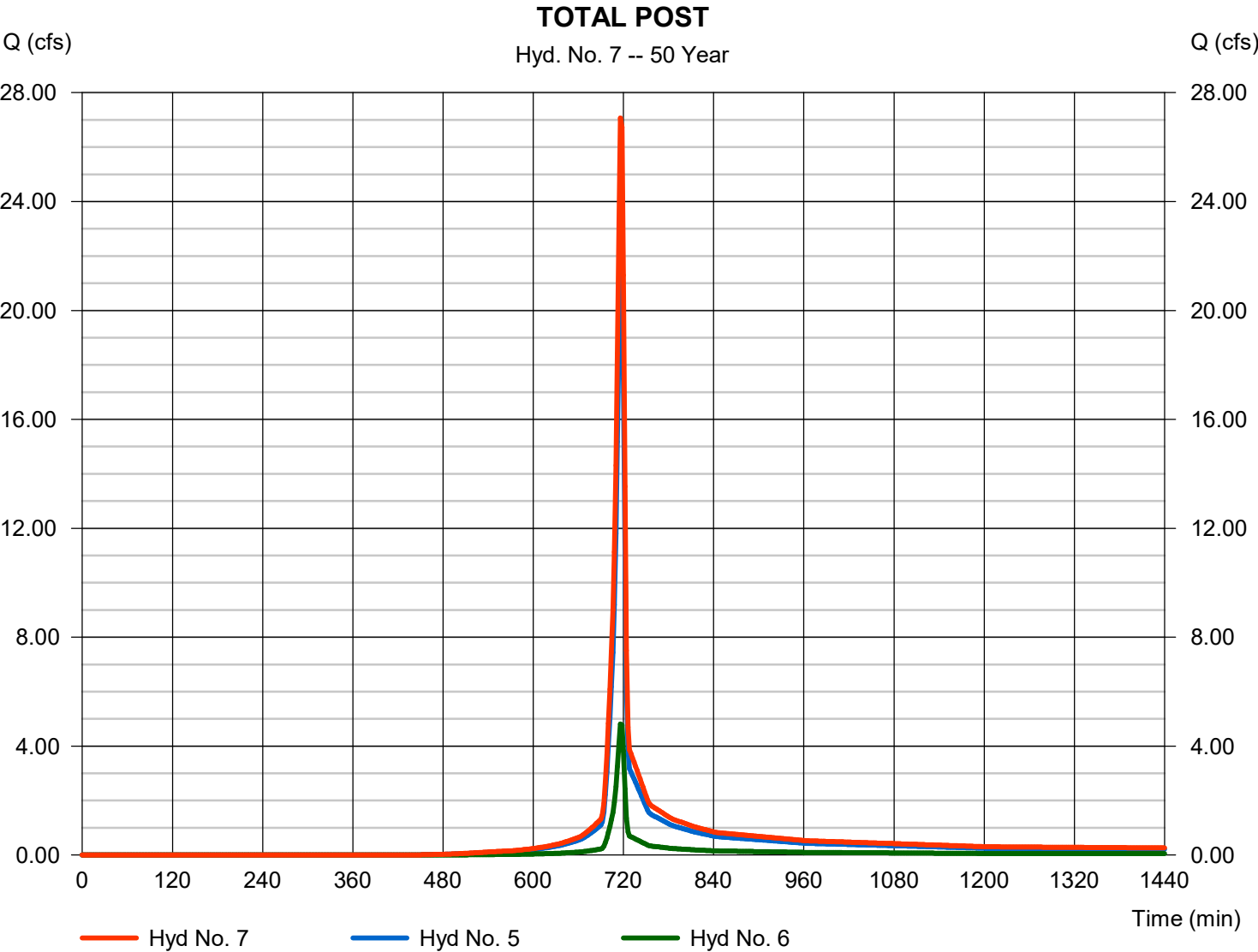


Hydrograph Report

Hyd. No. 7

TOTAL POST

Hydrograph type	= Combine	Peak discharge	= 27.07 cfs
Storm frequency	= 50 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 54,926 cuft
Inflow hyds.	= 5, 6	Contrib. drain. area	= 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

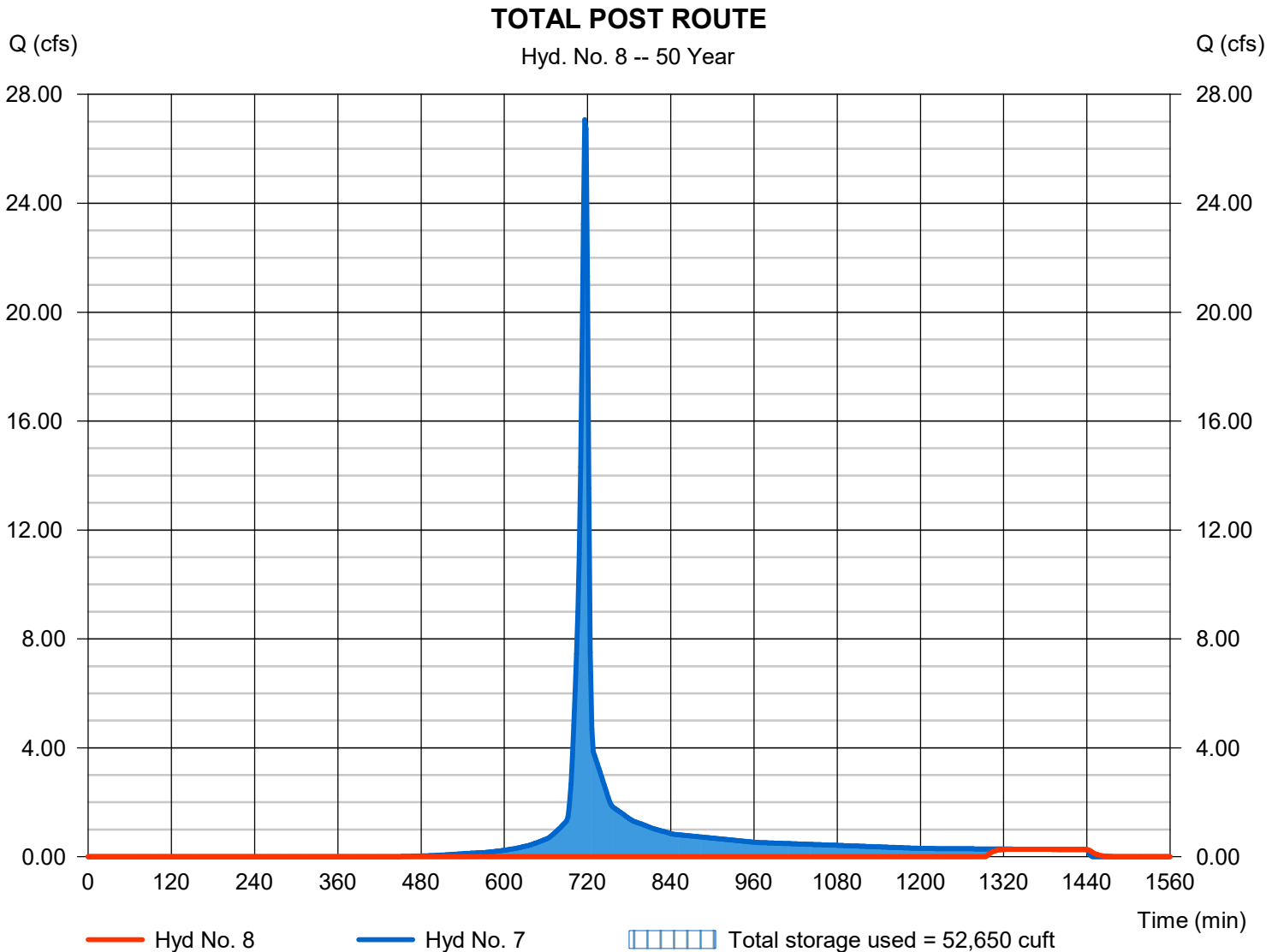
Friday, 09 / 23 / 2022

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.277 cfs
Storm frequency	= 50 yrs	Time to peak	= 1342 min
Time interval	= 2 min	Hyd. volume	= 2,425 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 734.01 ft
Reservoir name	= POND	Max. Storage	= 52,650 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 10

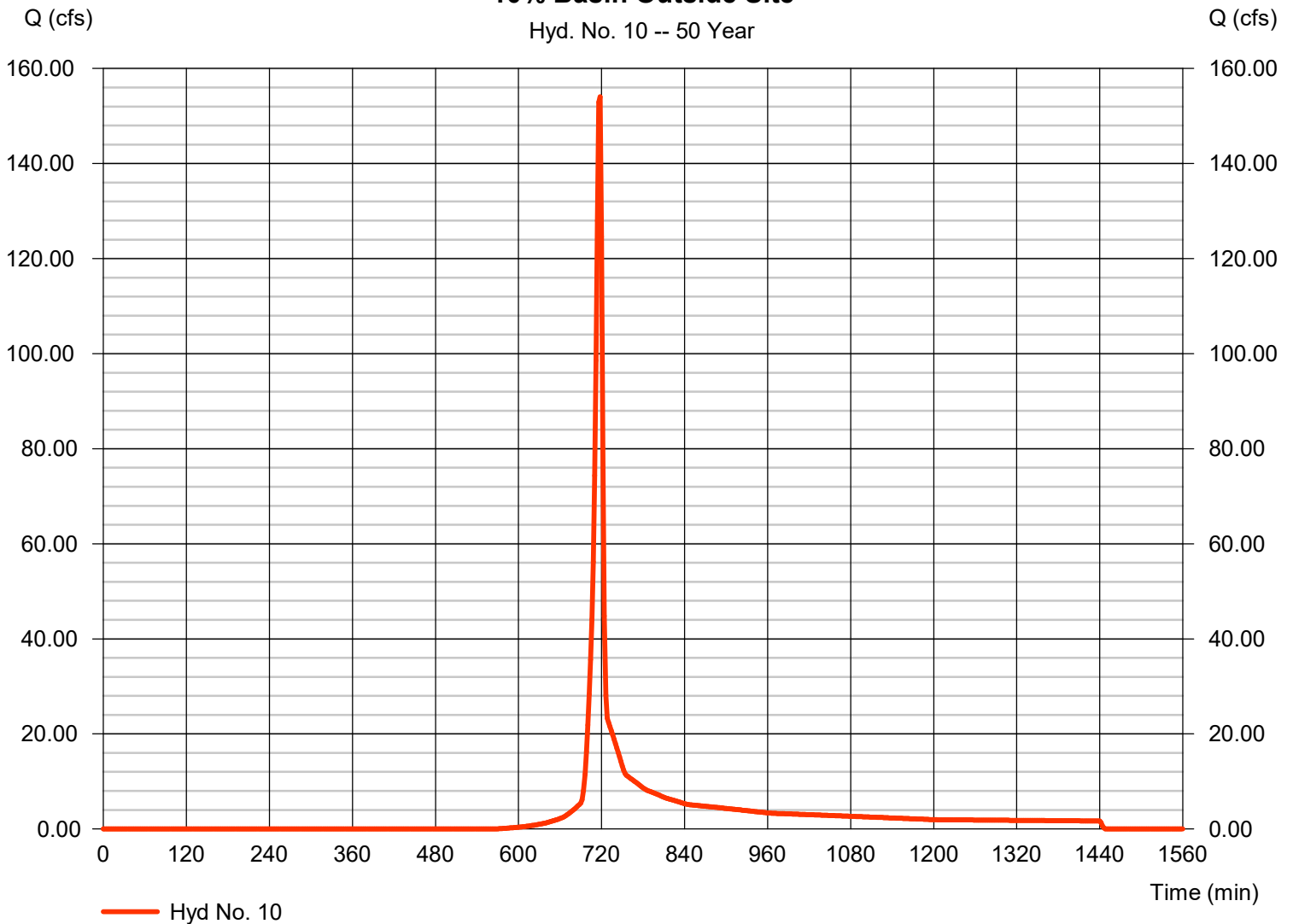
10% Basin Outside Site

Hydrograph type = SCS Runoff
 Storm frequency = 50 yrs
 Time interval = 2 min
 Drainage area = 39.000 ac
 Basin Slope = 0.0 %
 Tc method = User
 Total precip. = 5.39 in
 Storm duration = 24 hrs

Peak discharge = 154.05 cfs
 Time to peak = 718 min
 Hyd. volume = 309,235 cuft
 Curve number = 70
 Hydraulic length = 0 ft
 Time of conc. (Tc) = 6.00 min
 Distribution = Type II
 Shape factor = 484

10% Basin Outside Site

Hyd. No. 10 -- 50 Year



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 11

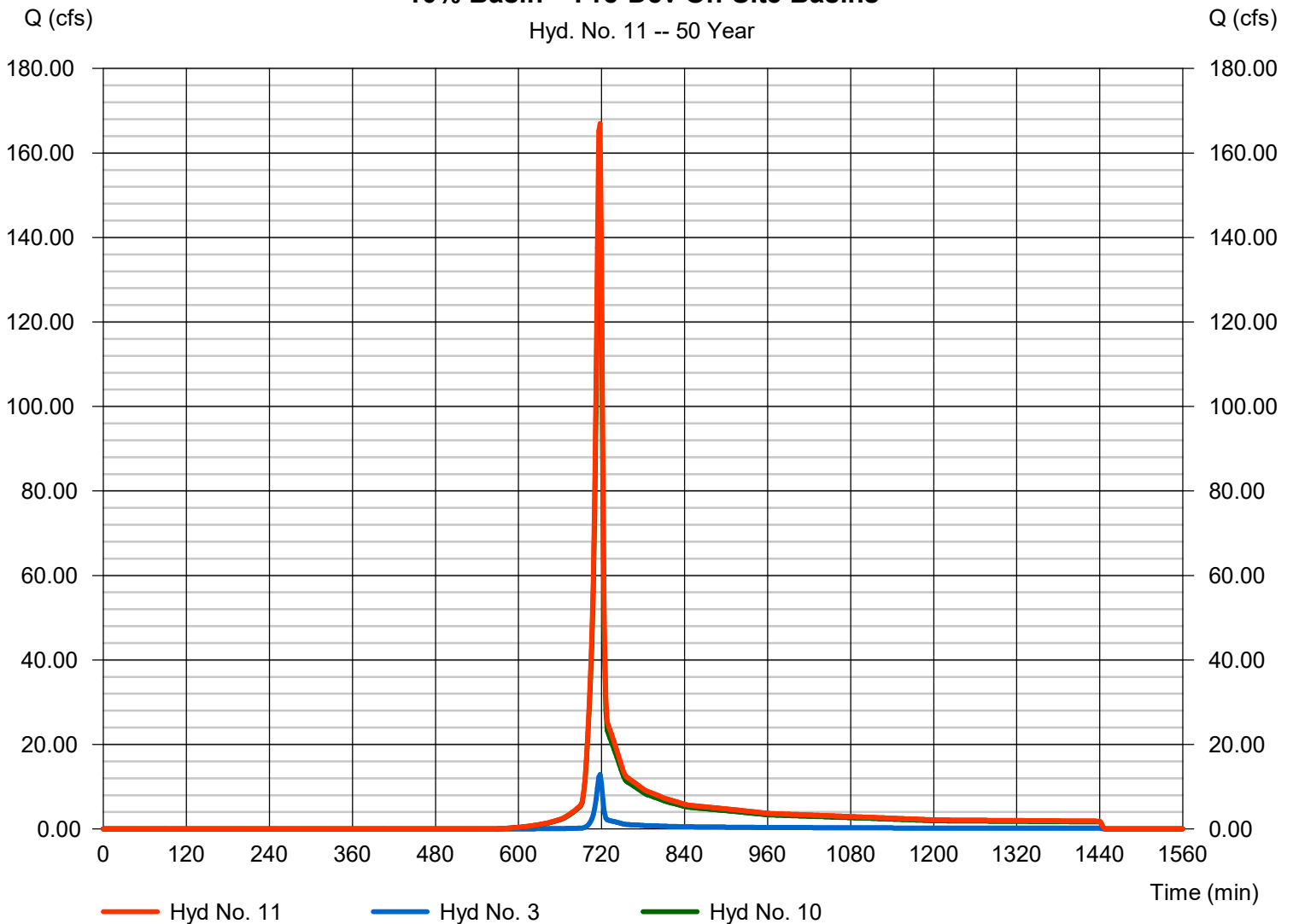
10% Basin + Pre-Dev On-Site Basins

Hydrograph type = Combine
 Storm frequency = 50 yrs
 Time interval = 2 min
 Inflow hyds. = 3, 10

Peak discharge = 166.94 cfs
 Time to peak = 718 min
 Hyd. volume = 335,867 cuft
 Contrib. drain. area = 39.000 ac

10% Basin + Pre-Dev On-Site Basins

Hyd. No. 11 -- 50 Year



Hydrograph Report

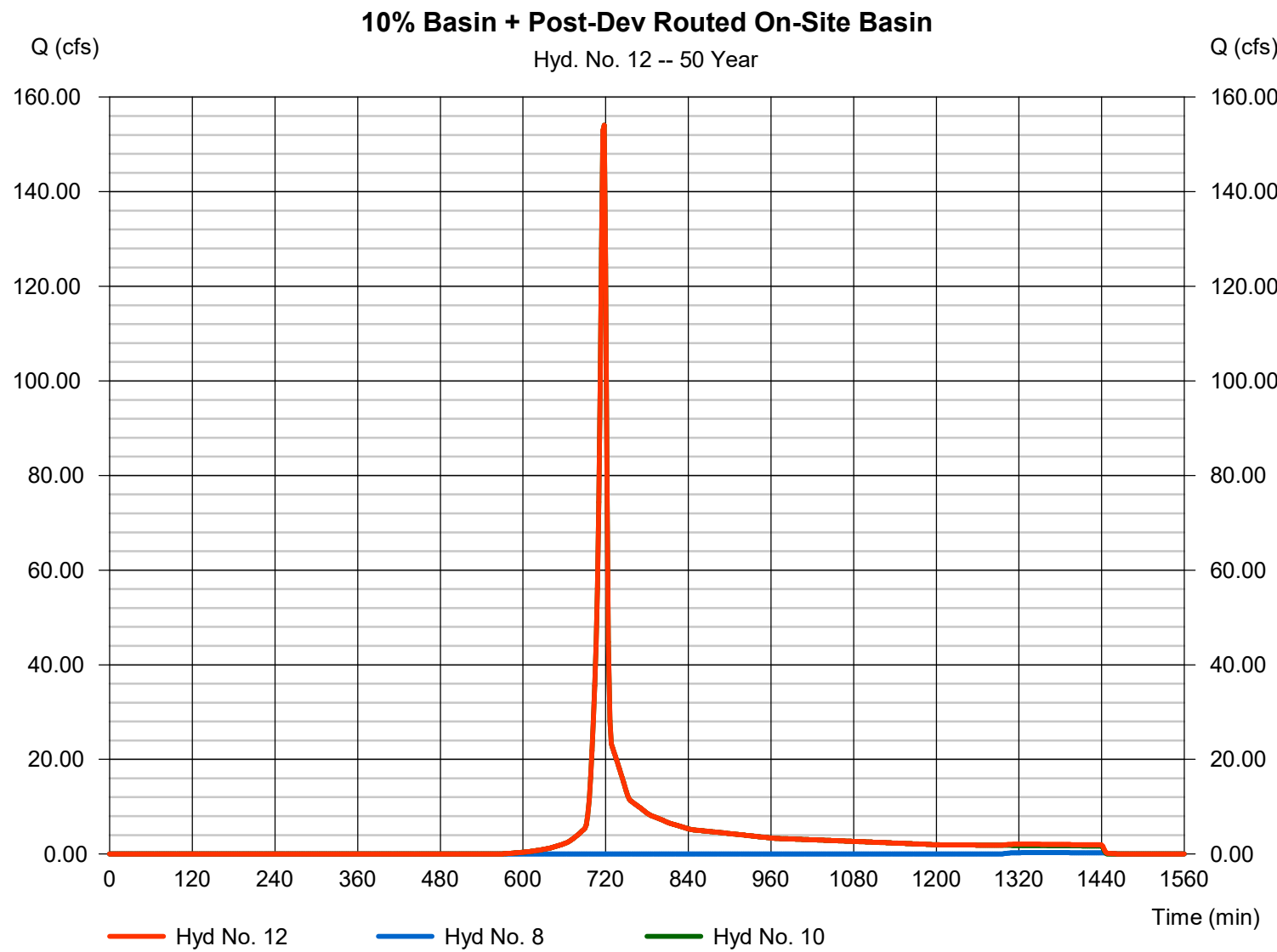
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 154.05 cfs
Storm frequency	= 50 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 311,660 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.66	2	718	21,841	-----	-----	-----	BASIN A
2	SCS Runoff	5.245	2	716	10,610	-----	-----	-----	BASIN B OFFSITE
3	Combine	15.87	2	718	32,451	1, 2	-----	-----	TOTAL PRE
5	SCS Runoff	25.54	2	716	52,055	-----	-----	-----	POST BASIN A
6	SCS Runoff	5.553	2	716	11,268	-----	-----	-----	BASIN B OFFSITE
7	Combine	31.09	2	716	63,324	5, 6	-----	-----	TOTAL POST
8	Reservoir	0.539	2	1012	10,823	7	734.02	52,792	TOTAL POST ROUTE
10	SCS Runoff	180.56	2	718	363,906	-----	-----	-----	10% Basin Outside Site
11	Combine	196.43	2	718	396,357	3, 10	-----	-----	10% Basin + Pre-Dev On-Site Basins
12	Combine	180.56	2	718	374,729	8, 10,	-----	-----	10% Basin + Post-Dev Routed On-Sit
21-409-Hydro_Rev 00_2022 07 15.gpw					Return Period: 100 Year			Friday, 09 / 23 / 2022	

Hydrograph Report

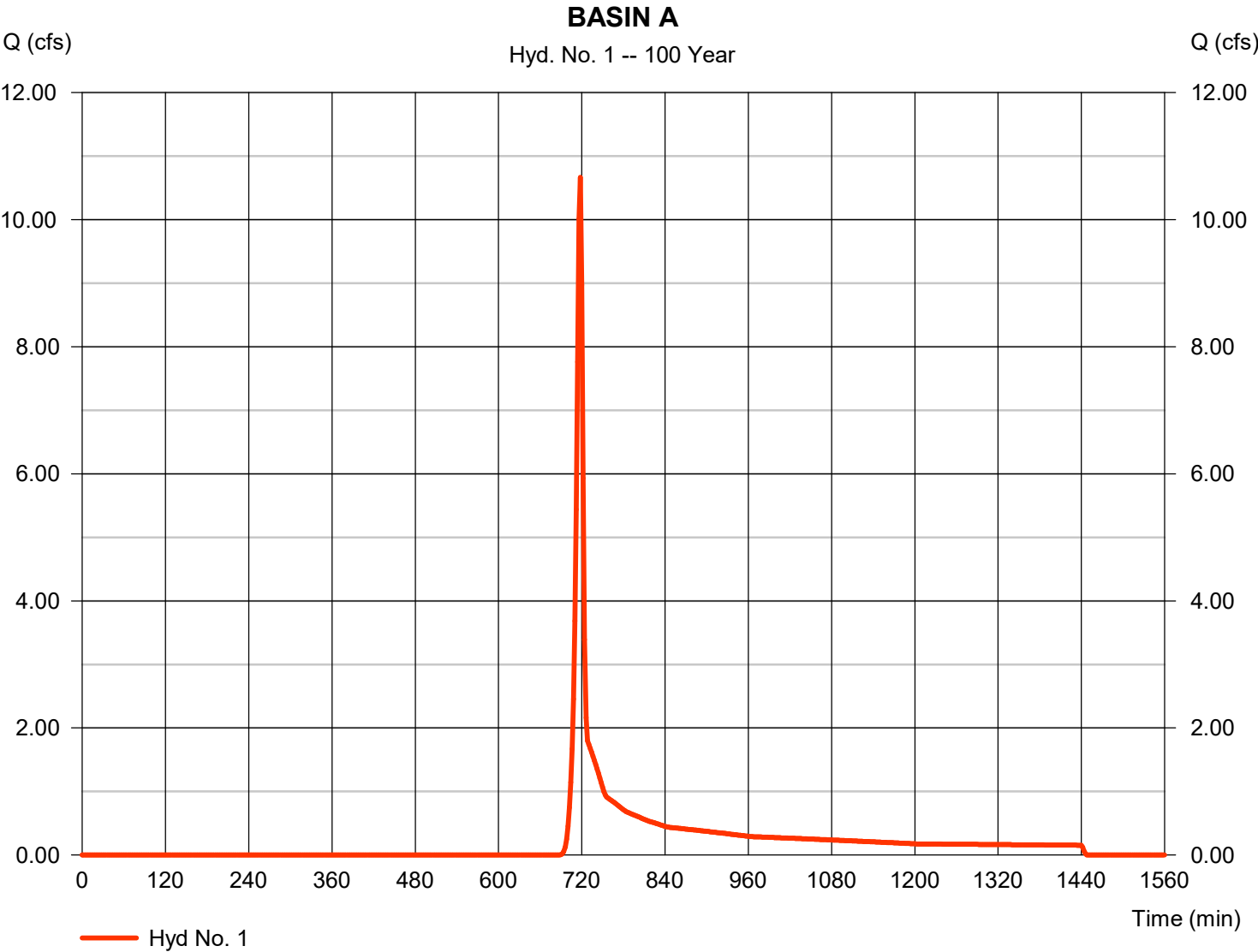
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 1

BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 10.66 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 21,841 cuft
Drainage area	= 4.360 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

71

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

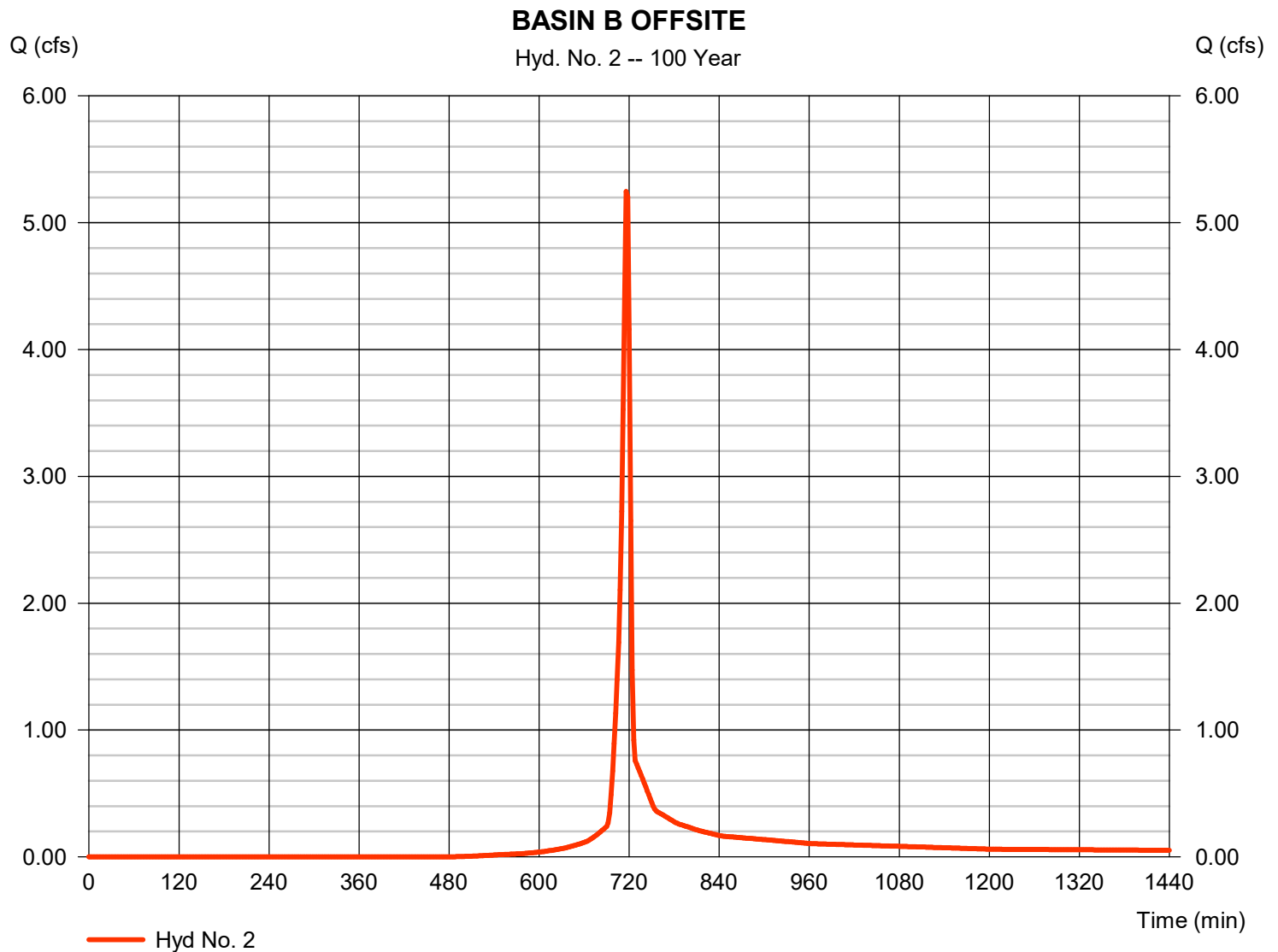
Friday, 09 / 23 / 2022

Hyd. No. 2

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 5.245 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 10,610 cuft
Drainage area	= 1.000 ac	Curve number	= 74*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.350 \times 98) + (0.650 \times 61)] / 1.000$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

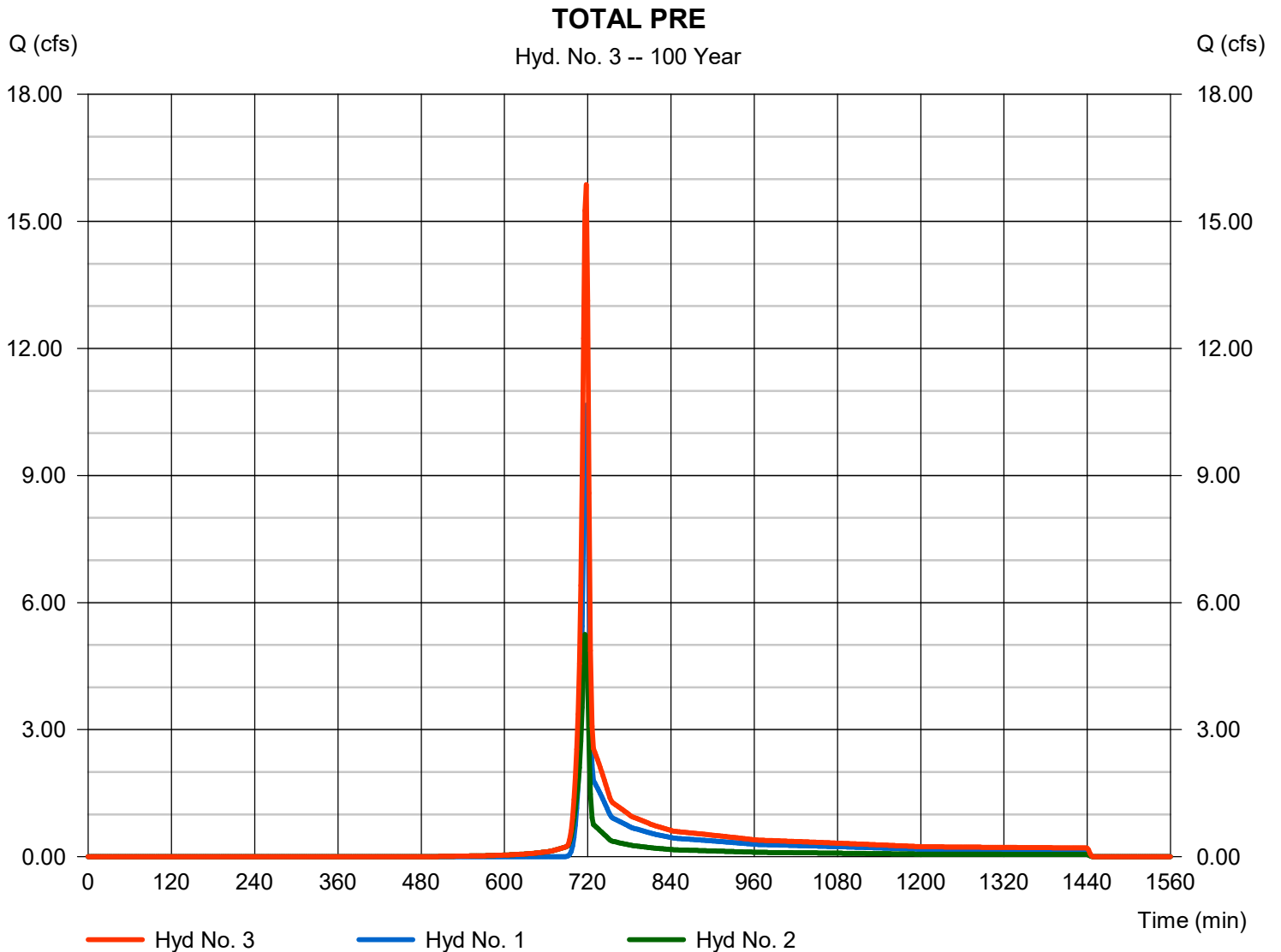
Friday, 09 / 23 / 2022

Hyd. No. 3

TOTAL PRE

Hydrograph type = Combine
 Storm frequency = 100 yrs
 Time interval = 2 min
 Inflow hyds. = 1, 2

Peak discharge = 15.87 cfs
 Time to peak = 718 min
 Hyd. volume = 32,451 cuft
 Contrib. drain. area = 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

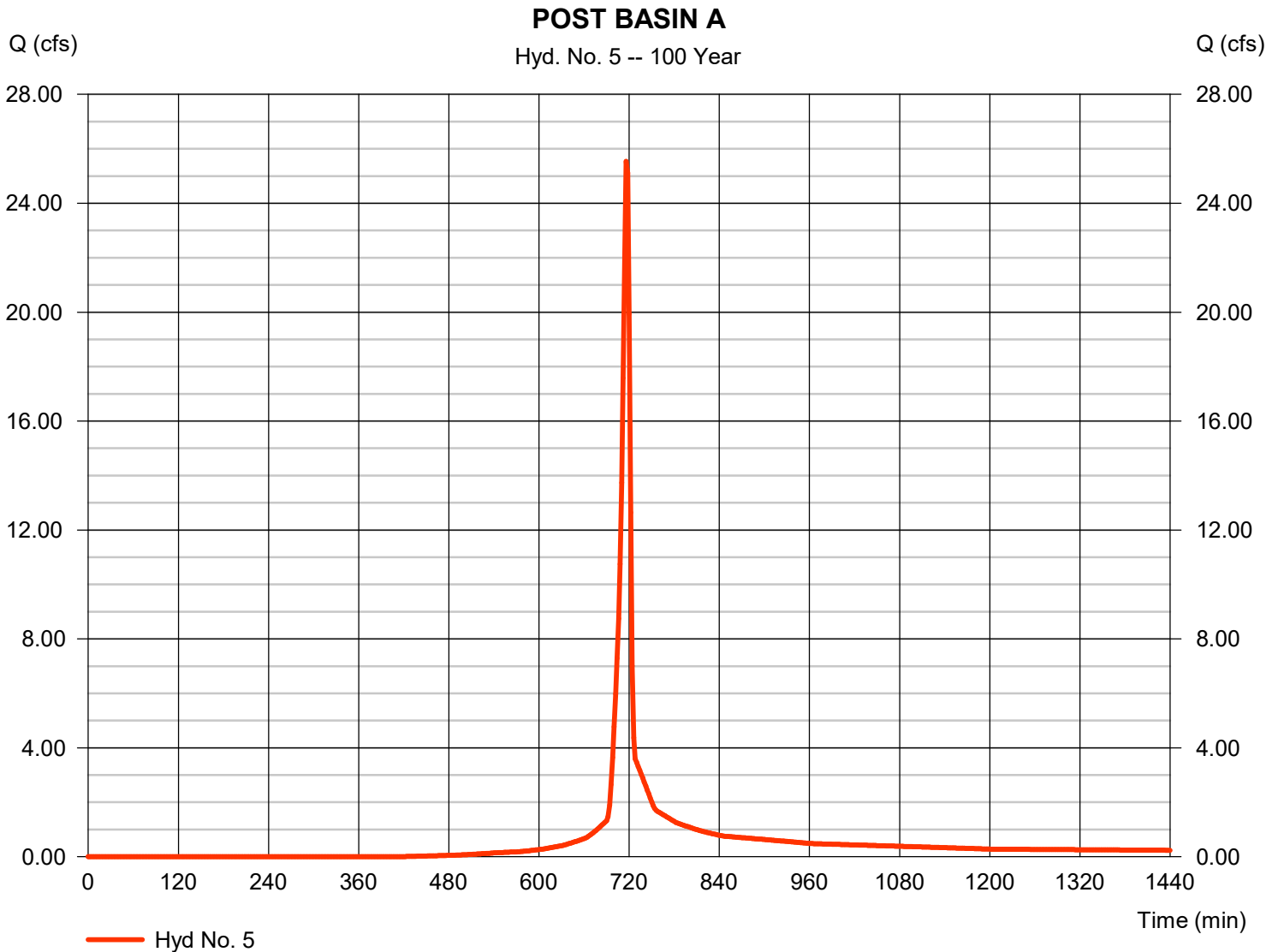
Friday, 09 / 23 / 2022

Hyd. No. 5

POST BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 25.54 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 52,055 cuft
Drainage area	= 4.360 ac	Curve number	= 78*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.960 \times 98) + (2.400 \times 61)] / 4.360$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

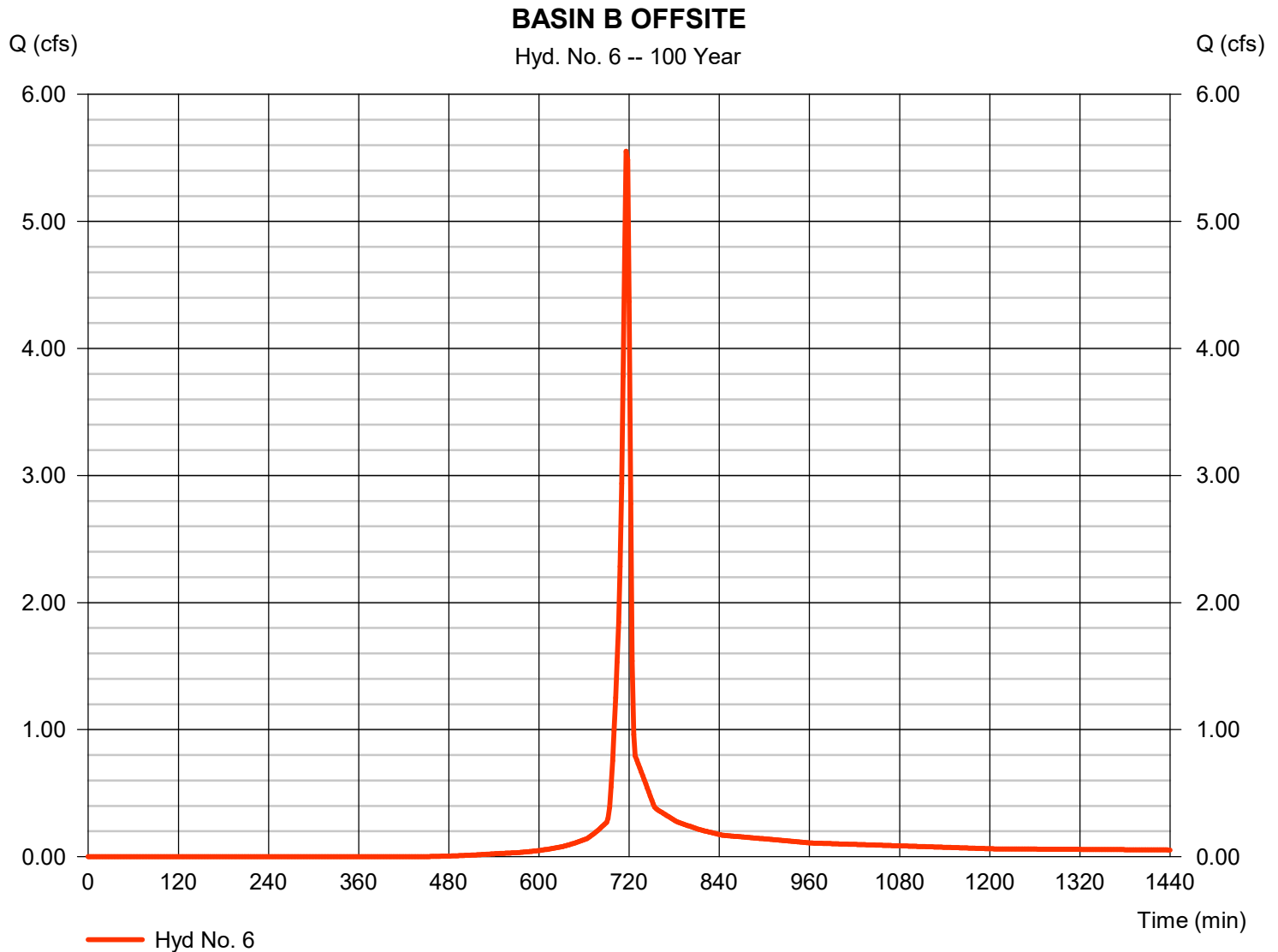
Friday, 09 / 23 / 2022

Hyd. No. 6

BASIN B OFFSITE

Hydrograph type	= SCS Runoff	Peak discharge	= 5.553 cfs
Storm frequency	= 100 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 11,268 cuft
Drainage area	= 1.000 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.400 \times 98) + (0.600 \times 61)] / 1.000$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

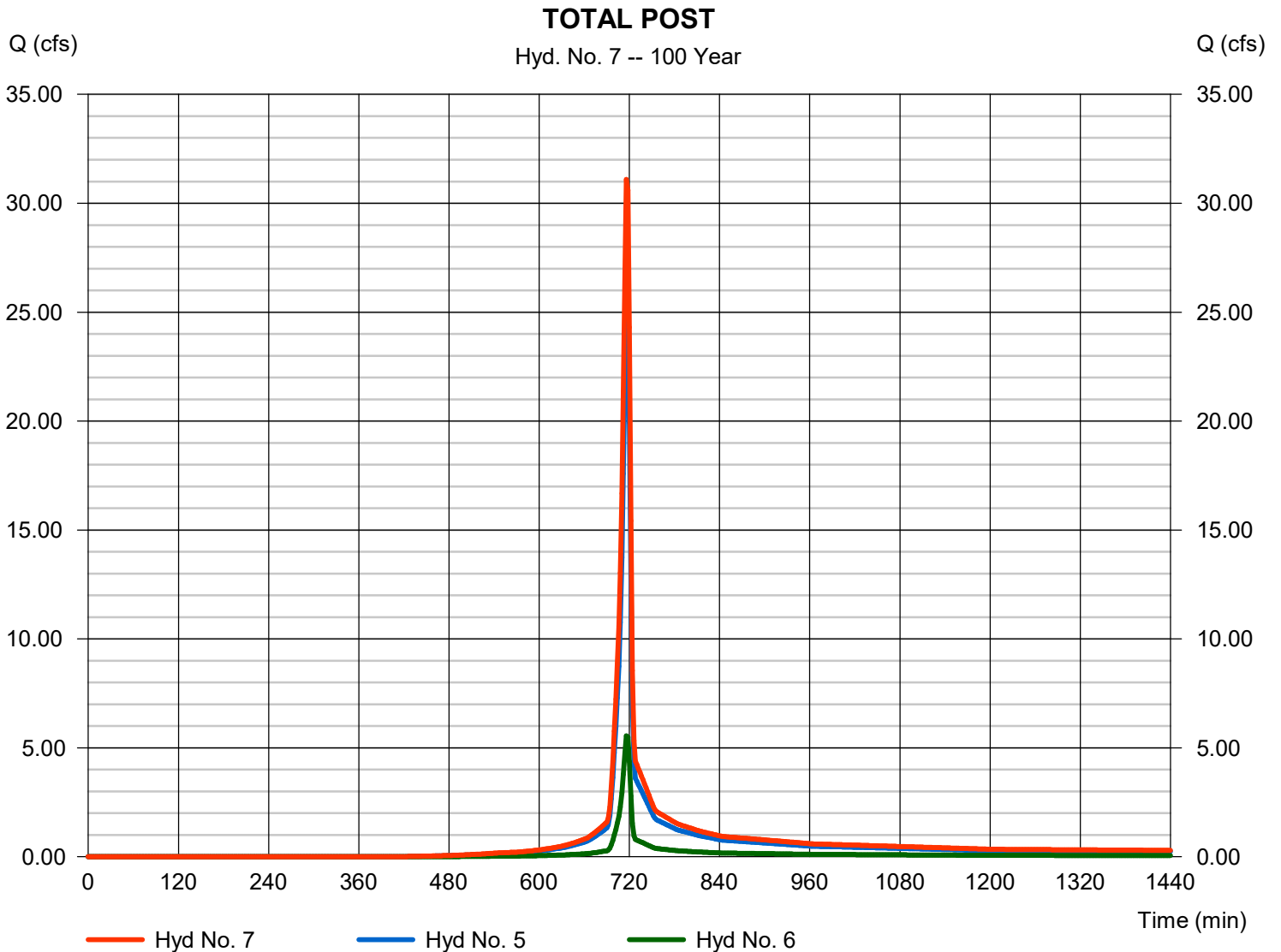
Friday, 09 / 23 / 2022

Hyd. No. 7

TOTAL POST

Hydrograph type = Combine
 Storm frequency = 100 yrs
 Time interval = 2 min
 Inflow hyds. = 5, 6

Peak discharge = 31.09 cfs
 Time to peak = 716 min
 Hyd. volume = 63,324 cuft
 Contrib. drain. area = 5.360 ac



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

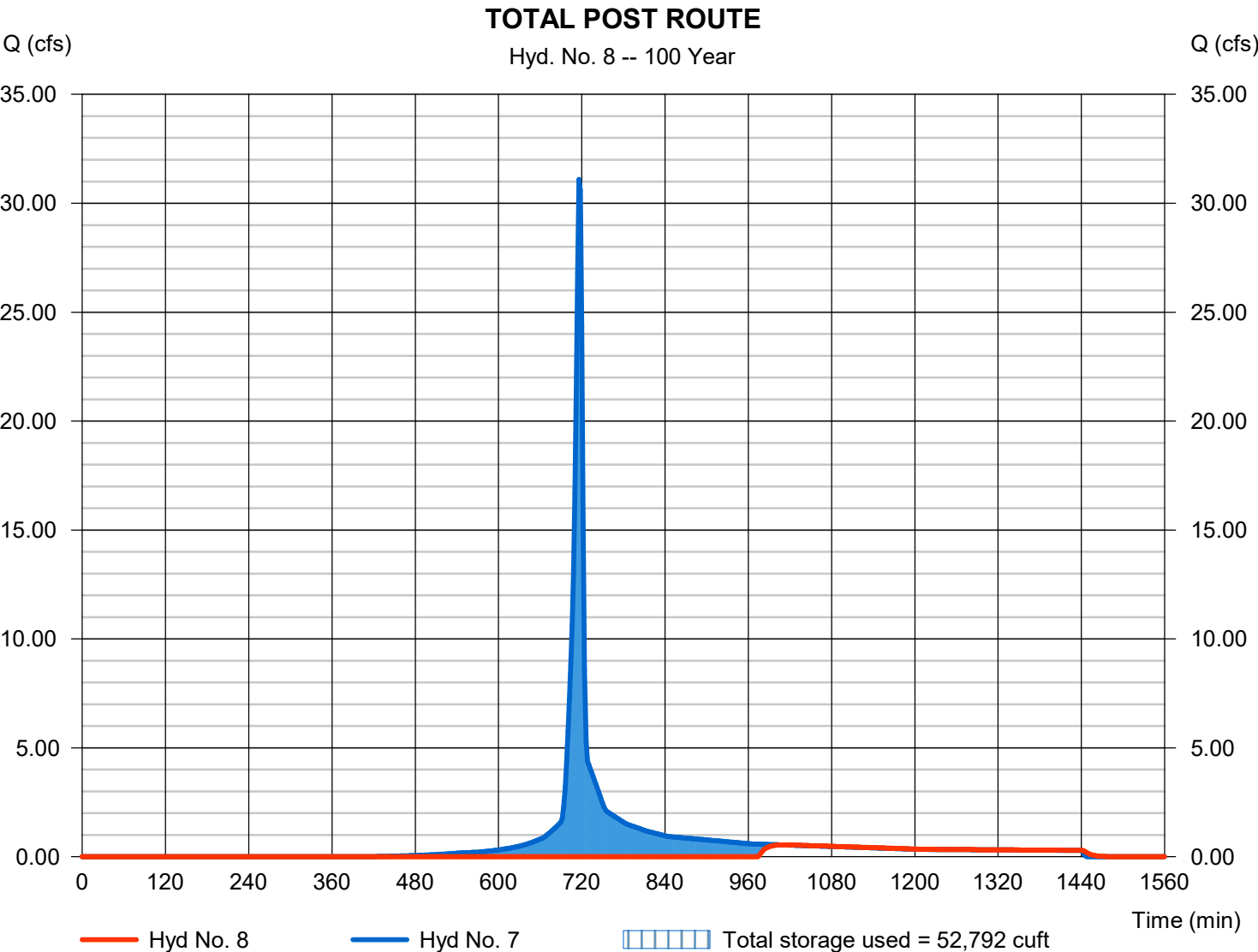
Friday, 09 / 23 / 2022

Hyd. No. 8

TOTAL POST ROUTE

Hydrograph type	= Reservoir	Peak discharge	= 0.539 cfs
Storm frequency	= 100 yrs	Time to peak	= 1012 min
Time interval	= 2 min	Hyd. volume	= 10,823 cuft
Inflow hyd. No.	= 7 - TOTAL POST	Max. Elevation	= 734.02 ft
Reservoir name	= POND	Max. Storage	= 52,792 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

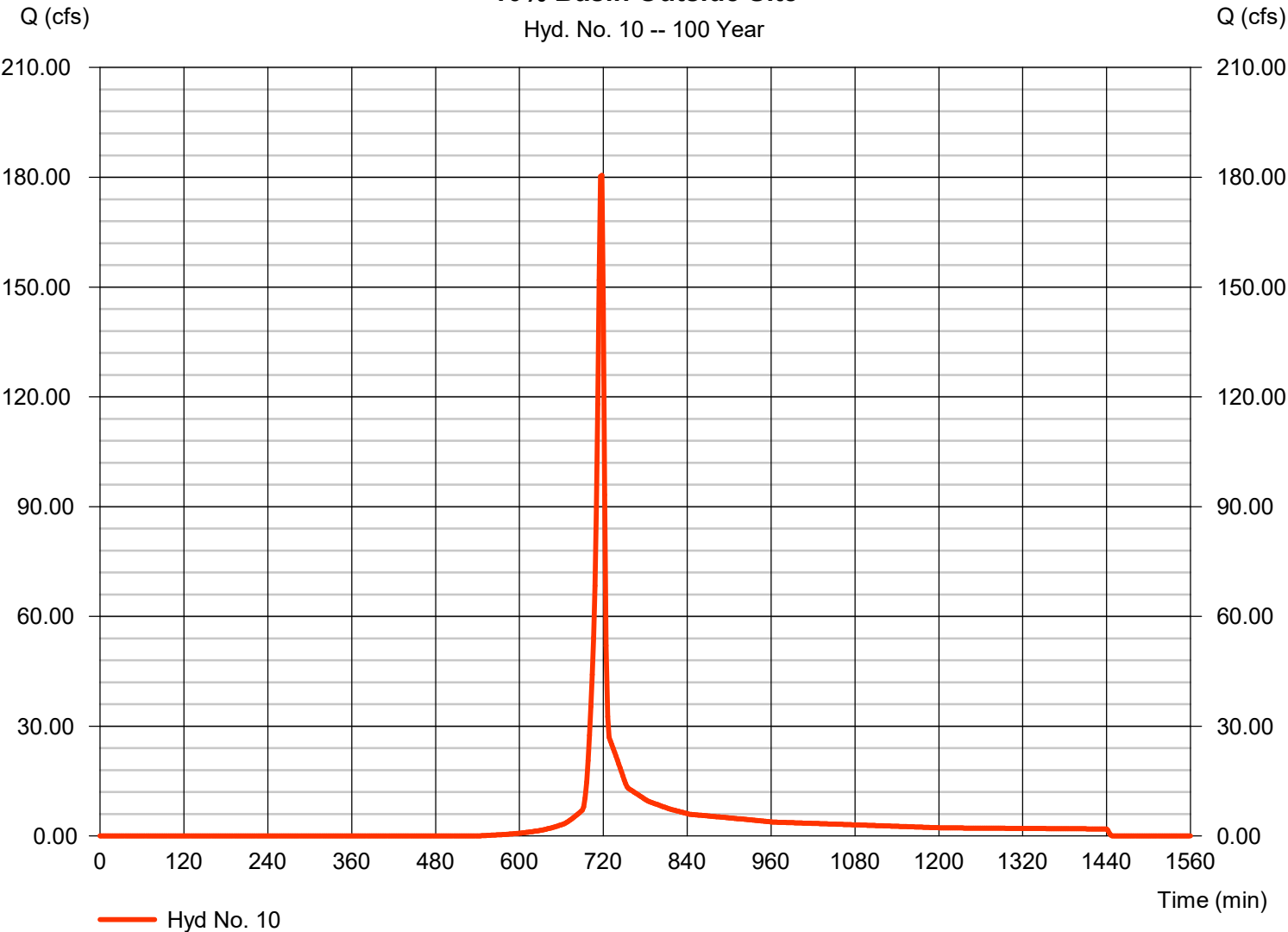
Hyd. No. 10

10% Basin Outside Site

Hydrograph type	= SCS Runoff	Peak discharge	= 180.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 363,906 cuft
Drainage area	= 39.000 ac	Curve number	= 70
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 5.92 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

10% Basin Outside Site

Hyd. No. 10 -- 100 Year



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 11

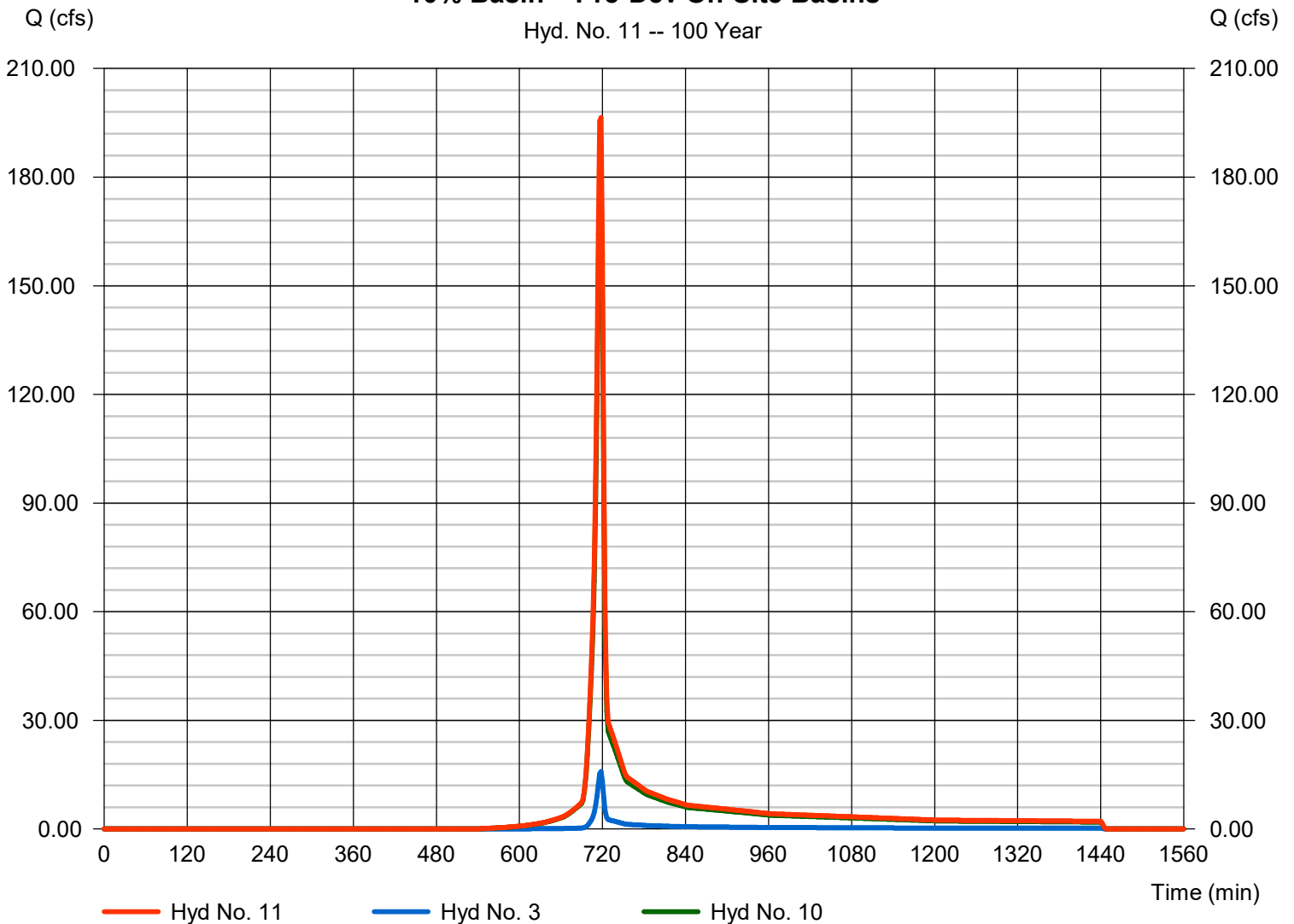
10% Basin + Pre-Dev On-Site Basins

Hydrograph type = Combine
 Storm frequency = 100 yrs
 Time interval = 2 min
 Inflow hyds. = 3, 10

Peak discharge = 196.43 cfs
 Time to peak = 718 min
 Hyd. volume = 396,357 cuft
 Contrib. drain. area = 39.000 ac

10% Basin + Pre-Dev On-Site Basins

Hyd. No. 11 -- 100 Year



Hydrograph Report

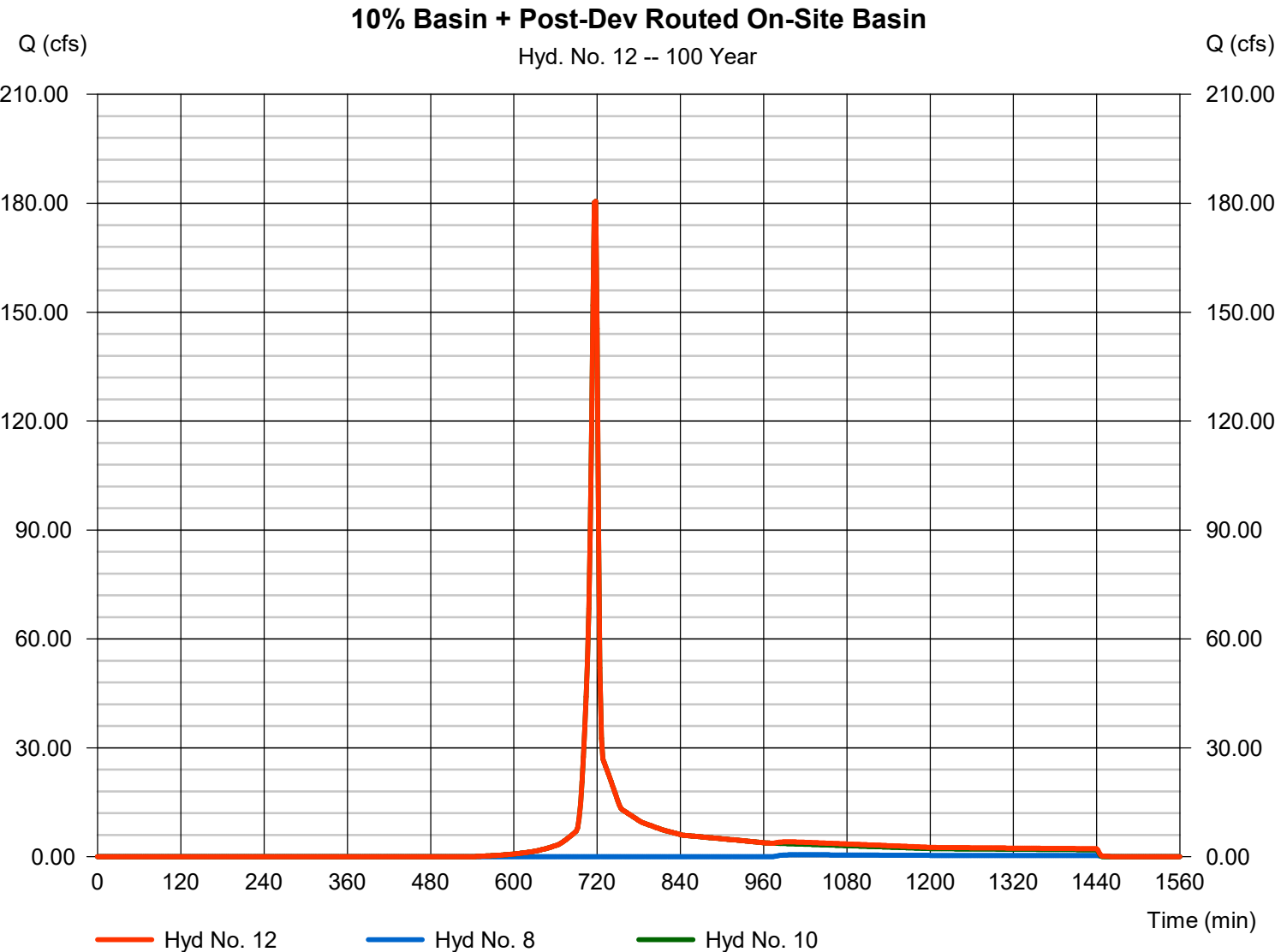
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Friday, 09 / 23 / 2022

Hyd. No. 12

10% Basin + Post-Dev Routed On-Site Basin

Hydrograph type	= Combine	Peak discharge	= 180.56 cfs
Storm frequency	= 100 yrs	Time to peak	= 718 min
Time interval	= 2 min	Hyd. volume	= 374,729 cuft
Inflow hyds.	= 8, 10	Contrib. drain. area	= 39.000 ac



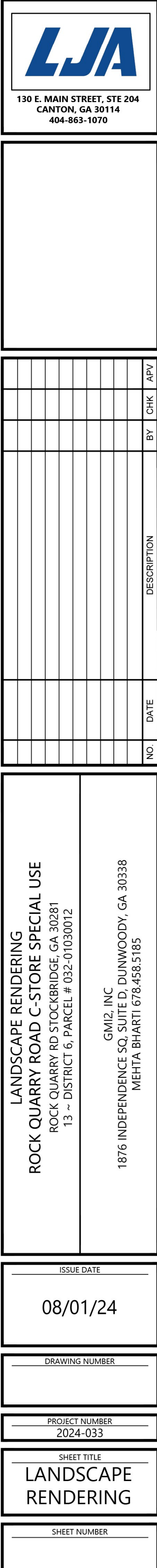


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 13 of the 6th District, Henry County, Georgia, containing 4.3664 acres, more or less, as shown and delineated on a plat of survey prepared by for Eagles Landing Family Practice, by Roland McCann, Georgia Registered Land Surveyor, dated 5/14/02, revised May 16, 2002, and being more particularly described as follows:

Begin at an iron pin located on the Westerly right-of-way line of Rock Quarry Road, 253.1 feet southerly as measured along said right-of-way line from the point formed by the intersection of said right-of-way with the Southerly right-of-way line of North Park Trail; thence Southerly along the Westerly right-of-way line of Rock Quarry Road and following the curvature thereof, 237.97 feet to an iron pin; thence South 81 degrees 43 minutes 48 seconds West, 159.03 feet to an iron pin; thence along an arc a distance of 243.68 feet with said arc having a radius of 60.00 along a bearing of South 25 degrees 21 minutes 59 seconds West and a chord distance of 107.53 feet to an iron pin; thence South 14 degrees 32 minutes 38 seconds East, 125.48 feet to an iron pin; thence South 81 degrees 59 minutes 40 seconds West, 300.99 feet to an iron pin; thence North 06 degrees 25 minutes 44 seconds West, 182.84 feet to an iron pin; thence North 09 degrees 20 minutes 59 seconds West, 56.74 feet to an iron pin; thence North 09 degrees 20 minutes 32 seconds West, 283.22 feet to an iron pin; thence South 72 degrees 03 minutes 42 seconds East, 131.54 feet to an iron pin; thence North 74 degrees 28 minutes 12 seconds East, 181.09 feet to an iron pin; thence South 88 degrees 53 minutes 25 seconds East, 229.64 feet to an iron pin located on the Westerly right-of-way line of Rock Quarry Road and the point of beginning.

TOGETHER WITH:

An Easement for ingress and egress over the following described property:

All that tract or parcel of land lying and being in Land Lot 13 of the 6th District, Henry County, Georgia, being designated as Access Easement, containing 0.4 710 acres, more or less, as shown and delineated on a plat of survey prepared for Eagles Landing Family Practice by Roland McCann, Registered Land Surveyor, dated 5/14/02, revised 5/16/02 and being more particularly described as follows:

Begin at an iron pin located on the Westerly right-of-way line of Rock Quarry Road, 491.07 feet southerly as measured along said right-of-way line from the point formed by the intersection of said right-of-way line with the Southerly right-of-way line of North Park Trail; thence continuing Southerly along the Westerly right-of-way line of Rock Quarry Road and following the curvature thereof, 60.00 feet to an iron pin; thence South 81 degrees 43 minutes 48 seconds West 159.07 feet to an iron pin; thence along an arc a distance of 314.16 feet with said arc having a radius of 60.00 to a point; thence North 81 degrees 43 minutes 48 seconds East. 159.03 feet to the point of beginning.

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

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August 2, 2024

VIA HAND DELIVERY

Keedra Jackson, Chief Planner
City of Stockbridge Planning & Zoning
4602 North Henry Boulevard
Stockbridge, Georgia

Re: Application and Ante Litem Notice by GMI 2, Inc. for a Conditional Use Permit to Property at 0 Rock Quarry Road (Parcel ID 032-01-030-012) (the "Site") to be Developed with a Convenience Store With Fuel Pumps, and Ante Litem Notice Pursuant to O.C.G.A. § 36-33-5.

Dear Keedra:

My firm represents GMI 2, Inc. ("GMI"), which specializes in developing and operating nonresidential establishments, including offices and convenience stores. GMI owns the Site, which is currently vacant, and desires to improve it with a 9,835-square-foot retail development. One of the tenant spaces is proposed to be occupied by a convenience store with fuel pumps. GMI will not be able to market the remainder of the retail building to other prospective tenants until it has the conditional use permit in-hand because the financial viability of the development depends on the inclusion of the convenience store.

The Site is located within the extraordinarily large Eagles Landing commercial development node, within which the prevailing development pattern is high density commercial development. This contiguous commercial district, which is characterized by a mix of C-2 (General Commercial) and C-3 (Heavy Commercial) zoning, extends approximately one mile east from I-75 to Country Club Drive and approximately two-thirds of a mile from north to south. Therefore, every property abutting the Site and in its surrounding area is zoned for either general commercial or heavy commercial use. The properties on the opposite side of Rock Quarry Road are primarily developed uses related to Piedmont Healthcare's hospital and medical campus. The properties on the same side of Rock Quarry Road as the Site are developed with a mix of retail/restaurant, medical office, and multi-family residential uses.

GMI respectfully requests the city council to grant its request for a conditional use permit for a convenience store with fuel pumps on the Site. This request meets all of the conditional use permit approval standards prescribed by Section 9.2.6(A) of the zoning ordinance as follows:

General Background

GMI's pursuit of this development proposal back in 2021, when it sought and received a

zoning certification letter (dated May 14, 2021) (the "Confirmation Letter") stating that a gas station was a permitted use under the Site's C-2 zoning. In reliance on the Confirmation Letter, on November 16, 2021, GMI engaged an engineering team to conduct due diligence and research for the purpose of preparing a concept plan for the proposed convenience store. Through its engineers, GMI commenced jurisdictional coordination activities with the Georgia Department of Transportation and other reviewing agencies on January 6, 2022. Three weeks later, on January 27, 2022, GMI's engineers met with transportation officials from Stockbridge and Henry County to evaluate vehicular access for its proposed development. The curb cut and driveway configuration for GMI's proposed development reflects and incorporates the guidance it received during this process.

Additionally, on March 8, 2022, GMI participated in a pre-application meeting with members of the city's planning, engineering, and Fire Marshal staff to discuss its development proposal. During this meeting, the planning staff again confirmed that the Site's zoning would permit GMI's proposed convenience store development component. However, less than a week after the pre-application meeting, on March 14, 2022, the City Council adopted zoning overlay regulations that prohibited GMI's plans to develop the Site with a convenience store. No one at the preapplication meeting ever informed GMI of the pending zoning overlay text amendment or its potential impact on GMI's development plants.

In reliance on the planning staff's repeated assurances that the Site's C-2 zoning allowed convenience store developments, GMI prepared fully engineered permit plans, and it submitted an application for a land disturbance permit on July 18, 2022. Over the next five months, GMI extensively amended its development plans in response to comments from the city staff, at great expense. Then, on February 10, 2023, for the very first time and almost a full year after the adoption of the zoning overlay regulations, the planning staff advises GMI that the Site is ineligible for a convenience store development. By that time, this zoning issue was the only impediment that prevented GMI from receiving permits for its proposed convenience store development because the development complied with every other applicable law, regulation, and design standard.

Conditional Use Permit Approval Standards

1. The Proposed Amendment is Consistent With the City's Comprehensive Plan.

The Comprehensive Plan sets forth a future land use map for all property within the city, and this map designates the Site for Low Density Residential Development. However, the Comprehensive Plan also prescribes the city's priorities in a number of policy areas. For example, the Comprehensive Plan sets forth the following future land use policies:¹

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major

¹ Comprehensive Plan, p. 44.

103093.2 211992-000001

1014594.1 242193-000001

roadways.

- Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

The character of the area surrounding the Site skews heavily toward high-density commercial, retail, and healthcare uses. Therefore, authorizing GMI to develop with Site with a retail development, including the proposed convenience store, would be consistent with the city's future land use policies. More specifically, approving the development would rationally complement the Eagles Landing commercial development node, particularly for those accessing Piedmont Healthcare's medical campus on the other side of Rock Quarry Road. Finally, approving GMI's development proposal would render all property within 4,500 feet of the Site ineligible for convenient store entitlements. Paradoxically, this means that approving this proposed convenience store as part of a larger retail development would protect almost the entirety of the Eagles Landing commercial development node from the potential development of a standalone convenience store.

Therefore, GMI's conditional use permit application substantially complies with the Comprehensive Plan.

2. The Proposed Development Will be Compatible With the Land Uses and Zoning Districts in the Vicinity of the Site.

GMI desires to develop the Site with a retail development, with the convenience store being proposed as merely one of multiple retail tenants. The nature of this development proposal makes it much different in character from a typical standalone convenience store development proposal because many visitors to the Site will be able to reach it without a car because of the large amount of nearby office and commercial development. As explained above, the area surrounding the Site is heavily characterized by high-density medical and commercial C-2 and C-3 zoning and uses.

GMI's proposed retail development proposal, including the proposed convenience store, will be entirely consistent and compatible with the surrounding area's development character.

Therefore, GMI's conditional use permit request meets this approval standard.

3. The Proposed Use Complies with Applicable Law Governing Land Development.

One of the benefits of having GMI essentially complete the permitting process prior to submitting its conditional use permit application is that the various agencies that review permit applications have already confirmed that the development complies with every applicable regulatory requirement except the requirement for a conditional use permit. Our compliance status will be confirmed by every city government agency that reviews this application.

Therefore, GMI's conditional use permit application meets this approval standard.

4. The Proposed Use Will Have a Neutral to Positive Impact on Vehicular and Pedestrian Circulation.

The proposed convenience store will be part of a larger retail development that will bring those services within very close proximity to Piedmont Hospital's hospital and medical campus, as well as other nearby office development. This intimate proximity will empower nearby workers to access neighborhood retail services by foot and by newly truncated short vehicular trips. Furthermore, the primary entrance to the proposed on-Site development will physically line up with Piedmont Hospital's curb cut access onto Rock Quarry Road, effectively preventing conflicting turning movements and making possible the potential future signalization of this intersection.

Therefore, GMI's conditional use permit request meets this approval standard.

5. The Proposed Use Will Have Appropriate Off-Street Parking Spaces

As explained above, GMI's proposed convenience store would simply be one tenant in a larger retail development. The total retail development carries a minimum parking requirement of 57 parking spaces. As currently proposed, the retail development would provide 54 parking spaces, which is 3 fewer spaces than required. Therefore, the proposed development will require a parking variance to reduce our minimum parking requirement by 3 parking spaces.

Therefore, GMI's conditional use permit request meets this approval standard.

6. The Proposed Use Will Have Appropriate Open Space

As explained above, GMI essentially completed the permitting process prior to submitting its conditional use permit application, and various city permitting review agencies have already confirmed that the development complies with applicable regulatory requirements, except the requirement for a conditional use permit. Our compliance status will be confirmed by every city government agency that reviews this application.

Therefore, GMI's conditional use permit application meets this approval standard.

7. The Proposed Use Will Have Appropriate Protective Screening

The only element of GMI's convenience store proposal that requires visual screening is an on-Site dumpster. That receptacle will be fully enclosed, with opaque gates facilitating access to it. Any on-Site screening beyond the dumpster enclosure would conflict with GMI's practice of making its convenience store locations as transparently visible to the public as possible, for security reasons. Furthermore, the retail component will be attractively integrated into GMI's proposed retail development. Therefore, instead of focusing its attention on landscape screening, GMI will focus on providing high quality landscaping as a development amenity.

Therefore, GMI's conditional use permit meets this approval standard.

8. Hours and Manner of Operation

GMI's proposed convenience store will operate 24 hours a day, given the 24-hour nature of the very high-density hospital and medical campus across the street from it. The only way the proposed convenience store would substantially deviate from standard convenience store operations would be its inclusion in GMI's larger retail development. Placing the convenience store in this setting will promote a much higher level of pedestrianism that is possible with a standalone convenience store. It will similarly allow a substantial proportion of the surrounding daytime population to access the Site's convenience store services with extremely short vehicular trips than would be otherwise achievable, in compliance with the Parkway Mixed Use Overlay's purposes.²

9. The Proposed Use Will Have Exceptional Outdoor Lighting

Convenience store operators utilize generous outdoor lighting systems to maximize on-site safety and security from sundown to sunrise. GMI will use this safety protocol on the Site to benefit its patrons and employees. While the Site is surrounded by commercially zoned properties, GMI will take care to prevent unreasonable glare in the surrounding area. The code compliance of GMI's proposed outdoor lighting scheme was confirmed during the permitting process.

Therefore, GMI's conditional use permit application meets this approval standard.

10. The Site's Ingress and Egress Will Be Conducive to Effective Traffic Management

As explained above, GMI's development plan has been heavily scrutinized by State and local transportation officials and it has already incorporated their extensive comments into its fully engineered development plans. Those construction plan sets have been included in GMI's zoning for the city's ease of review.

² Zoning Ordinance § 2.5.2(A)(3) (Overlay purposes include promoting development that encourages pedestrianism.); see also Id at § 2.5.2(8) (Overlay purposes include promoting innovative developments.).

Therefore, GMI's conditional use permit application meets this approval standard.

11. Constitutional Objections and Conclusion.

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.³ Therefore, GMI respectfully advises the City of Stockbridge of its constitutional objections to comply with requirements of Georgia law.

Based on its reliance on the planning staff's repeated and accurate assurances that its development plans for the Site could include a convenience store, GMI has a vested right to include that use in its development plans. Under longstanding Georgia law, a "vested right" is a property interest "which it is proper for the state to recognize and protect and of which the individual cannot be deprived arbitrarily without injustice."⁴ Furthermore, even without its legally vested development rights, GMI's conditional use permit application meets the approval standards for such applications. Therefore, any action taken on this application other than the approval of GMI's conditional use permit as requested would violate its constitutionally protected rights to due process of law and equal protection under the laws. Please be advised that we fully intend to file a lawsuit challenging any denial of this application, and in that lawsuit, we will pursue all remedies available to us in law and equity, including all attorneys' fees and court costs that we are forced to incur, pursuant to O.C.G.A. § 13-6-11.

For all of the foregoing reasons, GMI respectfully requests the approval of its application for a conditional use permit authorizing the inclusion of a convenience store with fuel pumps in the retail component of its proposed retail development. Please let me know if I may provide you with any additional information or clarify anything in this letter.

Sincerely,

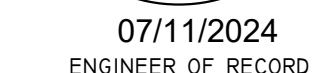
WILSON BROCK & IRBY, L.L.C.



By: Harold Buckley, Jr., AICP
Attorneys for GMI 2, Inc.

³ *DeKalb County v. Bembry*, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant summary judgment to DeKalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

⁴ *Recycle & Recover, Inc. v. Georgia Bd. of Nat. Res.*, 266 Ga. 253, 254, 466 S.E.2d 197, 199 (1997) (citing *Hayes v. Howell*, 251 Ga. 580, 584, 308 S.E.2d 170, 175 (1983)).



	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL SITE AREA	186,099	4.27	100.0
EXISTING ONSITE IMPERVIOUS AREA	0	0.00	0.0
EXISTING PERVIOUS AREA	186,099	4.27	100.0
PROPOSED ONSITE IMPERVIOUS AREA	40,240	1.22	28.6
BUILDING(S)	9,840	0.23	5.3
SIDEWALK	3,535	0.08	1.9
PAVEMENT/DRIVEWAYS/GRAVEL	26,865	0.62	14.4
PROPOSED PERVIOUS AREA	145,859	3.35	78.4
TOTAL DISTURBED AREA	51,197	1.18	N/A
PROPOSED OFFSITE IMP.	8,015	0.18	N/A

PARCEL ID. (REFERENCE):	032-01030012
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	CONVENIENCE STORE WITH FUEL SALES AND RETAIL
CURRENT ZONING CLASSIFICATION:	C-2 GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING CLASSIFICATION:	C-2 GENERAL COMMERCIAL DISTRICT
OVERLAY DISTRICT	PMU PARKWAY MIXED USE
CURRENT LOCAL JURISDICTION:	CITY OF STOCK BRIDGE
FLOOD ZONE CLASSIFICATION:	
SPECIAL USE REQUEST TO ALLOW FOOD MARKS WITH FUEL PUMPS	

BUILDING AREA
GROSS FLOOR AREA ± 9,840 SQ. FT.

BUILDING COVERAGE: ± 5.29%

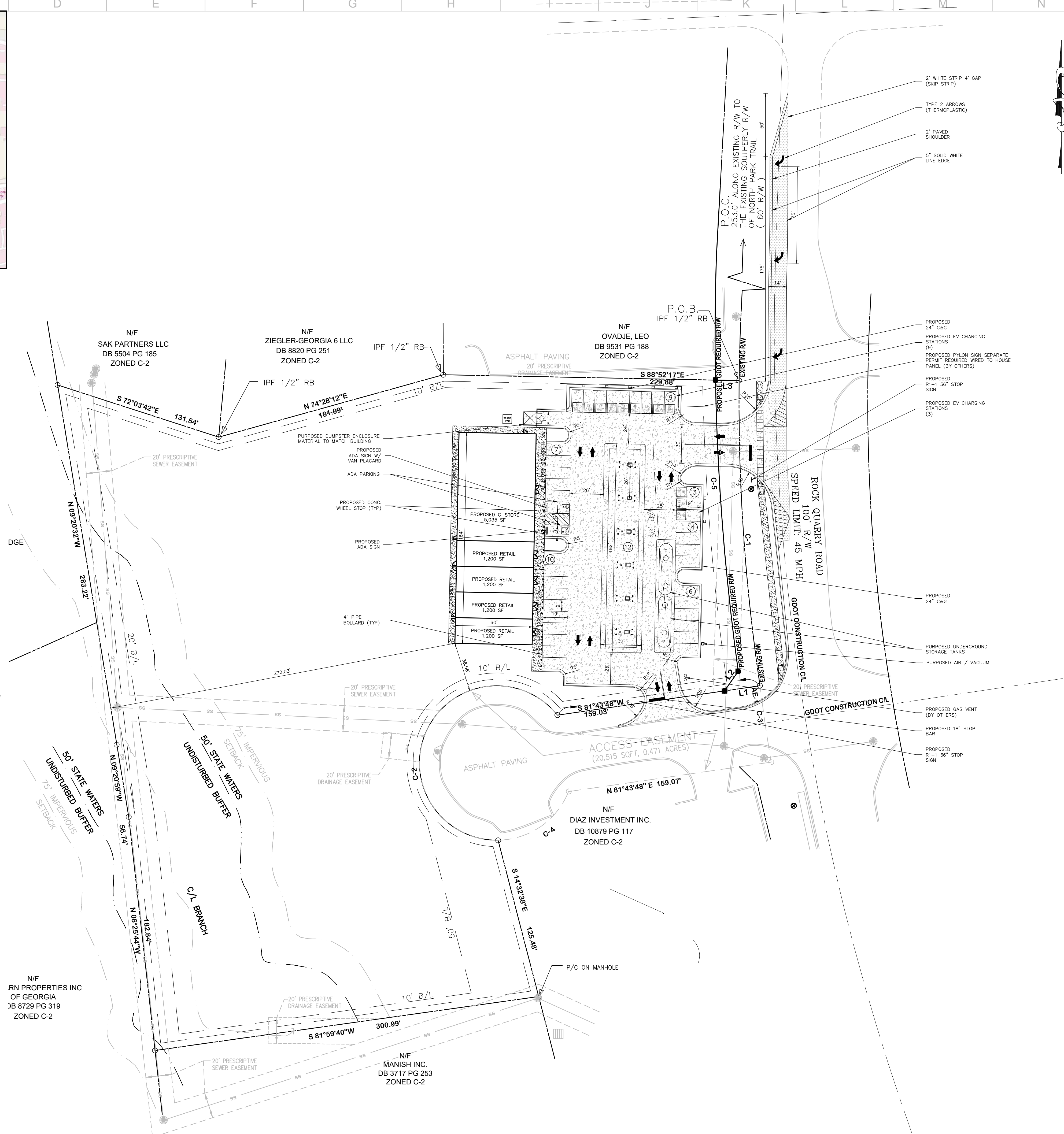
MAX BUILDING HEIGHT (BY CODE): 35 FEET

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (EAST)	50 FEET	157.08'
REAR (WEST)	20 FEET	270.86'
SIDE (NORTH)	20 FEET	24.50'
SIDE (SOUTH)	20 FEET	32.96'

CITY PARKING REQUIRED:	
FOOD MART WITH FUEL SALES (5,035 SF)	
RETAIL UPPER LEVEL (4,800 SF)	
5 SPACE FOR EACH 1,000 SQUARE	50 SPACES
TOTAL PARKING REQUIRED	50 SPACES
PROVIDED PARKING	
STANDARD SPACES 9'x19'	25 SPACES
FUEL PUMP SPACES	12 SPACES
E.V. CHARGING SPACES	12 SPACES
ACCESSIBLE SPACES 9'x19' (REQUIRED)	2 SPACES
TOTAL PARKING PROVIDED	51 SPACES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND STATE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: IRONSTONE SURVEYING
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
5. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
6. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA.
7. ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
9. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
10. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
11. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
12. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
13. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
14. ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
15. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
16. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
17. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE FOR WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
18. ALL TRAFFIC MARKINGS SHALL BE THERMOPLASTIC AND MEET GDOT SPECIFICATIONS.

THIS PROPERTY IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD
(X) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER 1315C0088D,
DATED 10-06-2016.



I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED ENTRANCE(S) FOR THE PROPOSED PROJECT ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE IN EACH DIRECTION. THE REGULATED SPEED LIMIT AT THE ENTRANCE IS 45 MILES PER HOUR. THE SIGHT DISTANCE PROVIDED AT THE ENTRANCE IS 400 FEET, WHICH IS THE SIGHT DISTANCE REQUIRED IN THE UNIFIED DEVELOPMENT ORDINANCE. SIGHT DISTANCE IS MEASURED WITH DRIVERS EYE HEIGHT OF 3.5 FEET AT THE DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

SIGNED FB Beomer DATE 07/15/2024

PROPOSED CONCRETE SIDEWALK		
PROPOSED CONCRETE PAVING		
PROPOSED HEAVY DUTY ASPHALT PAVING		
PROPOSED STANDARD DOT PAVING		
GDOT PAVING		
LANDSCAPE STRIP/SETBACK LINE		
PROPERTY LINE		
CURB & GUTTER		
WATER METER		ADA P
TRANSFORMER PAD		DIREC
ADA RAMP		
SIGN		PROPO
CONCRETE WHEEL STOP		

24-HOUR CONTACT: MEHTA BHARTI 678-458-5185

CIVIL PLANS

CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE

GM12, INC
1876 INDEPENDENCE SQ., SUITE D, DUNWOODY,
GA 30338
MEHTA BHARTI 678 458 5185



ISSUE DATE
06-26-2024

PROJECT NUMBER
2024-033

SHEET TITLE

SITE PLAN

SHEET NUMBER

C1









TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: September 19, 2024

SUBJECT: Staff Report for Special Use Permit Case #SP-2024-01
For Parcel #032-01030012 on the West Side of Rock Quarry Road

I. PURPOSE

The applicant for Special Use Permit Case #SP-2024-01, GMI 2, LLC (represented by Harold Buckley, Jr., Esq., from the law firm of Wilson, Brock & Irby), requests a special use permit to build a gas station and convenience store (termed by the applicant as “a convenience store with fuel pumps”) on Parcel #032-01030012 on the west side of Rock Quarry Road. GMI 2, LLC develops and operates non-residential developments, including offices and convenience stores. The proposed gas station and convenience store would be part of a new retail center with 9,835 square feet and four other tenant spaces. The applicant has stated that the financial viability of the proposed development would be dependent upon the inclusion of the convenience store.

A special use permit is necessary for the proposed development because Ordinance #OR24-563 for the Parkway Mixed-Use Overlay (PMU) District, per Text Amendment Case #TX-2024-03, identifies gas stations and convenience stores as being “select uses” in Section 2.5.2(C)(1), and as being permitted uses within a C-2 (General Commercial) zoning district if an applicant applies for and is approved for a special use permit.

The proposed gas station and convenience store must meet four types of compliance requirements, as are listed below. The analysis of each of these types of requirements is discussed in the three Analysis sections of this staff report.

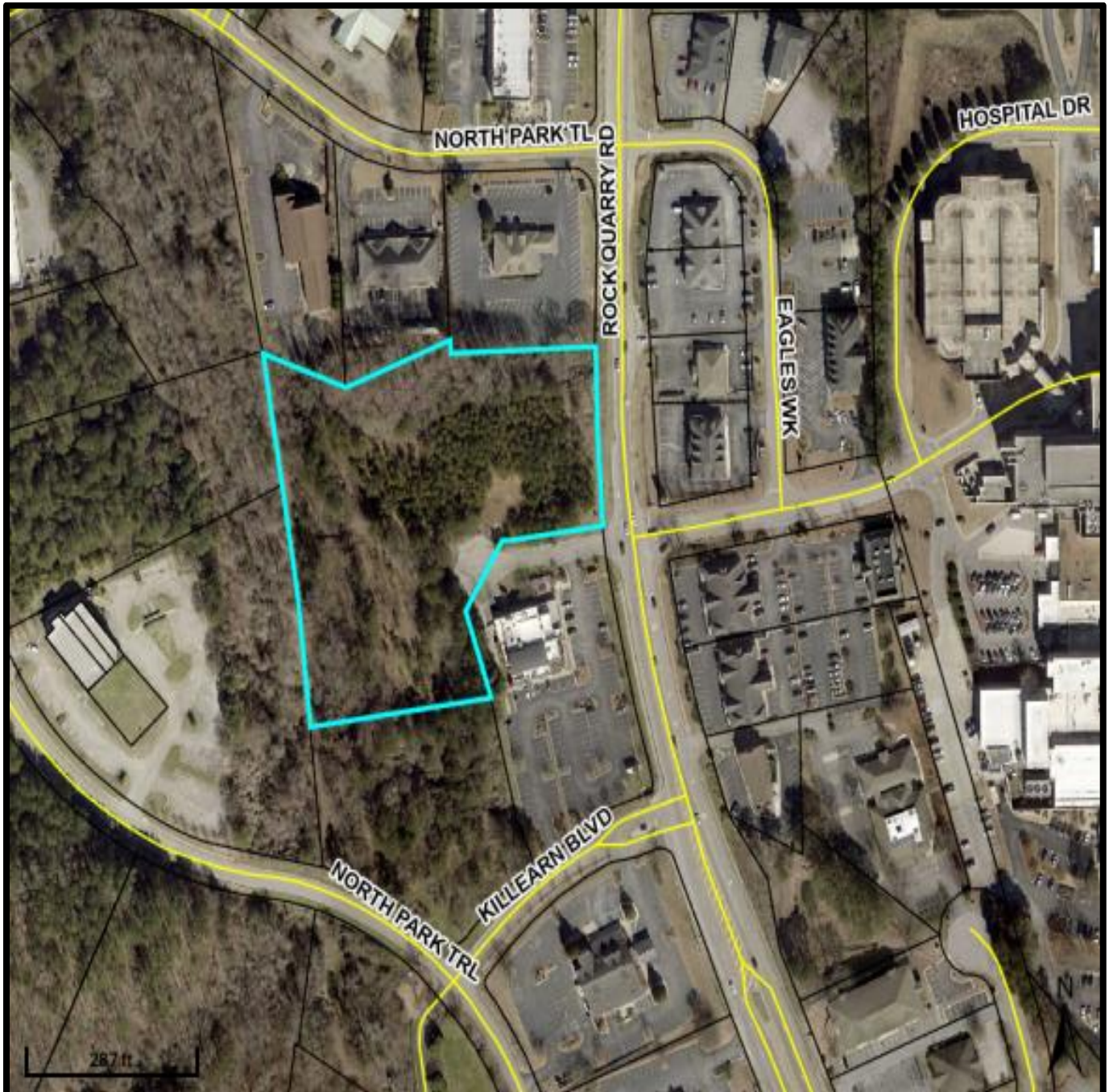
1. Requirements for “select uses” from Section 2.5.2.(C)(2) of the UDC for the Parkway Mixed-Use (PMU) Overlay District.
2. Requirements for gasoline stations from Section 3.2.14 of the UDC.
3. Requirements for special use permits from Section 9.2.5 of the UDC (staff

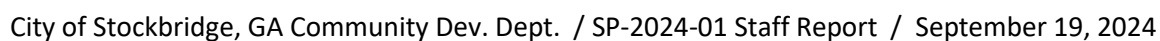
- considerations).
4. Requirements for special use permits from Section 9.2.6 of the UDC (City Council considerations).

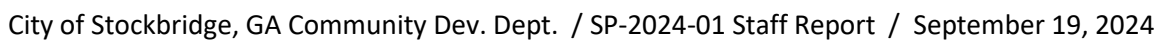
II. CASE FACTS

<u>DESCRIPTIVE FACTOR</u>	<u>RESEARCH FINDINGS</u>
Proposed Use:	Gas station and a retail building containing a convenience store plus four retail tenants.
Property Address:	N/A. Parcel #032-01030012 on Rock Quarry Road. The parcel is a corner lot, and it contains two tracts.
Parcel Acreage:	4.37 +/- acres.
Land District and Land Lot:	District 6, Land Lot 13.
Council District:	3
Applicant:	GMI 2, LLC.
Owner:	GMI 2, LLC.
Existing Zoning:	C-2 (General Commercial) and Parkway Mixed-Use (PMU) Overlay District.
Surrounding Zoning:	<u>North, South, and East</u> —C-2 (General Commercial). <u>West</u> —C-3 (Heavy Commercial).
Property Location:	West side of Rock Quarry Road, at the end of Hospital Drive.
Property Conditions:	Vacant and mostly wooded, except for a portion of the cul-de-sac at the end of Hospital Drive. A narrow strip of wetlands is present along the western boundary. ³³
Current Use:	Undeveloped.
Surrounding Land Uses:	~ <u>North, East, and Southwest</u> —Medical office buildings. ~ <u>Northwest and South</u> —Vacant land. ~ <u>Southeast</u> —Commercial (full-serve restaurant).
Future Land Use Designations:	~ <u>North and South</u> —High-Density Residential. ~ <u>Northeast, Northwest, and West</u> —Low-Density Mixed-Use.
Road Classification:	Minor Arterial.

**AERIAL PHOTO OF PARCEL #032-01030012
ON ROCK QUARRY ROAD**







CITY OF STOCKBRIDGE FUTURE LAND USE MAP

Showing Parcel #032-01030012 on Rock Quarry Road



III. PROPOSED DEVELOPMENT

The applicant proposes to build a retail center on Parcel #032-01030012 on Rock Quarry Road, adjacent to the western cul-de-sac terminus of Hospital Drive. The cul-de-sac lies adjacent to the driveway for the Gambino's Mexican Restaurant. The proposed development would include a convenience store with fuel pumps and electric charging stations, and it would operate twenty-four hours per day. The applicant's letter of intent states that the proposed development would be intended to serve the numerous customers who are present within the vicinity of Piedmont Hospital, the associated medical buildings, and other commercial uses along Rock Quarry Road and Eagles Landing Parkway.

The submitted Landscape Rendering shows that the proposed development would utilize only the portion of the site which lies to the north of the cul-de-sac, and that the remainder of the site would be heavily wooded. Dual access to the site would be provided from the cul-de-sac plus a second driveway to the north.

The submitted site plan (entitled "Civil Plans: Rock Quarry Road C-Store Special Use", which was prepared for GMI 2, Inc. by LJA with an issue date of 06-26-24) shows that the proposed retail center would contain several tenant spaces, including a convenience store with fuel pumps (i.e., a gas station), having 9,935 total square feet. The convenience store itself would have 5,035 square feet, and four other tenant spaces would be provided. The site plan shows 100 feet of right-of-way for Rock Quarry Road, which would account for land which Georgia DOT plans to take for the forthcoming widening of the road.

Within the site, the required minimum setbacks for the C-2 district would be met (50 feet in the front, 10 feet on the sides, and 20 feet in the rear). Since the site does not border any residentially-zoned properties, no buffers would be required beyond the setbacks. The maximum allowable lot coverage in the C-2 district is 70 percent, but the proposed development would only cover 28.6 percent of the site. The proposed pervious area (open space) would be 78.4 percent, according to the data on the site plan.

A total of 51 parking spaces would be provided, which would be one more space than would be required for the 9,935-square-foot retail center since the UDC requires 5 parking spaces per 1,000 square feet for "service stations" (the convenience center with fuel pumps) and 5 parking spaces per 1,000 square feet for retail establishments (for the remaining four retail tenant spaces). An equal number of fuel pump spaces (12) and electric vehicle charging spaces (12) would be provided. The remaining parking spaces would be provided for regular retail customers (25) and ADA accessible patrons (2).

The applicant provided three architectural renderings to show views of the proposed retail building, the gas pumps with a canopy, and the electric charging stations. They indicate that the building would have exterior facades with brick. No canopy is shown over the electric charging stations.

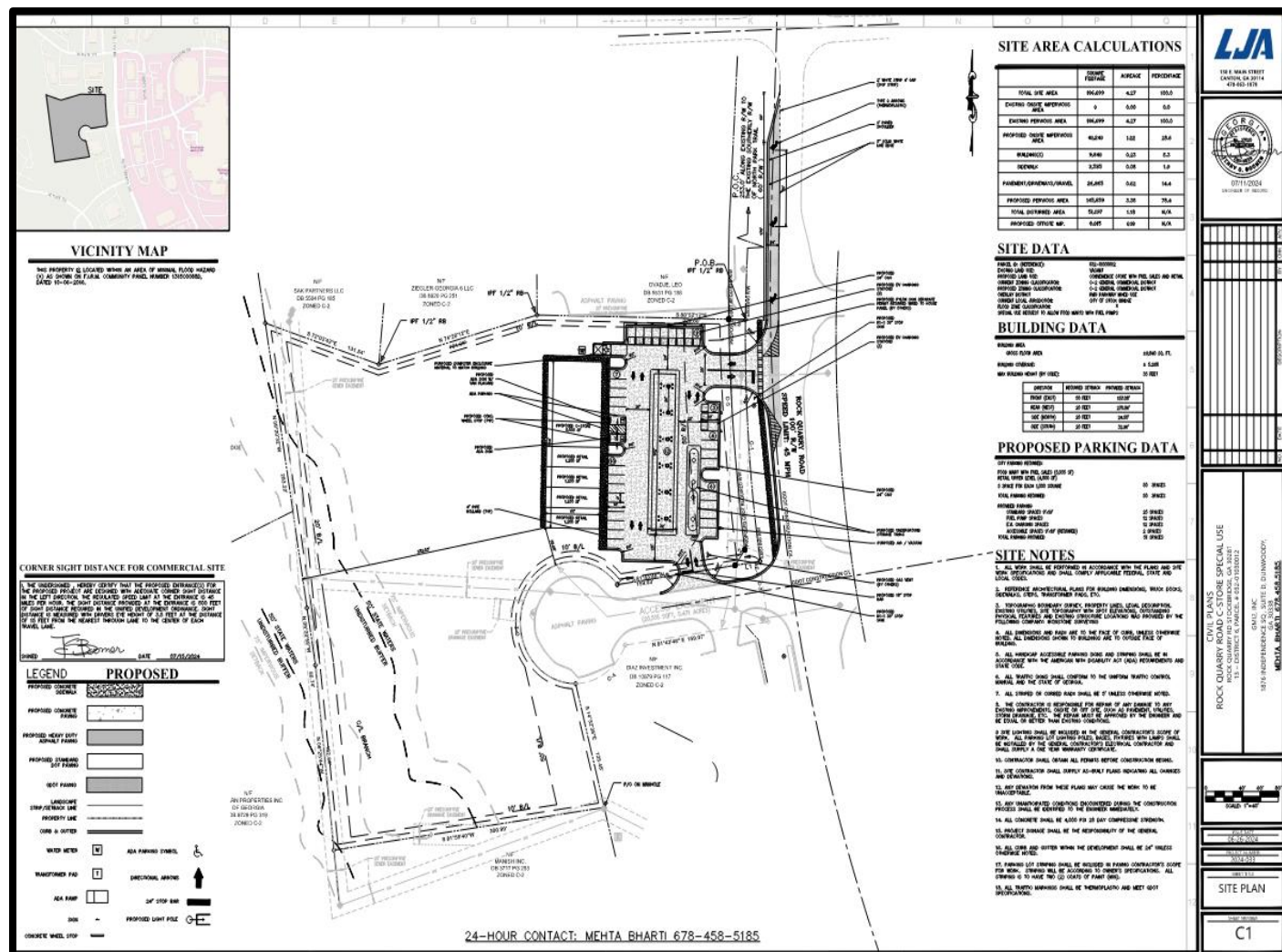
LANDSCAPE RENDERING

**(Entitled Landscape Rendering: Rock Quarry Road C-Store Special Use;
Prepared by LJA; Issue Date: 08/01/24)**

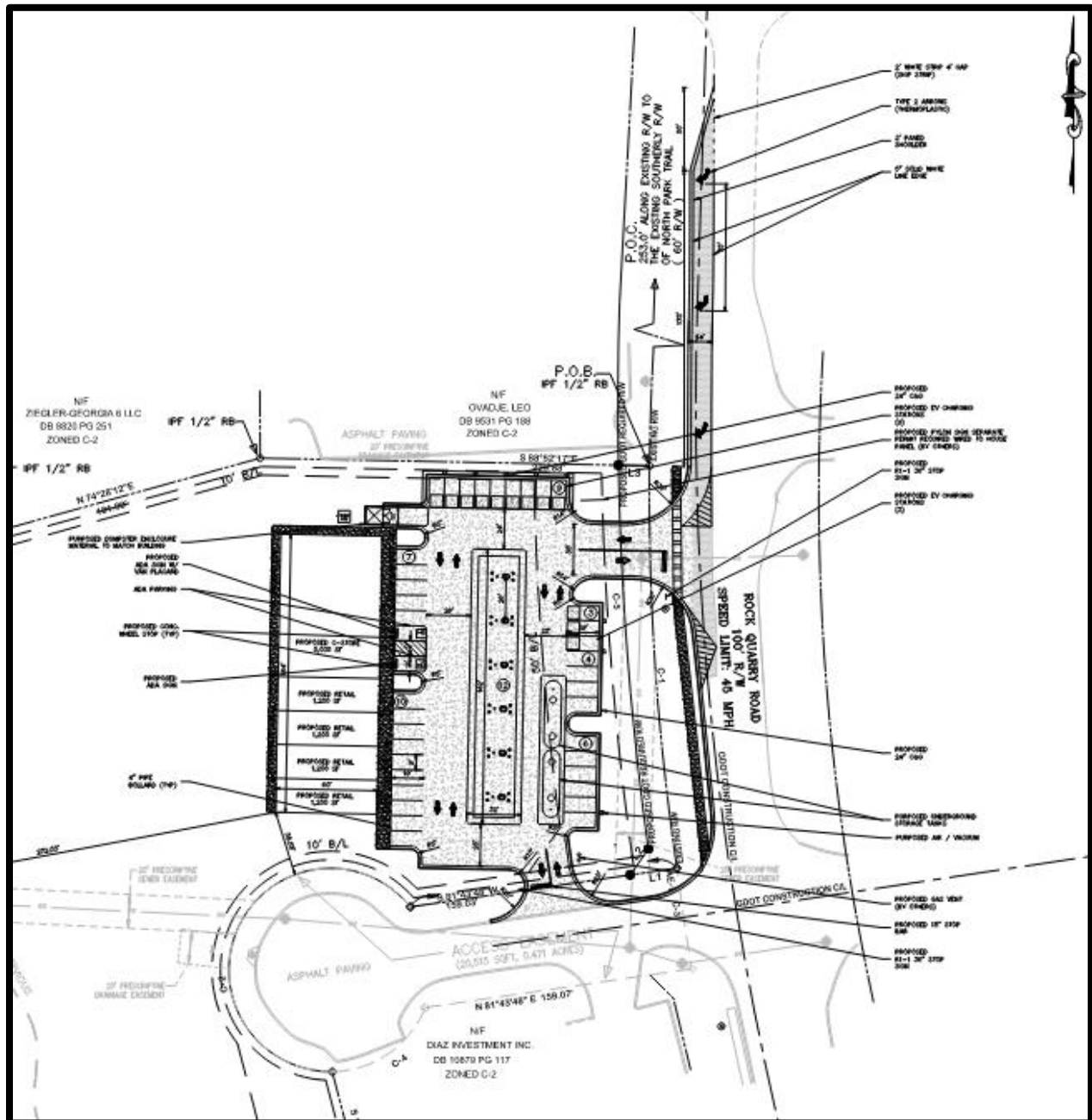


PROPOSED SITE PLAN

(Entitled "Civil Plans: Rock Quarry Road C-Store Special Use";
Prepared by LJA; Issue Date: 06-26-24.)

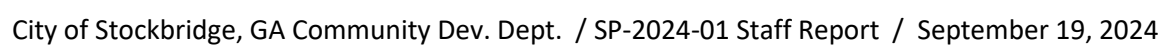


SITE PLAN ENLARGEMENT



ARCHITECTURAL RENDERINGS





IV. ANALYSIS #1—REQUIREMENTS FOR “SELECT USES” IN THE PARKWAY MIXED-USE (P.M.U.) OVERLAY DISTRICT

The subject property lies within the Parkway Mixed-Use (PMU) Overlay District, where gasoline stations and convenience stores have been identified as “Select Uses”, which are permitted in the C-2 zoning district if they are granted a Special Use Permit by the Stockbridge City Council. These Select Uses were previously prohibited in the PMU Overlay District, but now may be permitted. This is due to the passage of Ordinance #OR24-263 for Text Amendment Case #TX-2024-03 on May 13, 2024. The Ordinance identified the permitted uses in Section 2.5.2(C)(1) of the Unified Development Code (UDC), and the accompanying requirements for Select Uses in Section 2.5.2(C)(2). The analysis of the proposed development on the basis of the compliance of the convenience store and gas station appears below.

Analysis of Section 2.5.2(C)(2) Requirements for Select Uses (Gas Station and Convenience Store):

- a. A Select Use must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.***

The subject property has frontage on Rock Quarry Road, which is classified as a minor arterial.

- b. The property must have a base zoning district which allows such uses.***

The subject property is zoned ‘C-2’ (General Commercial), which is an allowable base zoning district for a Select Use.

- c. All property design standards of the base zoning district must be met.***

It appears from the submitted site plan that the subject property meets most of the required design standards of the C-2 zoning district. The minimum lot size (10,000 square feet), the minimum lot width (100 feet), and the maximum allowable lot coverage (70 percent) would all be easily met. The minimum setbacks (50 feet in the front, 10 feet on the regular side, and 20 feet in the rear) would also be met. However, since the subject property constitutes a corner lot, the side yard setback from the cul-de-sac of Hospital Drive must be at least 30 feet. The submitted site plan shows that that distance would be 38.58 feet, thereby meeting the requirement.

- d. Any existing non-conforming structures may not be enlarged.***

The subject property is currently undeveloped.

- e. Building facades for both primary and accessory structures must be constructed of brick on all sides.***

The submitted architectural renderings suggest that all four sides of the proposed retail building would be constructed of brick.

f. At gasoline stations, an equal number of electric charging stations as gas pumps must be provided on the site, and covered canopies must be provided over gas pumps and electric charging stations.

The site plan shows that the proposed development would have the same number of electric charging stations (12) as gas pumps (12), and the architectural renderings show the provision of a large canopy over both the gas pumps and the electric vehicle charging station.

g. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.

The site plan shows that two accesses would be provided to the site, which would allow for acceptable internal circulation.

h. The required number of parking spaces must be provided.

A total of 50 parking spaces would be provided for the gas station and convenience store, and the proposed site plan shows 51 parking spaces, which exceeds the requirement.

i. The required buffers must be provided.

Since the subject property does not border any residentially-zoned districts, the C-2 base zoning district does not require the provision of any buffers. However, as will be discussed below, Section 3.2.14 of the UDC, which provides requirements specifically for gas stations, requires a 25-foot buffer adjacent to adjacent properties which are not residentially-zoned. No such buffers are indicated on the submitted site plan.

j. Other special requirements, to be determined by the Community Development Director.

No other special requirements have been determined at this time.

V. ANALYSIS #2—REQUIREMENTS FOR GASOLINE STATIONS

Section 3.2.14 below from the UDC provides requirements specifically for gas stations.

3.2.14 Gasoline service stations.

- A. Gasoline service stations are permitted in the C-3 district and are a special use in the C-2 district, subject to the site design standards for the district, and the specific site design standards in this section.

- B. Gasoline service stations may include the following activities: sale of fuel, oil, lubricants, and similar products; minor repair; sale of small automotive accessories; sale of food and sundries; convenience store; restaurant drive-up windows; inspection stations for emissions; or car washes. Gasoline service stations shall not include game rooms, game arcades, major repair shops, body shops, paint shops, or paint booths.
- C. Gasoline service stations shall maintain a separation distance of four thousand five hundred (4,500) feet. This distance requirements shall be measured from property line to property line of another gasoline service station.
- D. Design standards for gasoline service stations are shown in the table below.

Standards for Gasoline Service Stations

Development Feature	Standard
Minimum setbacks:	
Principal building and/or gas pumps and canopy, where side and rear lot lines are abutting residentially zoned property	40 feet
Principal building, side and rear lot lines, all other zoning districts	25 feet
Access requirements for corner lots	Access drives shall be a minimum of 20 feet from the intersection of street right-of-way lines
Buffer, adjacent to residentially zoned property	Includes a solid wall or solid fence not less than six (6) feet in height in addition to the standards set forth in this title.

Analysis of Section 3.2.14 Requirements for Gas Stations:

A. Compliance with Site Design Standards for the C-2 District

As was previously mentioned, it appears from the submitted site plan that all design standards of the C-2 zoning district would be met. These include the minimum lot width (100 feet), the minimum setback requirements (50 feet in the front, 10 feet on the sides, and 20 feet in the rear), and the maximum lot coverage of 70 percent.

B. Types of Activities to Be Included

The proposed convenience store and sale of fuel are among the activities which are permitted for gas stations.

C. Separation Distance of Four Thousand Five Hundred (4,500) Feet

Four other gas stations are located within the required separation distance of 4,500 feet from the subject property. Two of them are located within the Rock Quarry Road / Eagles Landing corridor (the applicant's stated market area for the proposed gas station and convenience store) and two gas stations are located within the Hudson Bridge Road corridor. These are shown by the aerial photo maps on the next two pages of this staff report. The first aerial photo map shows the 4,500-foot radius around the subject property. The second aerial photo map is an enlargement of the Rock Quarry Road / Eagles

Landing Parkway corridor. It shows the locations of two gas stations within that corridor, which the proposed gas station would serve.

The closest gas station is a Texaco station, which is located south of the subject property at 1247 Eagles Landing Parkway, situated at the southwest corner of Patrick Henry Parkway (an extension of Rock Quarry Road) and Eagles Landing Parkway. To the north, a BP station is located at 901 Rock Quarry Road (Parcel #050-01016011), at the southwest corner of Rock Quarry Road and Banks Road. Within the Hudson Bridge Road corridor, a Murphy gas station is located at 1440 Hudson Bridge Road, and a Quik Trip gas station is located farther to the west, at 1614 Hudson Bridge Road.

The measurements below were made on the Henry County Tax Assessors' aerial photo of the vicinity. They show the approximate distances of these four gas stations from the subject property. The distances were measured from the closest point on the nearest property line of the subject property to the closest point on the nearest property line of a nearby gas station.

Within the Rock Quarry Road / Eagles Landing Parkway Corridor:

- Texaco gas station -- Located approximately 1,706 feet from the subject property.
- BP gas station -- Located approximately 4,060 feet from the subject property.

Within the Hudson Bridge Road Corridor:

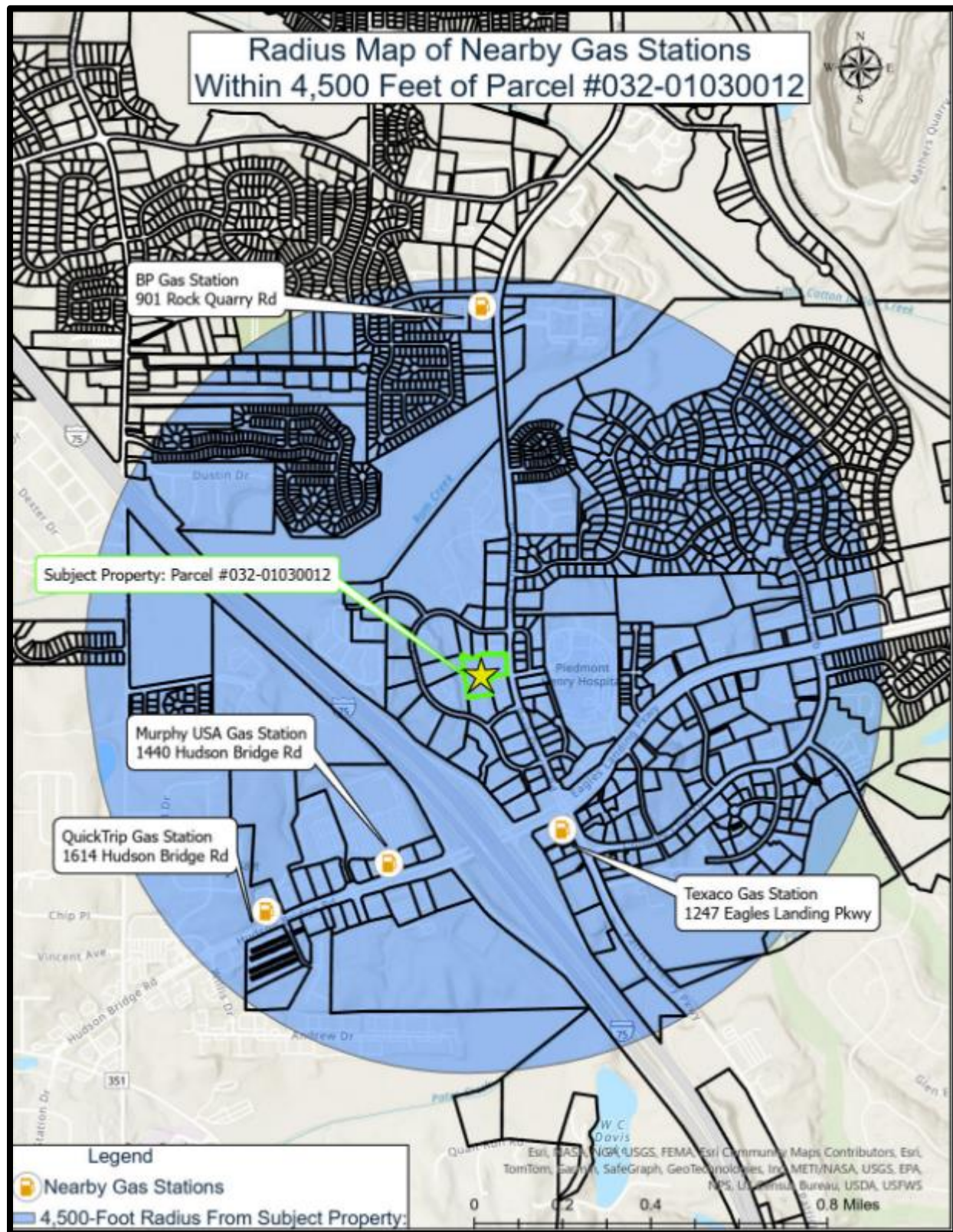
- Murphy gas station – Located approximately 2,055 feet from the subject property.
- QuikTrip gas station – Located approximately 3,315 feet from the subject property.

Based on these measured distances, the subject property is located less than the required 4,500 feet from all four of the existing gas stations within the 4,500-foot radius.

D. Design Standards for Gas Stations

The table above from Section 3.2.14 of the UDC lists design standards for gas station requirements. It states that for properties which are located next to non-residentially-zoned districts, the principal building must have side and rear yard setbacks of 25 feet. In addition, access drives must be at least 20 feet from the intersection of street right-of-way lines, but these distances could not be determined from the site plan.

GAS STATION RADIUS MAP



GAS STATION DISTANCE MAP For the Rock Quarry Road / Eagles Landing Corridor



VI. ANALYSIS #3—REQUIREMENTS FOR SPECIAL USE PERMITS: STAFF CONSIDERATIONS

Section 9.2.5 of the Stockbridge Unified Development Code (UDC) provides requirements for the granting of special use permits (formerly known as conditional use permits), and Subsection 9.2.5(2) lists five (5) issues to be considered, in priority, in the preparation of a staff report, as are listed below. Each issue is discussed below.

Analysis of Section 9.2.5 Issues for the Granting of Special Use Permits:

a. The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.

The volume of traffic to be generated by the proposed development and its potential impacts on the vicinity would be determined by a traffic impact study, which the applicant has not submitted. However, since Rock Quarry Road is currently being widened to four lanes by Georgia DOT, projected traffic volumes from undeveloped properties along Rock Quarry Road, including the subject property, have presumably been projected and accounted for. The fact that the property is located on a corner lot with a cul-de-sac turnaround, and that the proposed development would also have a secondary access, suggests that the proposed development would cause minimal traffic congestion. It may be desirable, though, for a traffic signal to be installed at the intersection of Hospital Drive with Rock Quarry Road since Hospital Drive is a direct access to Piedmont Hospital and its associated medical buildings, and customers from the proposed development may be travelling to and from the medical campus.

b. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

Although the subject property has an unusual shape, the landscape rendering and the site plan show that there is ample room for the proposed development, with the remainder of the site to be wooded. Since a narrow strip of wetlands is present along the western site boundary, the need for a detention pond should be determined.

c. Adequate public facilities are available to serve the proposed use.

The applicant obtained a letter from the Henry County Water Authority, dated July 12, 2024, which stated that water service is available to serve the property, and that sewage treatment and sewer line capacity are also available to serve the property.

d. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

It is currently unknown as to whether the applicant has made any binding agreements

to protect the public interest and nearby properties, or whether such protections are needed.

- e. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.**

The proposed commercial uses would further the Comprehensive Plan's policy to "encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways. Rather than having separate buildings and strip development uses along Rock Quarry Road, the proposed retail building would allow for the cohesive existence of several businesses within a unified development. Further, the proposed uses may be beneficial by meeting the service needs of drivers who are already present within the vicinity to visit the hospital, other medical facilities, and restaurants.

The subject property has a future land use designation of High-Density Residential. The 2024-2028 Comprehensive Plan states that this designation is meant primarily for residential developments, but that small commercial or service businesses may be permitted within such developments. Although the proposed development would consist of small commercial and service businesses, no residential uses are proposed, nor are any residential uses located near the subject property. Therefore, it would be appropriate for the property's future land use designation to be changed to Medium-Density Vertical Mixed-Use, which allows C-2 districts.

VII. ANALYSIS #4—USE PERMIT CONSIDERATIONS

Section 9.2.6(A) of the Stockbridge Unified Development Code (UDC) provides requirements for the granting of use permits, including ten (10) issues to be considered, in priority, in the preparation of a staff report, as are listed below. For the proposed development, the "use permit" pertains to a gas station and a convenience store. Each issue is discussed below and is to be considered by the City Council.

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council;

The proposed gas station and convenience store represent commercial uses, which would be compatible with the numerous other commercial uses that are present within the vicinity. However, commercial uses are not permitted by the subject property's future land use designation of High-Density Residential. A Comprehensive Plan amendment is therefore needed to change the property's future land use designation to Medium-Density Mixed-Use.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed;

The proposed gas station and convenience store would be compatible with the surrounding commercial uses (restaurants and retail stores), and the property's C-2 zoning is compatible with the C-2 zoning of the adjacent properties to the north and south.

3. *Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development;*

No such violations have been identified.

4. *The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;*

The forthcoming widening of Rock Quarry Road should serve to improve traffic flow within the vicinity, and to provide pedestrian access.

5. *The location and number of off-street parking spaces;*

The applicant plans to provide one more parking space than is required, for a total of 51 spaces. This would include parking spaces in front of the convenience store, at the pumps, and close to Rock Quarry Road.

6. *The amount and location of open space;*

The proposed pervious area (open space) would be 78.4 percent, according to the data on the site plan. This would exceed the required 30 percent for the C-2 district.

7. *Protective screening;*

The applicant's letter of intent states that screening would be provided around around the proposed trash dumpster, which would be fully enclosed with opaque gates.

8. *Hours and manner of operation;*

The proposed gas station and convenience store would be open for twenty-four hours per day. This is not anticipated to be a problem since no residential uses are located next to the subject property.

9. *Outdoor lighting; and*

The applicant's letter of intent states that generous outdoor lighting systems would be used for the safety and security of the patrons and employees, and that measures would be taken to ensure that no unreasonable glare would be emitted to the surrounding area.

10. Ingress and egress to the property.

Since the subject property is located on a corner lot with a cul-de-sac turnaround, and since a secondary access would also be provided, no traffic congestion emanating from the proposed uses is anticipated.

VIII. STAFF CONCLUSIONS

As a result of the foregoing three types of analyses, the Planning & Zoning Staff makes the following conclusions:

1. **Facades**—The submitted architectural renderings suggest that the proposed building would be constructed of brick, but it is not clear as to whether all four sides would be brick, as is required by Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Parkway Overlay District.
2. **Canopies**—The submitted architectural renderings show that the gasoline pumps would have a covered canopy over them, but that the electric charging stations would not have one. Both types of facilities are required to have a canopy, in compliance with the requirements of Section 2.5.2(C)(2) of the UDC for Select Uses within the PMU Overlay District.
3. **Access Requirements**—To meet the access requirements of Section 3.2.14 of the UDC, access driveways must be located at least 20 feet from the intersection of street right-of-way lines.
4. **Buffers**--The 25-foot buffers which are required by Section 3.2.14 of the UDC for gas stations that are located next to non-residentially-zoned properties have not been indicated on the submitted site plan.
5. **Types of Uses**—Gas stations, convenience stores, and retail shops are all permitted types of uses within the C-2 zoning district. The specific types of retail tenants to be included within the proposed retail center would need to be allowable uses within the PMU Overlay District, and not be subject to any distance or numerical restrictions.
6. **Distance Requirements**—The proposed gas station (convenience store with gas pumps) would not be located within the minimum separation distance of 4,500 feet away from two other gas stations within the vicinity, as is required by Section 3.2.14 of the UDC for gas stations.

IX. STAFF RECOMMENDATIONS

In view of the aforementioned conclusions, although Conclusions #1 through #5 could possibly be rectified, Conclusion #6 cannot be rectified as long as the four existing gas stations within the 4,500-foot radius continue to operate at their current locations. Therefore, the Planning & Zoning Staff recommends the **DENIAL of a special use permit for a gas station (convenience store with gas pumps)** on Parcel #032-01030012 on Rock Quarry Road since the required distances from four other gas stations within the vicinity have not been met.

Special Use Permit Application City of Stockbridge, Georgia



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

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 359-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATION -- ALL PRE-APPLICATION MEETINGS WILL BE HELD
VIRTUALLY (VIA TEAMS) UNTIL FURTHER NOTICE.

City of Stockbridge Planning and Zoning Division
Conditional Use Permit Application

Name of Applicant: GMI 2, Inc. Phone: 678-457-5185 Date: _____
Address Applicant: 1876 Independence Square, Ste B Fax: N/A Cell #: _____
City: Dunwoody State: GA Zip: 3030338 E-mail: sunnyomsai@yahoo.com
Name of Agent: Harold Buckley, Jr., Esq. Phone: 770-803-3707 Date: 6/28/24
Address Agent: 2849 Paces Ferry Rd, Suite 700 Fax: 404-853-1812 Cell #: _____
City: Atlanta State: GA Zip: 30339 E-mail: hbuckley@wbilegal.com

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

Conditional Use Permit(s) being requested Convenience store
with fuel pumps.

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Acknowledgements

Address of Property: 0 Rock Quarry Road

Nearest intersection to the property: Rock Quarry Road and Hospital Drive
(Street Address)

Size of Tract: 4.37 ac acre(s). Land Lot Number(s): 13 District(s): 6

Property Tax Parcel Number(s): 032-01030012 (Required)

Witness' Signature

Printed Name of Witness

Notary

NOTARY STAMP:



Signature of Applicant

Printed Name of Applicant

Signature of Agent

(For Office Use Only)

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

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

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

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

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

THE APPLICANT IS THE PROPERTY OWNER

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at _____ [address], with Parcel Number _____ which is the subject of this application.

Name of Property Owner: _____

Property Owner's Address: _____

Telephone: _____ E-mail: _____

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

Signature: _____ Date: _____

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

Name(s) of Applicant(s): _____

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: _____

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

B. A. mehta

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

6/26/24
Date

[Signature]

Signature of Notary Public

Mimi Zhu

Printed Name of Notary Public

6/26/2024



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No X

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

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

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

Bhakti mehta
Applicant's Name - Printed

B. A. mehta
Signature of Applicant/Property Owner/Agent

Harold Buckley, Jr.
Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26 day of June 2024

[Signature]
Notary Public



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

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBLEGAL.COM

HAROLD BUCKLEY, JR.

hbuckley@wblegal.com
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

August 2, 2024

VIA HAND DELIVERY

Keedra Jackson, Chief Planner
City of Stockbridge Planning & Zoning
4602 North Henry Boulevard
Stockbridge, Georgia

Re: Application and Ante Litem Notice by GMI 2, Inc. for a Conditional Use Permit to Property at 0 Rock Quarry Road (Parcel ID 032-01-030-012) (the "Site") to be Developed with a Convenience Store With Fuel Pumps, and Ante Litem Notice Pursuant to O.C.G.A. § 36-33-5.

Dear Keedra:

My firm represents GMI 2, Inc. ("GMI"), which specializes in developing and operating nonresidential establishments, including offices and convenience stores. GMI owns the Site, which is currently vacant, and desires to improve it with a 9,835-square-foot retail development. One of the tenant spaces is proposed to be occupied by a convenience store with fuel pumps. GMI will not be able to market the remainder of the retail building to other prospective tenants until it has the conditional use permit in-hand because the financial viability of the development depends on the inclusion of the convenience store.

The Site is located within the extraordinarily large Eagles Landing commercial development node, within which the prevailing development pattern is high density commercial development. This contiguous commercial district, which is characterized by a mix of C-2 (General Commercial) and C-3 (Heavy Commercial) zoning, extends approximately one mile east from I-75 to Country Club Drive and approximately two-thirds of a mile from north to south. Therefore, every property abutting the Site and in its surrounding area is zoned for either general commercial or heavy commercial use. The properties on the opposite side of Rock Quarry Road are primarily developed uses related to Piedmont Healthcare's hospital and medical campus. The properties on the same side of Rock Quarry Road as the Site are developed with a mix of retail/restaurant, medical office, and multi-family residential uses.

GMI respectfully requests the city council to grant its request for a conditional use permit for a convenience store with fuel pumps on the Site. This request meets all of the conditional use permit approval standards prescribed by Section 9.2.6(A) of the zoning ordinance as follows:

General Background

GMI's pursuit of this development proposal back in 2021, when it sought and received a

WILSON BROCK & IRBY, L.L.C.

GMI'S CONDITIONAL USE PERMIT LETTER OF INTENT

August 2, 2024

Page 2

zoning certification letter (dated May 14, 2021) (the "Confirmation Letter") stating that a gas station was a permitted use under the Site's C-2 zoning. In reliance on the Confirmation Letter, on November 16, 2021, GMI engaged an engineering team to conduct due diligence and research for the purpose of preparing a concept plan for the proposed convenience store. Through its engineers, GMI commenced jurisdictional coordination activities with the Georgia Department of Transportation and other reviewing agencies on January 6, 2022. Three weeks later, on January 27, 2022, GMI's engineers met with transportation officials from Stockbridge and Henry County to evaluate vehicular access for its proposed development. The curb cut and driveway configuration for GMI's proposed development reflects and incorporates the guidance it received during this process.

Additionally, on March 8, 2022, GMI participated in a pre-application meeting with members of the city's planning, engineering, and Fire Marshal staff to discuss its development proposal. During this meeting, the planning staff again confirmed that the Site's zoning would permit GMI's proposed convenience store development component. However, less than a week after the pre-application meeting, on March 14, 2022, the City Council adopted zoning overlay regulations that prohibited GMI's plans to develop the Site with a convenience store. No one at the preapplication meeting ever informed GMI of the pending zoning overlay text amendment or its potential impact on GMI's development plans.

In reliance on the planning staff's repeated assurances that the Site's C-2 zoning allowed convenience store developments, GMI prepared fully engineered permit plans, and it submitted an application for a land disturbance permit on July 18, 2022. Over the next five months, GMI extensively amended its development plans in response to comments from the city staff, at great expense. Then, on February 10, 2023, for the very first time and almost a full year after the adoption of the zoning overlay regulations, the planning staff advises GMI that the Site is ineligible for a convenience store development. By that time, this zoning issue was the only impediment that prevented GMI from receiving permits for its proposed convenience store development because the development complied with every other applicable law, regulation, and design standard.

Conditional Use Permit Approval Standards

1. The Proposed Amendment is Consistent With the City's Comprehensive Plan.

The Comprehensive Plan sets forth a future land use map for all property within the city, and this map designates the Site for Low Density Residential Development. However, the Comprehensive Plan also prescribes the city's priorities in a number of policy areas. For example, the Comprehensive Plan sets forth the following future land use policies:¹

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major

¹ Comprehensive Plan, p. 44.

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roadways.

- Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.

The character of the area surrounding the Site skews heavily toward high-density commercial, retail, and healthcare uses. Therefore, authorizing GMI to develop with Site with a retail development, including the proposed convenience store, would be consistent with the city's future land use policies. More specifically, approving the development would rationally complement the Eagles Landing commercial development node, particularly for those accessing Piedmont Healthcare's medical campus on the other side of Rock Quarry Road. Finally, approving GMI's development proposal would render all property within 4,500 feet of the Site ineligible for convenient store entitlements. Paradoxically, this means that approving this proposed convenience store as part of a larger retail development would protect almost the entirety of the Eagles Landing commercial development node from the potential development of a standalone convenience store.

Therefore, GMI's conditional use permit application substantially complies with the Comprehensive Plan.

2. The Proposed Development Will be Compatible With the Land Uses and Zoning Districts in the Vicinity of the Site.

GMI desires to develop the Site with a retail development, with the convenience store being proposed as merely one of multiple retail tenants. The nature of this development proposal makes it much different in character from a typical standalone convenience store development proposal because many visitors to the Site will be able to reach it without a car because of the large amount of nearby office and commercial development. As explained above, the area surrounding the Site is heavily characterized by high-density medical and commercial C-2 and C-3 zoning and uses.

GMI's proposed retail development proposal, including the proposed convenience store, will be entirely consistent and compatible with the surrounding area's development character.

Therefore, GMI's conditional use permit request meets this approval standard.

3. The Proposed Use Complies with Applicable Law Governing Land Development.

One of the benefits of having GMI essentially complete the permitting process prior to submitting its conditional use permit application is that the various agencies that review permit applications have already confirmed that the development complies with every applicable regulatory requirement except the requirement for a conditional use permit. Our compliance status will be confirmed by every city government agency that reviews this application.

Therefore, GMI's conditional use permit application meets this approval standard.

4. The Proposed Use Will Have a Neutral to Positive Impact on Vehicular and Pedestrian Circulation.

The proposed convenience store will be part of a larger retail development that will bring those services within very close proximity to Piedmont Hospital's hospital and medical campus, as well as other nearby office development. This intimate proximity will empower nearby workers to access neighborhood retail services by foot and by newly truncated short vehicular trips. Furthermore, the primary entrance to the proposed on-Site development will physically line up with Piedmont Hospital's curb cut access onto Rock Quarry Road, effectively preventing conflicting turning movements and making possible the potential future signalization of this intersection.

Therefore, GMI's conditional use permit request meets this approval standard.

5. The Proposed Use Will Have Appropriate Off-Street Parking Spaces

As explained above, GMI's proposed convenience store would simply be one tenant in a larger retail development. The total retail development carries a minimum parking requirement of 57 parking spaces. As currently proposed, the retail development would provide 54 parking spaces, which is 3 fewer spaces than required. Therefore, the proposed development will require a parking variance to reduce our minimum parking requirement by 3 parking spaces.

Therefore, GMI's conditional use permit request meets this approval standard.

6. The Proposed Use Will Have Appropriate Open Space

As explained above, GMI essentially completed the permitting process prior to submitting its conditional use permit application, and various city permitting review agencies have already confirmed that the development complies with applicable regulatory requirements, except the requirement for a conditional use permit. Our compliance status will be confirmed by every city government agency that reviews this application.

Therefore, GMI's conditional use permit application meets this approval standard.

7. The Proposed Use Will Have Appropriate Protective Screening

The only element of GMI's convenience store proposal that requires visual screening is an on-Site dumpster. That receptacle will be fully enclosed, with opaque gates facilitating access to it. Any on-Site screening beyond the dumpster enclosure would conflict with GMI's practice of making its convenience store locations as transparently visible to the public as possible, for security reasons. Furthermore, the retail component will be attractively integrated into GMI's proposed retail development. Therefore, instead of focusing its attention on landscape screening, GMI will focus on providing high quality landscaping as a development amenity.

Therefore, GMI's conditional use permit meets this approval standard.

8. Hours and Manner of Operation

GMI's proposed convenience store will operate 24 hours a day, given the 24-hour nature of the very high-density hospital and medical campus across the street from it. The only way the proposed convenience store would substantially deviate from standard convenience store operations would be its inclusion in GMI's larger retail development. Placing the convenience store in this setting will promote a much higher level of pedestrianism that is possible with a standalone convenience store. It will similarly allow a substantial proportion of the surrounding daytime population to access the Site's convenience store services with extremely short vehicular trips than would be otherwise achievable, in compliance with the Parkway Mixed Use Overlay's purposes.²

9. The Proposed Use Will Have Exceptional Outdoor Lighting

Convenience store operators utilize generous outdoor lighting systems to maximize on-site safety and security from sundown to sunrise. GMI will use this safety protocol on the Site to benefit its patrons and employees. While the Site is surrounded by commercially zoned properties, GMI will take care to prevent unreasonable glare in the surrounding area. The code compliance of GMI's proposed outdoor lighting scheme was confirmed during the permitting process.

Therefore, GMI's conditional use permit application meets this approval standard.

10. The Site's Ingress and Egress Will Be Conducive to Effective Traffic Management

As explained above, GMI's development plan has been heavily scrutinized by State and local transportation officials and it has already incorporated their extensive comments into its fully engineered development plans. Those construction plan sets have been included in GMI's zoning for the city's ease of review.

² Zoning Ordinance § 2.5.2(A)(3) (Overlay purposes include promoting development that encourages pedestrianism.);

see also Id. at § 2.5.2(8) (Overlay purposes include promoting innovative developments.).

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WILSON BROCK & IRBY, L.L.C.

GMI'S CONDITIONAL USE PERMIT LETTER OF INTENT

August 2, 2024

Page 6

Therefore, GMI's conditional use permit application meets this approval standard.

11. Constitutional Objections and Conclusion.

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.³ Therefore, GMI respectfully advises the City of Stockbridge of its constitutional objections to comply with requirements of Georgia law.

Based on its reliance on the planning staff's repeated and accurate assurances that it's development plans for the Site could include a convenience store, GMI has a vested right to include that use in its development plans. Under longstanding Georgia law, a "vested right" is a property interest "which it is proper for the state to recognize and protect and of which the individual cannot be deprived arbitrarily without injustice."⁴ Furthermore, even without its legally vested development rights, GMI's conditional use permit application meets the approval standards for such applications. Therefore, any action taken on this application other than the approval of GMI's conditional use permit as requested would violate its constitutionally protected rights to due process of law and equal protection under the laws. Please be advised that we fully intend to file a lawsuit challenging any denial of this application, and in that lawsuit, we will pursue all remedies available to us in law and equity, including all attorneys' fees and court costs that we are forced to incur, pursuant to O.C.G.A. § 13-6-11.

For all of the foregoing reasons, GMI respectfully requests the approval of its application for a conditional use permit authorizing the inclusion of a convenience store with fuel pumps in the retail component of its proposed retail development. Please let me know if I may provide you with any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.



By: Harold Buckley, Jr., AICP
Attorneys for GMI 2, Inc.

³ *DeKalb County v. Bemby*, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant summary judgment to DeKalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

⁴ *Recycle & Recover, Inc. v. Georgia Bd. of Nat. Res.*, 266 Ga. 253, 254, 466 S.E.2d 197, 199 (1997) (citing *Hayes v. Howell*, 251 Ga. 580, 584, 308 S.E.2d 170, 175 (1983)).

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 13 of the 6th District, Henry County, Georgia, containing 4.3664 acres, more or less, as shown and delineated on a plat of survey prepared by for Eagles Landing Family Practice, by Roland McCann, Georgia Registered Land Surveyor, dated 5/14/02, revised May 16, 2002, and being more particularly described as follows:

Begin at an iron pin located on the Westerly right-of-way line of Rock Quarry Road, 253.1 feet southerly as measured along said right-of-way line from the point formed by the intersection of said right-of-way with the Southerly right-of-way line of North Park Trail; thence Southerly along the Westerly right-of-way line of Rock Quarry Road and following the curvature thereof, 237.97 feet to an iron pin; thence South 81 degrees 43 minutes 48 seconds West, 159.03 feet to an iron pin; thence along an arc a distance of 243.68 feet with said arc having a radius of 60.00 along a bearing of South 25 degrees 21 minutes 59 seconds West and a chord distance of 107.53 feet to an iron pin; thence South 14 degrees 32 minutes 38 seconds East, 125.48 feet to an iron pin; thence South 81 degrees 59 minutes 40 seconds West, 300.99 feet to an iron pin; thence North 06 degrees 25 minutes 44 seconds West, 182.84 feet to an iron pin; thence North 09 degrees 20 minutes 59 seconds West, 56.74 feet to an iron pin; thence North 09 degrees 20 minutes 32 seconds West, 283.22 feet to an iron pin; thence South 72 degrees 03 minutes 42 seconds East, 131.54 feet to an iron pin; thence North 74 degrees 28 minutes 12 seconds East, 181.09 feet to an iron pin; thence South 88 degrees 53 minutes 25 seconds East, 229.64 feet to an iron pin located on the Westerly right-of-way line of Rock Quarry Road and the point of beginning.

TOGETHER WITH:

An Easement for ingress and egress over the following described property:

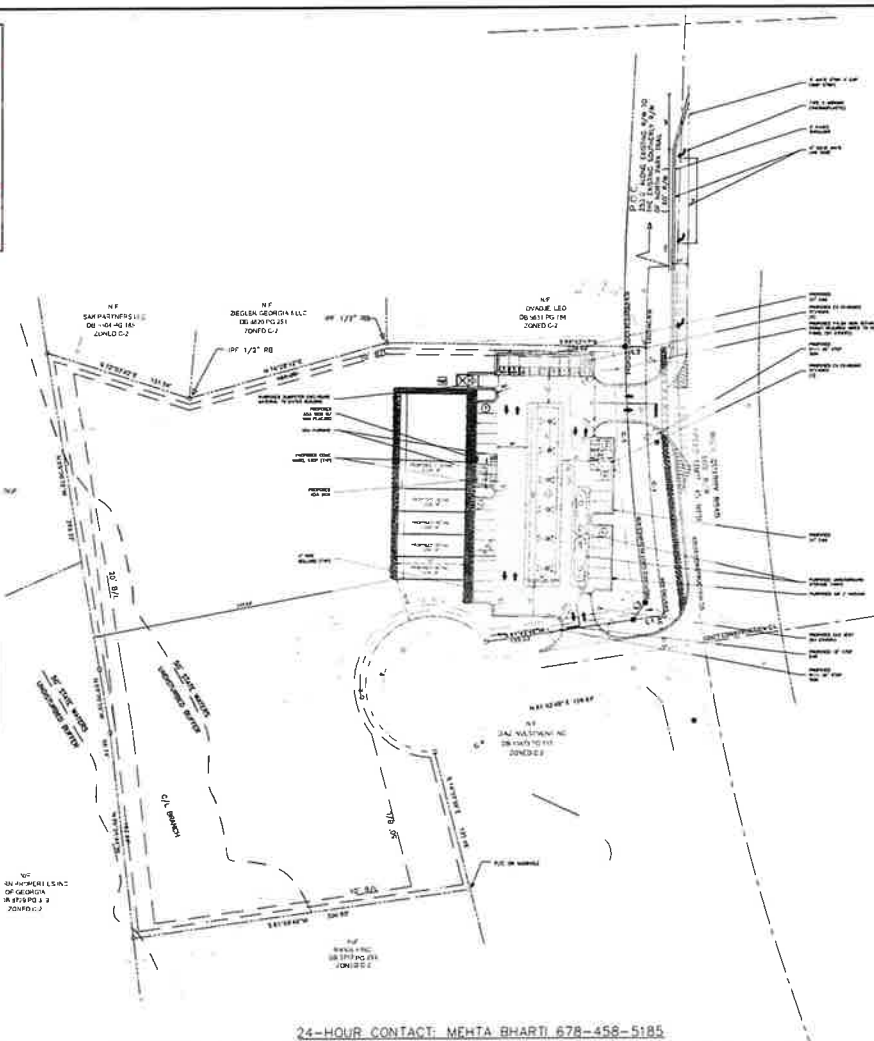
All that tract or parcel of land lying and being in Land Lot 13 of the 6th District, Henry County, Georgia, being designated as Access Easement, containing 0.4 710 acres, more or less, as shown and delineated on a plat of survey prepared for Eagles Landing Family Practice by Roland McCann, Registered Land Surveyor, dated 5/14/02, revised 5/16/02 and being more particularly described as follows:

Begin at an iron pin located on the Westerly right-of-way line of Rock Quarry Road, 491.07 feet southerly as measured along said right-of-way line from the point formed by the intersection of said right-of-way line with the Southerly right-of-way line of North Park Trail; thence continuing Southerly along the Westerly right-of-way line of Rock Quarry Road and following the curvature thereof, 60.00 feet to an iron pin; thence South 81 degrees 43 minutes 48 seconds West 159.07 feet to an iron pin; thence along an arc a distance of 314.16 feet with said arc having a radius of 60.00 to a point; thence North 81 degrees 43 minutes 48 seconds East. 159.03 feet to the point of beginning.





THIS PROPERTY IS LOCATED WITHIN AN AREA OF USUAL FLOOD HAZARD (U) AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 1315000001, DATED 10-08-2016.



UNER SIGHT DISTANCE FOR COMMERCIAL SITE

[illegible]

LEGEND PROPOSED

PROPOSED CONCRETE FINISH		
POPOSED CONCRETE FINISH		
100% HEAVY DUTY CONCRETE FINISH		
POPOSED 100% HEAVY DUTY CONCRETE FINISH		
100% FINISH		
LANDSCAPE TOP/PAVING LINE		
PROPERTY LINE		
CLIMATE & OUTLET		
WATER METER		ADA FINISH SYMBOL
PLUMBING PAD		DIRECTIONAL ARROW
ADA RAMP		1/4" STOP BAR
SIGN		PROPOSED LIGHT POLE

SITE AREA CALCULATIONS

	SAHANE FOOTAGE	1972-73	1973-74
TOTAL, 0.00 AREA	194,575	4.27	100.0
(LIVING OILFIELD) IMPROVED AREA	0	0.00	0.0
(LIVING OILFIELD) IMPROVED AREA	194,575	4.27	100.0
IMPROVED OILFIELD IMPROVED AREA	102-0	1.22	28.6
SAHANE	9-04	0.23	5.7
FOOTAGE	5,375	0.08	1.3
PANORAMA/CONCRETE/GRAND	26,265	0.67	16.6
IMPROVED IMPROVED AREA	175,075	3.55	89.0
TOTAL IMPROVED AREA	52,575	1.19	29.5
IMPROVED IMPROVED AREA	0-0	0.0	0.0

SITE DATA

PAID IN (REFERENCE)	QTY INDEXED
EXISTING LAND USE	SCALE
PROPOSED LAND USE	CONFORMANCE CODES WITH FUEL TANKS AND RETAIN
CURRENT ZONING CLASSIFICATION	1) RESIDENTIAL, CONDOMINIUM, DISTRICT
PROPOSED ZONING CLASSIFICATION	2) RESIDENTIAL, CONDOMINIUM, DISTRICT
OVERLAY SYSTEM	MIN. FUEL TANK 14.00 USE
CURRENT LOCAL JURISDICTION	CITY OF VICTOR BRIDGE
PLANNING CLASSIFICATION	
LOCAL USE DESIGNATION	

BUILDING DATA

BAI2M2 ME4		
CRSS FL22 ME4		1480 12/11
BAI2M2 CRSS2M2		1 3 12/1
NEW BAI2M2 ME4-1 (31 12/12)		25 12/1

PROPOSED PARKING DATA

TOTAL PARKING REQUIRED		
FOOD SALES AND FUEL SALES (2.5/100 SF)		
RETAIL OFFICE LEASE (1.0/100 SF)		
5 SPACE FOR EACH LEASE SQUARE	30 SPACES	
TOTAL PARKING REQUIRED	50 SPACES	
PROPOSED PARKING		
STANDARD SPACES 4-1/2"	25 SPACES	
FUEL PUMP SPACES	11 SPACES	
LY CHARGING SPACES	11 SPACES	
ACCESSIBLE SPACES 5-1/2" (REQUIRED)	3 SPACES	
TOTAL PARKING	50 SPACES	

SITE NOTES

- [illegible]

24-HOUR CONTACT: MEHTA BHARTI 678-458-5185

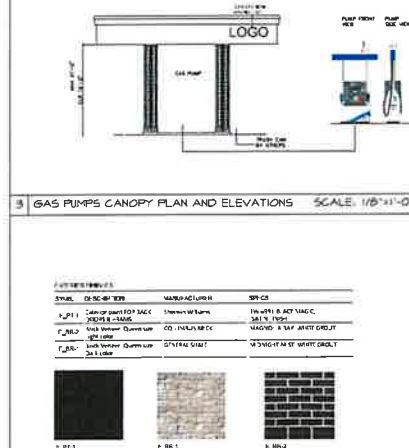
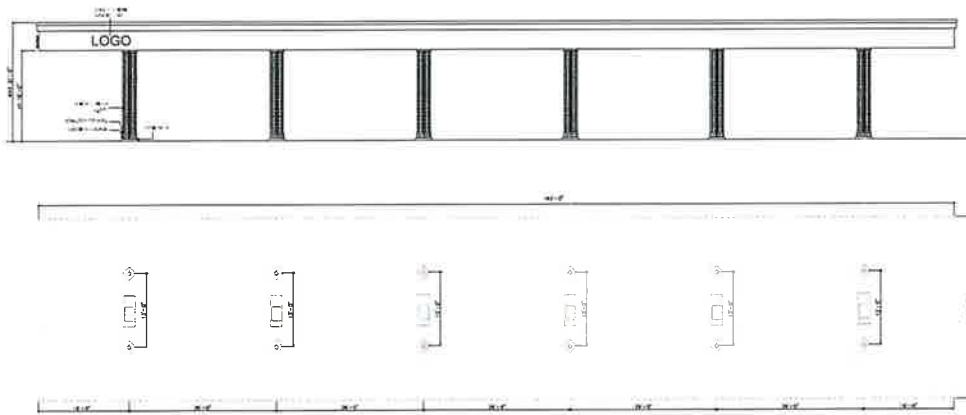
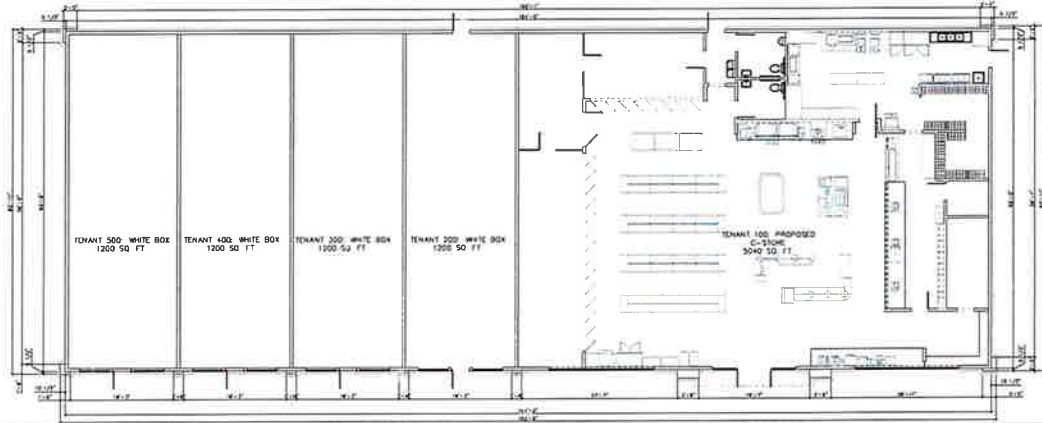


CIVIL PLANS
ROCK QUARRY ROAD C-STORE SPECIAL USE
ROCK QUARRY RD STUCK BRIDGE, GA 30281
13 - DISTRICT 6, PARCEL # 032-01030012



SITE PLAN

C1



ITEM	DESCRIPTION	QUANTITY	UNIT
1.00	CONCRETE PAVEMENT	1000	SQ. YD.
2.00	ASPHALT PAVEMENT	2000	SQ. YD.
3.00	GRAVEL	500	CY.
4.00	CEMENT	100	TON
5.00	IRON PIPING	100	LB.
6.00	STEEL BEAMS	100	LB.
7.00	WELDING	100	HR.
8.00	PAINT	100	GA.
9.00	LABOR	100	HR.
10.00	EQUIPMENT	100	HR.

PLAN NORTH

ROCK QUARRY R
C-STORE SPECIAL
USE

ROCK QUARRY R
STOCKBRIDGE
GEORGIA 30281

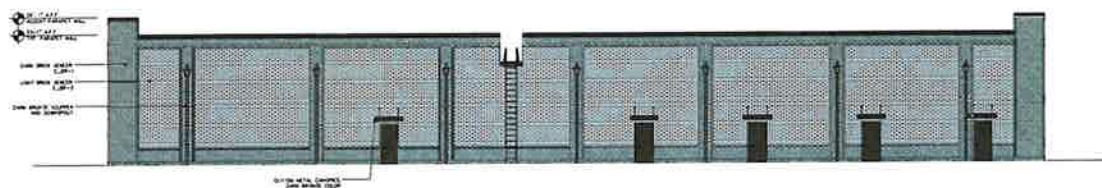
PROPOSED BUILDING
PLAN AND
GAS CANOPY DETAILS

A1.00



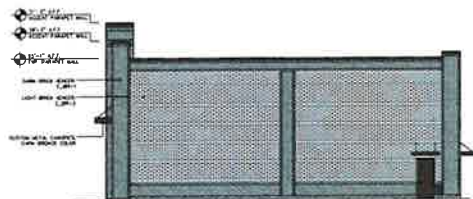
1 PROPOSED FRONT BUILDING ELEVATION

SCALE: 1/4"=1'-0"



2 PROPOSED BACK BUILDING ELEVATION

SCALE: 1/4"=1'-0"



3 PROPOSED FRONT BUILDING ELEVATION

SCALE: 1/8"=1'-0"



4 PROPOSED LEFT BUILDING ELEVATION

SCALE: 1/8"=1'-0"



ITEM	DESCRIPTION	QUANTITY	UNIT
1.001	ROCK QUARRY R	1000	SQ. FT.
1.002	C-STORE SPECIA	1000	SQ. FT.
1.003	USE	1000	SQ. FT.
1.004	OUTSIDE WITH CORNER	1000	SQ. FT.
1.005	SIDE WALL CORNER	1000	SQ. FT.



5 EXTERIOR FINISHES



ROCK QUARRY R
C-STORE SPECIA
USE

ROCK QUARRY R
C-STORE SPECIA
GEORGIA 30281



THE DRAWING IS THE PROPERTY OF J. L. B. B. B. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF J. L. B. B. B.

ARCHITECT
PROPOSED BUILDING
EXTERIOR
ELEVATIONS

DATE: 01/01/2020

BY: J. L. B. B. B.

PROJECT NO. A1.01









Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

Proposed Development: **Food Mart with Fuel Sales**

Property Information: **Off Rock Quarry Road, Parcel No. 032-01030012**

LL 13; District 6; 4.36+/- acres

Zoning: **C-2 (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian Creek**

TO WHOM IT MAY CONCERN:

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

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

Static:	124	psi
Residual:	114	psi
Flow	1635	gpm
Calculated Flow @ 20 psi:	5790	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial development as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are presently available to the property.

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

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

This letter was prepared with information submitted to HCWA on a Site Plan dated 06/10/2024 prepared by LJA.

A handwritten signature in blue ink that reads "Scott Sage". The signature is stylized with a large "S" and "S" for the first and last names.

Digitally signed
by Scott Sage, P.E.
Date: 2024.07.12
13:35:04 -04'00'

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

Linda Logan

From: Terry Boomer <tboomer@lja.com>
Sent: Thursday, June 27, 2024 3:19 PM
To: Gordon Linton; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley
Cc: Sunny Mehta; Sunny Mehta; Harold Buckley; Ashia Nowlin; melissa.collum@hcwa.com
Subject: RE: Gas Station Development Discussion on Rock Quarry Road
Attachments: Stockbridge Ga pre app notes.docx

All,

During this meeting we discussed the intent, need, and briefly a history of the property and prior submissions by others. Our takeaway from the meeting was positive and want to thank all that attended. One item that we are looking for and I believe Keedra you indicate that you may be able to provide, is the comments from all departments for the plans previously submitted by others. The plans were issued prior to the moratorium or text amendment against convenience stores. Another item I want to verify, per our notes, we were not going to be penalized for the EV stations and that these spaces could count as parking spaces, please confirm. Lastly in order for us to proceed further, your group had indicated that we need a letter of availability from Henry County Water.

Please make sure that I recapped the highlights and if you have anything to add, we welcome input.

Thank you again for hosting the meeting and look forward to our next step.

Terry Boomer PE | Director Site / Civil

Land Development

C: 678-462-4072

130 East Main Street, Suite 204

Canton, GA 30114

EMPLOYEE-OWNED. CLIENT FOCUSED.

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-----Original Appointment-----

From: Gordon Linton <Glinton@stockbridgega.org>

Sent: Thursday, June 6, 2024 11:01 AM

To: Gordon Linton; Terry Boomer; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley

Subject: Gas Station Development Discussion on Rock Quarry Road

When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

-----Original Appointment-----

From: Gordon Linton <Glinton@stockbridgega.org>

Sent: Tuesday, June 4, 2024 4:32 PM

To: Gordon Linton; Terry A. Boomer; Marissa Bridges; Ryan Anderson; Keedra Jackson; Linda Logan; James Price; Mark Whitley

Subject: Gas Station Development Discussion on Rock Quarry Road

When: Thursday, June 6, 2024 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Microsoft Teams Meeting

[EXTERNAL EMAIL]

Meeting to discuss a potential gas station and convenience store on the west side of Rock Quarry Road, across from Hospital Drive. The parcel ID number is #032-0103001. The people we are meeting with are as follows:

- Terry Boomer tboomer@lja.com
- Alex Boomer taboomer@lja.com
- Marissa Bridges mbridges@lja.com

The site plan is attached.

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 288 001 393 930

Passcode: 55eNwo

For organizers: [Meeting options](#)

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

Stockbridge Ga pre app notes

Text amendment to allow special use for convenience stores

4 sided brick

Equal number of electric number pumps

Charging stations will not affect parking count

Face a major arterial road which it does

Run off reduction

5,000 sqft cstore

6,400 retail

July 1st submittal dead line

August 5th submittal dead line

March 14, 2023

VIA ELECTRONIC MAIL

Brecca R. Carter, Director
Department of Community Development
City of Stockbridge
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281

Re: Rock Quarry Rd at Hospital Drive, Parcel No. 032-01030012

Ms. Carter,

I hope this letter finds you well. When we last spoke on February 21, 2023, we discussed the efforts Sunny Mehta and his team have made to develop a convenience store and gas station on the undeveloped property referenced above. You may remember the central issue is that they only purchased the property after meeting with Stockbridge Department of Community Development staff and receiving assurance that gas station was an allowed use on the property; however, the Department failed to inform my client during that meeting that within a week the zoning ordinance then in effect would be replaced by a new Unified Development Code (UDC) following a vote by the City Council. Under the new UDC, a gas station is no longer an allowed use on the property. In reliance on what he was told by the Department, though, my client purchased the property at a higher price point that reflected a gas station use. And following the purchase, my client proceeded with permitting review, submitting full engineering plans for a gas station development and receiving rounds of comments from multiple City departments. It was not until last month, nearly a full year after the UDC's adoption, that Community Development staff informed my client that the proposed use was not allowed as a matter of zoning. By this point, of course, my client had invested tens of thousands of dollars in pursuit costs, not to mention the purchase price of the property.

At our meeting in February, you requested that we provide a timeline showing the steps taken in the good faith pursuit of development permitting, and I have enclosed the timeline that we pulled together. Based on the time and capital he has invested in the project, my client believes he has vested his right to develop the property for a gas station. This conclusion not only seems legally sound, but also the fairest and most equitable determination given the circumstances. It also presents the most

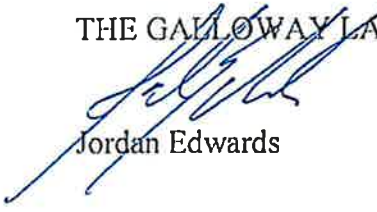
THE **GALLOWAY** LAW GROUP, LLC

Brecca Carter
City of Stockbridge
March 14, 2023
Page 2 of 2

straightforward way to resolve the issue. After you have a chance to review this timeline, we would be happy to schedule another meeting to discuss this further and determine the best steps to take next.

Sincerely,

THE **GALLOWAY** LAW GROUP, LLC



Jordan Edwards

cc: Ryan Anderson
Erick Garcia Salas
William Woodson Galloway

Timeline Schedule of Events

Dates:	Events:
05/14/2021	Gordon Linton (Planner I) from Stockbridge issues Zoning Certification Letter to Mr. Mehta (The “Owner”) stating that a gas station is a permitted use in the relevant C-2 Zoning district.
11/16/2021	Owner commissions due diligence, research and concept plan from his engineering team, The Contineo Group.
11/16/2021	Contineo Group receives Georgia Department of Transportation (GDOT) plans that indicate the ROW take and easement. Trip Wilhoit (property seller’s broker) shared the drawings and information.
01/06/2022	Owner commissions jurisdictional coordination, pre-application meeting and GDOT coordination
01/27/2022	Contineo Group meets with City of Stockbridge SPLOST Transportation Project Director Roque Romero and Henry County DOT Director David Simmons to evaluate access for the proposed development of a gas station.
03/09/2022	Owner and Contineo Group attend pre-application meeting with representatives of City of Stockbridge, at which City staff concluded the proposed gas station development was permissible. Attending staff included: - Demetries Wells, Fire Marshal - Linda Logan, Senior Planner - Gordon Linton, Planner I - Joseph Stapleton, City Engineer
3/22/2022	Owner commissions full engineering plans for a gas station development
4/21/2022	Owner agrees on proposed concept plan after pre-application meeting and internal modifications.
05/02/2022	Owner receives updated survey.
05/06/2022	Owner closes on the property.
07/18/2022	Contineo Group submits application and plans to City of Stockbridge Permitting Office for a Land Disturbance Permit (LDP). Contineo Group also submits plans to Georgia Soil and Water Conservation Commission (GSWCC).
07/21/2022	Contineo Group makes initial submittal to GDOT for preliminary review.
07/25/2022	GDOT informs Contineo Group that the roadway is outside GDOT’s jurisdiction.
08/18/2022	Contineo Group contacts Henry County DOT to coordinate driveway access plan submittal.
09/26/2022	City notifies Contineo Group that the LDP application is incomplete and provides new forms to be filled out and signed by Owner. City indicates that, due to lack of personnel, the review time is longer than usual.

	The forms that the City requests to be used and signed include: - ROW Facility Encroachment Application - Land Development Permit Packet
10/14/2022	Contineo Group receives signed documents from Owner.
10/18/2022	GSWCC provides Erosion and Sediment Control comments on initial submittal made 07/18/2022. Comments made by Josh Jackwood, GSWCC Conservation Regional Manager.
10/20/2022	Contineo Group resubmits initial LDP submittal using the forms provided by the City on 9/26/2022.
11/22/2022	Contineo Group calls Christine Chavis, Building Permit Coordinator, for an update on the LDP review. Christine Chavis states she would send Contineo Group an invoice. Over next weeks, Contineo Group makes several follow-up telephone calls that the City did not return.
12/06/2022	Following City's previous commitment that comments would be ready by 12/04/2022, Contineo Group meets Brecca Carter, Director of the City's Department of Community Development, in person to obtain comments. Only comments from Planning and Zoning were available at this time, however. These Planning and Zoning comments did not indicate the proposed use was not allowed.
12/07/2022	City requests payment of LDP plan review fees (request made by email from Ashlee Smith to Contineo Group).
12/13/2022	Contineo Group provides payment for the LDP plan review fee amount and receives a payment receipt by email. City informs Contineo Group there is a 10-business-day review period.
12/19/2022	Contineo Group submits updated set of plans to Henry County Water Authority (HCWA) per City request.
12/20/2022	HCWA issues comments.
01/05/2023	Contineo Group calls City, is told comments are expected on 01/09/2023.
01/06/2023	Contineo Group makes follow-up calls to City for comments – no response.
01/11/2023	Contineo Group makes additional follow-up calls to City for comments – no response.
01/18/2023	Contineo Group sends follow-up email to City for comments – no response.
01/20/2023	Contineo Group travels to Stockbridge personally to obtain comments; City provides comments.
02/06/2023 & 02/07/2023	Contineo Group submits set of LDP plans to Henry County DOT (David Simmons).
02/10/2023	The Department of Community Development informs Contineo Group via email from Ashlee Smith that the property's zoning prohibits a convenience store/gas station use on the property.

21-409 – C-Store – Stockbridge, GA

Parcel: 032-01030012

02/14/2023	Contineo Group meets with Ryan Anderson (Chief Planner) and Gordon Linton (Planner I) to discuss zoning comments.
02/21/2023	Owner, Contineo Group, and Owner's Counsel meet with Department of Community Development staff, including Brecca Carter, Ryan Anderson, Gordon Linton and Christine Chavis. Staff requests a timeline of Owner's permitting efforts.

SITE ADDRESS: 0 ROCK QUARRY ROAD, STOCKBRIDGE, GEORGIA 30281

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°43'48" W	27.81'
L2	N 35°00'41" E	18.56'
L3	S 88°52'17" E	18.37'

SANITARY SEWER CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
①	SSMH	753.92'	744.67'
②	SSMH	754.66'	739.33'
③	SSMH	755.02'	740.83'
④	SSMH	757.35'	744.75'
⑤	SSMH	733.59'	
⑥	SSMH	753.02'	733.62'
⑦	SSMH	738.63'	
⑧	SSMH	746.60'	

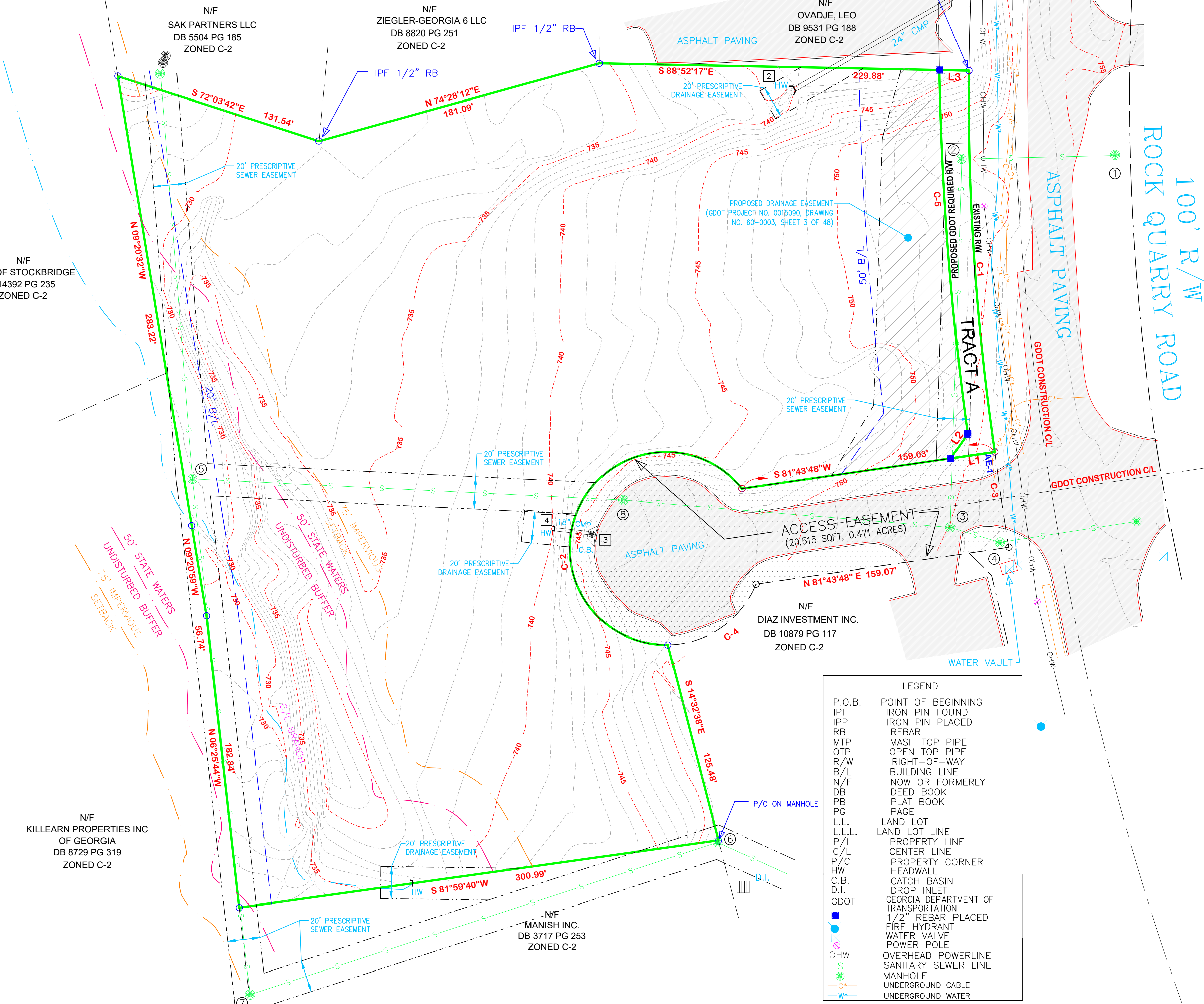
STORM DRAINAGE CHART			
NUMBER	STRUCTURE	TOP ELEV.	INVERT ELEV.
①	JUNCTION BOX	746.26'	742.23'
②	24" CMP W/ HW		738.28'
③	CATCH BASIN	746.23'	739.83'
④	18" CMP W/ HW		739.30'

4.363 ACRES
190,038 SQ.FT.

DB 9345 PG 240
ZONED C-2
TAX ID #: 032-01-030-012

REFERENCE INFORMATION TAKEN FROM:
DEED BOOK 9345, PAGES 240-243
GDOT PROJECT NO. 0015090, DRAWING NO. 60-0003, SHEET 3 OF 48
HENRY COUNTY, GEORGIA, RECORDS.

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1503.00'	119.23'	237.97'	9°04'18"	3°48'44"	237.72'	S 03°54'25" E
C-2	60.00'	-121.12'	232.42'15"	232°42'15"	95°29'35"	107.53'	S 25°21'59" W
C-3	1503.00'	30.01'	60.00'	2°17'15"	3°48'44"	60.00'	N 08°19'12" W
C-4	60.00'	39.94'	70.47'	67°17'48"	95°29'35"	66.49'	S 55°21'58" W
C-5	1896.00'	113.71'	227.15'	06°51'52"	03°01'19"	227.01'	N 04°28'15" W



LEGEND	
P.O.B.	POINT OF BEGINNING
IPF	IRON PIN FOUND
RB	REBAR
MTP	MASH TOP PLACED
OTP	OPEN TOP PIPE
R/W	RIGHT-OF-WAY
B/L	BUILDING LINE
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
HW	HEADWALL
C.B.	CATCH BASIN
D.I.	DROP INLET
DOT	GEORGIA DEPARTMENT OF TRANSPORTATION
1/2" RB	1/2" REBAR PLACED
FW	FIRE HYDRANT
WV	WATER VALVE
PP	POWER POLE
OWH	OVERHEAD POWERLINE
S	SANITARY SEWER LINE
MH	MANHOLE
UC	UNDERGROUND CABLE
UW	UNDERGROUND WATER

LEGAL DESCRIPTION (AS PER TITLE COMMITMENT)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, CONTAINING 4.363 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED BY FOR EAGLES LANDING FAMILY PRACTICE, BY ROLAND MCCANN, GEORGIA REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED MAY 16, 2002, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 253.1 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL, THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 237.97 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN, THENCE ALONG AN ARC A DISTANCE OF 243.69 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 ALONG A BEARING OF SOUTH 25 DEGREES 21 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 107.53 FEET TO AN IRON PIN, THENCE SOUTH 14 DEGREES 32 MINUTES 38 SECONDS EAST, 125.48 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 59 MINUTES 40 SECONDS WEST, 300.99 FEET TO AN IRON PIN, THENCE NORTH 06 DEGREES 25 MINUTES 44 SECONDS WEST, 182.84 FEET TO AN IRON PIN, THENCE NORTH 09 DEGREES 20 MINUTES 32 SECONDS WEST, 283.22 FEET TO AN IRON PIN, THENCE SOUTH 72 DEGREES 03 MINUTES 42 SECONDS EAST, 131.54 FEET TO AN IRON PIN, THENCE NORTH 14 DEGREES 28 MINUTES 12 SECONDS EAST, 181.09 FEET TO AN IRON PIN, THENCE SOUTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 229.88 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND THE POINT OF BEGINNING.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.471 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD, 491.07 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL, THENCE CONTINUING SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK QUARRY ROAD AND FOLLOWING THE CURVATURE THEREOF, 207.00 FEET TO AN IRON PIN, THENCE SOUTH 81 DEGREES 43 MINUTES 48 SECONDS WEST, 159.03 FEET TO AN IRON PIN, THENCE ALONG AN ARC A DISTANCE OF 243.69 FEET WITH SAID ARC HAVING A RADIUS OF 60.00 TO A POINT, THENCE NORTH 81 DEGREES 43 MINUTES 48 SECONDS EAST 159.03 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE EXISTING SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY ALONG A CURVE HEREBY KNOWN AS "C-1", TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.97', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF S03°54'25"E, WITH A CHORD LENGTH OF 237.72', TO A POINT HEREBY KNOWN AS "AE-1"; THENCE S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT; THENCE ALONG A CURVE HEREBY KNOWN AS "C-2", TURNING TO THE LEFT WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53'; TO A POINT; THENCE S14°32'38"E A DISTANCE OF 125.48 FEET TO A POINT; THENCE S81°59'40"W A DISTANCE OF 300.99 FEET TO A POINT; THENCE N06°25'44"W A DISTANCE OF 182.84 FEET TO A POINT; THENCE N09°20'59"W A DISTANCE OF 56.74 FEET TO A POINT; THENCE N09°20'59"W A DISTANCE OF 283.22 FEET TO A POINT; THENCE S72°03'42"E A DISTANCE OF 131.54 FEET TO A POINT; THENCE N74°28'12"E A DISTANCE OF 181.09 FEET TO A POINT; THENCE S88°52'17"E A DISTANCE OF 229.88 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF 4.363 ACRES, MORE OR LESS.

TOGETHER WITH:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA, BEING DESIGNATED AS ACCESS EASEMENT CONTAINING 0.471 ACRES, MORE OR LESS, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR EAGLES LANDING FAMILY PRACTICE BY ROLAND MCCANN, REGISTERED LAND SURVEYOR, DATED 5/14/02, REVISED 5/16/02 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT PREVIOUSLY DESCRIBED AS "AE-1", LOCATED ON THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD, 490.97 FEET SOUTHERLY AS MEASURED ALONG SAID RIGHT-OF-WAY LINE FROM THE POINT FORMED BY THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH PARK TRAIL, THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 159.03 FEET TO A POINT FEET TO A POINT; THENCE ALONG A CURVE PREVIOUSLY DESCRIBED AS "C-2", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 243.69', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S25°21'59"W, WITH A CHORD LENGTH OF 107.53'; TO A POINT; THENCE ALONG A COMPOUND CURVE HEREBY KNOWN AS "C-1", TURNING TO THE LEFT, WITH AN ARC LENGTH OF 70.47', WITH A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF N55°21'58"E, WITH A CHORD LENGTH OF 66.49'; TO A POINT; THENCE N81°43'48"E A DISTANCE OF 159.07 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE NORTHWESTERLY ALONG A CURVE HEREBY KNOWN AS "C-3", TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.00', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF N08°19'12"W, WITH A CHORD LENGTH OF 60.00', TO A POINT, WHICH IS THE POINT OF BEGINNING. SAID LAND HAVING AN AREA OF 0.471 ACRES, MORE OR LESS.

LESS "TRACT A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 6TH DISTRICT OF HENRY COUNTY, GEORGIA, AS SHOWN ON THAT CERTAIN SET OF GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) PLANS FOR PROJECT NUMBER 0015090, TITLED "RIGHT OF WAY OF PROPOSED ROCK QUARRY ROAD WIDENING HENRY COUNTY" APPROVED ON 06/16/2020 AND LAST UPDATED ON 04/01/2022 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

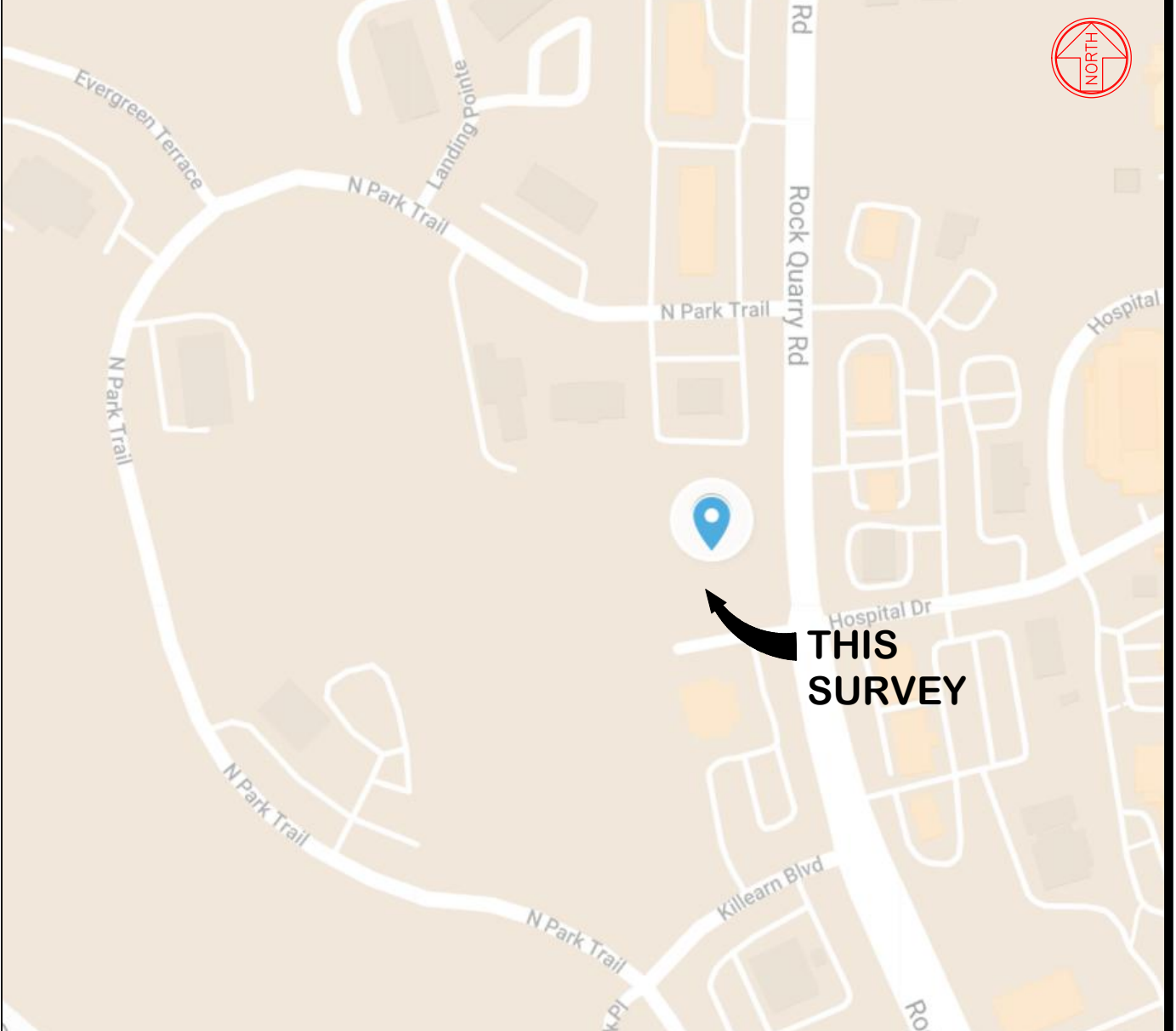
COMMENCING AT A POINT FORMED BY THE SOUTHERLY RIGHT-OF-WAY OF NORTH PARK TRAIL (60' R/W) AND THE EXISTING WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD (100' R/W); THENCE ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY 253.00 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY ALONG A CURVE HEREBY KNOWN AS "C-1", TURNING TO THE LEFT WITH AN ARC LENGTH OF 237.97', WITH A RADIUS OF 1503.00', BEING SUBTENDED BY A CHORD BEARING OF S03°54'25"E, WITH A CHORD LENGTH OF 237.72', TO A POINT HEREBY KNOWN AS "AE-1"; THENCE DEPARTING SAID RIGHT-OF-WAY S81°43'48"W A DISTANCE OF 27.81 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY OF ROCK QUARRY ROAD; THENCE ALONG SAID PROPOSED WESTERLY RIGHT-OF-WAY N35°00'41"E A DISTANCE OF 18.56 FEET TO A POINT; THENCE CONTINUING ALONG SAID PROPOSED RIGHT-OF-WAY ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 227.15', WITH A RADIUS OF 1,896.00', BEING SUBTENDED BY A CHORD BEARING OF N04°28'15"W, WITH A CHORD LENGTH OF 227.01'; TO A POINT; THENCE DEPARTING SAID PROPOSED RIGHT-OF-WAY S88°52'17"E A DISTANCE OF 18.37 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY OF ROCK QUARRY ROAD, SAID POINT BEING THE POINT OF BEGINNING. SAID LAND HAVING OR 0.090 ACRES, MORE OR LESS.

SCHEDULE B-II EXCEPTIONS

1-6 - STANDARD EXCEPTIONS. NOT ADDRESSED.

- DECLARATION OF COVENANTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN WARRANTY DEED FROM KILLEARN, INC. TO ARCHWAY HOMES, INC., DATED MARCH 3, 2000, FILED MARCH 16, 2000, AND RECORDED IN DEED BOOK 3639, PAGE 253, RECORDS OF HENRY COUNTY, GEORGIA, AFFECTS THE PROPERTY. INCLUDES A BLANKET STATEMENT OF EASEMENT FOR UTILITIES, DRAINAGE, AND ACCESS AND A RESERVATION FOR A FUTURE 10' EASEMENT "...ALONG ONE SIDE OF EACH LOT". NOTHING HEREIN WAS PLOTTABLE BY DESCRIPTION. A PREScriptive 20' EASEMENT IS SHOWN HEREON ALONG ALL SURVEYED SEWER LINES AND DRAINAGE LINES CENTERED ON THE CENTER OF EACH STRUCTURE.
- EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN THE FOLLOWING RECORDS OF HENRY COUNTY, GEORGIA:
(A) FROM MRS. NELLIE STEWART DEAN, DATED DECEMBER 18, 1947, AND RECORDED IN DEED BOOK 39, PAGE 330;
(B) FROM H.E. DEAN, JR., DATED JULY XX, 1963, AND RECORDED IN DEED BOOK 76, PAGE 542;
(C) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 467; AND
(D) FROM MRS. NELLIE STEWART DEAN AND H.E. DEAN, JR., DATED OCTOBER 4, 1951, AND RECORDED IN DEED BOOK 45, PAGE 469. AFFECTS THE PROPERTY. EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE. ALL VISIBLE ELECTRICAL UTILITIES AND SERVICES WERE FIELD LOCATED AND ARE SHOWN ON THE SURVEY.
- RIGHT OF WAY DEED FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 31, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT FROM SK PROPERTY HOLDINGS I, LLC N/K/A CNW PROPERTY HOLDINGS I, LLC AND JOAN C. STEELE TO HENRY COUNTY, GEORGIA, DATED MARCH 28, 2022, FILED APRIL 4, 2022, AND RECORDED IN DEED BOOK 19014, PAGE 35, AFORESAID RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.
- THE POLICY OF TITLE INSURANCE TO BE ISSUED IN CONNECTION WITH THIS COMMITMENT WILL AFFORD ASSURANCES AS TO THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY, BUT WILL NOT ENSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE EXACT AMOUNT OF ACREAGE CONTAINED THEREIN. ALL FOUND AND SET MONUMENTS ALONG THE BOUNDARY OF SUBJECT PROPERTY ARE SHOWN HEREON.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF HENRY COUNTY, GEORGIA.



LOCATION MAP

NOT TO SCALE

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 72112-2601(REVISED) WITH AN EFFECTIVE DATE OF 04/06/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS NO MARKED REGULAR PARKING SPACES & NO HANDICAPPED SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE HENRY COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION S.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #3151C0088C EFFECTIVE DATE: 05/16/2006
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 714,807 FEET.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPOCON GPT-300SLW TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,441 FEET AND ANGULAR ERROR OF 00°00'03" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THE CURRENT PROPERTY OWNER IS JOAN C. STEELE AND SK PROPERTY HOLDINGS I, LLC PER DEED BOOK 9345, PAGE 240 OF HENRY COUNTY, GEORGIA RECORDS.
- PROPERTY IS LOCATED IN THE BIG COTTON/LITTLE COTTON INDIAN CREEK WATER SHED PROTECTION DISTRICT.
- PROPERTY IS NOT PART OF A SUBDIVISION.
- A PORTION OF THIS PROPERTY IS LOCATED IN A WETLAND AREA.
- PROPERTY IS SERVED BY COUNTY WATER.
- THIS PROPERTY DOES INCLUDE BODIES OF WATER ON THE PROPERTY.
- PROPERTY IS LOCATED ON A PAVED ASPHALT ROAD.
- 1/2" REBAR IRON PINS PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NO BUILDINGS PRESENT ON SITE AT TIME OF SURVEY.

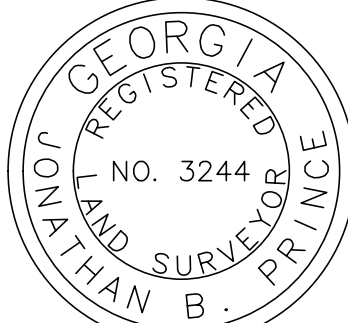
CERTIFY TO:
GMI 2, INC.
JOAN C. STEELE
CNW PROPERTY HOLDINGS 1 LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
COLONY BANK AND OR ITS SUCCESSORS OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE ORIGINAL FIELDWORK WAS COMPLETED ON: 04/27/2021
FIELD WORK WAS LAST UPDATED ON: 1/10/2022
DATE OF PLAT OR MAP: 05/03/2021

JONATHAN B. PRINCE, R.L.S. #3244

05/02/2022
DATE



THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE. IT IS TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF IRONSTONE SURVEYING.

		5/2/22	
	REVISED TITLE COMMITMENT		DATE
2	210145	1	210145
	UPDATE SURVEY FOR ALTA		DESCRIPTION OF REVISION
	(No.)		JOB No.

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 | Email office@ironstonesurveying.com

ALTANSPS LAND TITLE SURVEY
FOR GMI 2, INC.
IN LAND LOT 13, DISTRICT 6, HENRY COUNTY, GEORGIA

ORIGINAL PLAT DATE	05/03/2021
SCALE	1" = 40'
DRAWN BY	RCL/SJL
CHECKED BY	JBP
ORIGINAL FIELD DATE	04/27/2021
CREW	RL/LAL
FIELD BOOK	FIELD SKETCH
JOB NO.	210145
DWG NO.	210145-RCL-A
SHEET	1 of 1



Henry County Water Authority
Engineering Division

July 12, 2024

Re: Water and Sewer Services - Availability

Proposed Development: **Food Mart with Fuel Sales**

Property Information: **Off Rock Quarry Road, Parcel No. 032-01030012**

LL 13; District 6; 4.36+/- acres

Zoning: **C-2 (City of Stockbridge)**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian Creek**

TO WHOM IT MAY CONCERN:

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

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

Static:	124	psi
Residual:	114	psi
Flow	1635	gpm
Calculated Flow @ 20 psi:	5790	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed commercial development as established by the Henry County Board of Commissioners.

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

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

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

This letter was prepared with information submitted to HCWA on a Site Plan dated 06/10/2024 prepared by LJA.

 Digitally signed
by Scott Sage, P.E.
Date: 2024.07.12
13:35:04 -04'00'

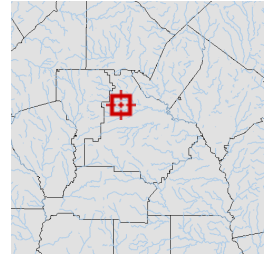
Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority



Henry County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	S33-01011001	Class	C	Owner	NORTH EAGLE	Land	\$116,300								
Property	106 ROCK	Acreage	0.89	Address	PAVILION LLC	Value:									
Address	QUARRY RD					Building	\$483,600	Last 2 Sales							
District	City/Stockbridge					Value:		Date	Price	Reason	Qual				
						Misc	\$14,200	2/3/2006	\$0	CORPORATE	U				
						Value:		9/20/2000	\$120,000	n/a	U				
						Total	\$614,100								
						Value:									

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

Date created: 8/20/2024

Last Data Uploaded: 8/19/2024 9:17:27 PM

Developed by Schneider
GEOSPATIAL



Special Use Permit Application Form

Name of Applicant GRP LLC Phone: 615 579 2596 Date: 08/02/2024
Address Applicant: 559 MARIPOSA LN Fax _____ Cell # _____
City: MCDONOUGH State: GA Zip: 30253 E-mail: RAGO2LLC@YAHOO.COM
Name of Agent GIRISHKUMAR PATEL Phone: 615 579 2596 Date: 08/02/2024
Address Agent: 559 MARIPOSA LN Fax _____ Cell # _____
City: MCDONOUGH State: GA Zip: 30253 E-mail: RAGO2LLC@YAHOO.COM

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

Special Use Permit(s) being requested: For Liquor Store

The property will be Posted with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than thirty days prior to the City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Address of Property or Parcel Number: 106 Rock Quarry Rd, Stockbridge
GA 30281

Nearest intersection to the property: N Henry Blvd * Rock Quarry Rd

Size of Tract: 0.89 acres, Land Lot Number(s): 62 District(s): 12

Property Tax Parcel Number(s): S33-01011001 (Required)

Witness Signature

NIRAL PATEL 08/02/2024

Printed Name of Witness

Notary

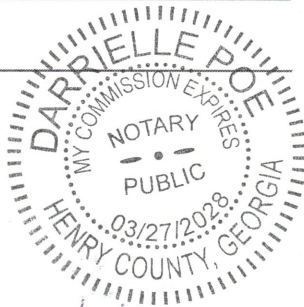
Signature of Applicant

GIRISHKUMAR PATEL 08/02/2024

Printed Name of Applicant

Signature or Agent

NOTARY STAMP:



8/2/24

Page 1 of 14

Total Amount Paid g _____ Cash _____ Check # _____ Received by: _____ (FEES ARFC NON-REFUNDABLE)

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

Pre-application meetil4g: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature:_____Date: _____

City of Stockbridge Community Development Department--4602 North Henry Blvd., Stockbridge, GA 30281 770-389-7900

To Stockbridge City Planning and Zoning Department,

Re: SUP Application for GRP LLC, 106 Rock Quarry Road, Stockbridge, GA 30281.

I am in the process of purchasing a property located at 106 Rock Quarry Road, Stockbridge, GA 30281. The property is currently owned by NORTH EAGLE PAVILION LLC, and I, Girishkumar Patel, Rock Quarry G LLC, is in the process of buying this property.

As part of the SUP application, both parties—myself (as the buyer) and NORTH EAGLE PAVILION LLC (as the seller)—have completed and notarized the PROPERTY OWNER'S AUTHORIZATION FORM and the APPLICANT CAMPAIGN DISCLOSURE FORM in case sale goes through while I am in a process of SUP application.

GRP LLC which is also owned by me, Girishkumar Patel, is applying for SUP application.

Please feel free to reach out to me if you have any questions or require additional information. I can be contacted via email at rago2llc@yahoo.com or by phone at 615-579-2596.

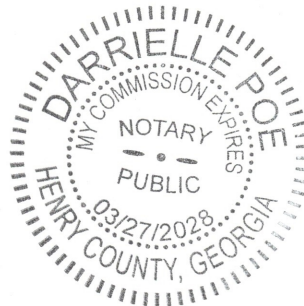
Thank you for your attention to this matter.

Sincerely,

G. R. Patel

Girishkumar Patel
Owner, Rock Quarry G LLC and GRP LLC

Darrielle Poe



8/2/24

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 106 ROCK QUARRY RD, STOCKBRIDGE, GA 30281 [address], with Parcel Number S33-01011001 which is the subject of this application.

Name of Property Owner: NORTH EAGLE PAVILLION LLC
Property Owner's Address: 106B ROCK QUARRY RD STOCKBRIDGE GA 30281
Telephone: 770 474 7693 E-mail: LOREN@PIERCERX.COM

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

Signature: _____ Date: 08/02/2024

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

Name(s) of Applicant(s): GIRISHKUMAR PATEL

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 615 579 2596 RAGO2LLC@YAHOO.COM

559 MARIPOSA LN, MCDONOUGH, GA 30253

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

Signature of Property Owner, who swears that the information which is contained in this Property

Signature of Notary Public

Owner's Authorization is true and correct to the best of his or her knowledge and belief.

Ashley Brayton

Printed Name of Notary Public

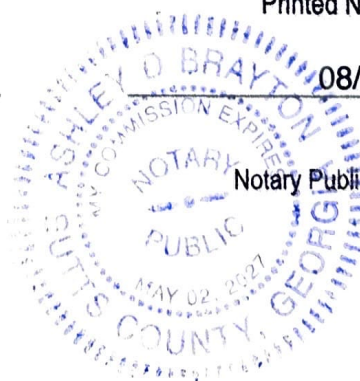
08/02/2024

Date

08/02/2024

Date

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No ✓

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

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

We certify that the foregoing information is true and correct, this 2nd day of August 2024

Loren Pierce - Property Owner
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of August 2024



[Signature]
Notary Public

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

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

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

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 106 Rock Quarry Rd, Stockbridge, GA 30281 [address], with Parcel Number S33-01011001 which is the subject of this application.

Name of Property Owner: Rock Quarry G LLC, GIRISHKUMAR PATEL

Property Owner's Address: 559 MARIPOSA LN, MCDONOUGH, GA 30253

Telephone: 615 579 2596 E-mail: RAGO2LLC@YAHOO.COM

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

Signature: G. R. Patel Date: 08/02/2024

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

Name(s) of Applicant(s): GIRISHKUMAR PATEL

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: 615 579 2596, RAGO2LLC@YAHOO.COM, 559 MARIPOSA LN, MCDONOUGH, GA

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

G. R. Patel

Signature of Property Owner, who swears that the information which is contained in this Property

Owner's Authorization is true and correct to the best of his or her knowledge and belief.

08/02/2024

Date

Danielle Poe

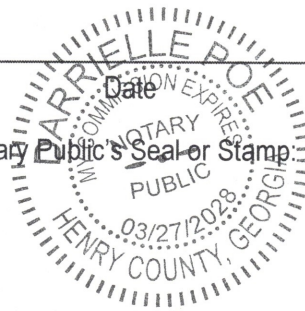
Signature of Notary Public

Danielle Poe

Printed Name of Notary Public

08/02/2024

Notary Public's Seal or Stamp:



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No ☒

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

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

We certify that the foregoing information is true and correct, this 2nd day of AUG 2024

GIRISHKUMAR PATEL

Applicant's Name - Printed

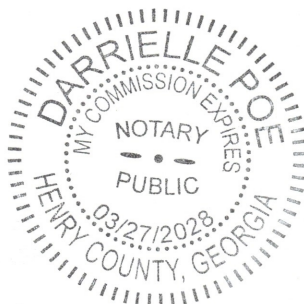
G. R. Patel

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 2nd day of AUG 2024



8/2/24

[Signature]
Notary Public

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

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 12TH DISTRICT, HENRY COUNT, GEORGIA, BEING 1.004 ACRES DESIGNATED AS TRACT 1, AS SHOWN AND DELINEATED ON A PLAT OF SURVEY PREPARED FOR LOREN PIERCE, BY A.E. VAUGHN, REGISTERED LAND SURVEYOR, DATED 9/13/00 AND BEING MORE ARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SPRING DRIVE (40 ' R/W) A/K/A SPRING STREET), AND THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD (80 ' R/W); THENCE SOUTH 87 DEGREES 33 MINUTES 01 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SPRING DRIVE, 270.00 FEET TO A POINT; THENCE SOUTH 02 DEGREES 42 MINUTES 03 SECONDS WEST, 160.41 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 42 SECONDS WEST, 264.68 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD; THENCE NORTH 00 DEGREES 50 MINUTES 17 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF ROCK QUARRY ROAD, 156.69 FEET TO THE POINT OF BEGINNING.

To: Stockbridge City Planning and Zoning Department
RE: Special Use Permit Application for GRP LLC - Liquor Store

This letter serves to request a Special Use Permit (SUP) for GRP LLC to open a liquor store at 106 Rock Quarry Road, Stockbridge, GA 30281. The current building at this location has approximately 12,000 square feet, and GRP LLC intends to utilize the entire space for the liquor store.

Scope of Work and Project Timeline:

Upon receiving approval for the SUP, GRP LLC will commence a comprehensive renovation of the property. The planned improvements include:

1. **Facade Renovation:** GRP LLC will perform a facelift to enhance the building's appearance, aligning it with the aesthetic standards of the community.
2. **Landscaping:** New landscaping will be introduced to create a pleasant and inviting exterior environment.
3. **Parking Lot Resurfacing:** The parking lot will be resurfaced to ensure a smooth and safe experience for customers.
4. **Interior Fit-Out:** GRP LLC plans to install 20-25 cooler doors along with a walk-in cooler to adequately stock and display the products.

The SUP process is expected to take approximately 2.5 months. Following this, GRP LLC will apply for the necessary state licenses and undertake additional renovations. The target opening date is December 20, 2024, with a grand opening event planned for Christmas Day, featuring tastings, a DJ, and food.

Security and Safety Measures:

To ensure a secure and safe environment for both customers and staff, GRP LLC will implement the following measures:

1. **Security Cameras:** High-resolution IP network cameras will be installed both inside and outside the store. These cameras will record at 4 MP and 20 FPS, with footage stored for 45 to 60 days. This setup will ensure that any incidents occurring on the premises can be reviewed by law enforcement if necessary.
2. **Security Personnel:** GRP LLC plans to hire either an on-duty or off-duty police officer from the Stockbridge Police Department during peak times to enhance store safety.
3. **ID Scanners:** The store will be equipped with ID scanners from IDScanner.com, specifically the "Age Visor POS," to verify the age of customers and ensure compliance with legal requirements.

4. **Staff Training:** All employees will undergo thorough training in responsible alcohol sales, emergency procedures, and customer service to handle various situations professionally.
5. **Customer Safety Measures:** GRP LLC will ensure well-lit signage, clear aisles, and regular cleanliness checks to maintain a safe shopping environment.

Community Engagement:

GRP LLC is committed to fostering positive community relations. GRP LLC plans to establish partnerships with local organizations and businesses, support community initiatives. Additionally, GRP LLC will explore opportunities for in-store fundraising to benefit local charities.

Compliance and Reporting:

GRP LLC is dedicated to adhering to all local and state regulations concerning alcohol sales. Regular compliance checks will be performed, and any incidents or issues will be promptly reported to the relevant authorities.

Thank you for considering this application and the measures outlined above. GRP LLC is committed to ensuring that the liquor store operates responsibly and contributes positively to the Stockbridge community. Should you have any questions or concerns, GRP LLC is happy to address them.

Sincerely,

Girishkumar Patel

Girishkumar Patel

Owner, GRP LLC

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

August 2, 2024

Mr. Girishkumar Patel
559 Mariposa Ln
McDonough, Georgia 30253

RE: Parcel No. S33-01011001

Dear Mr. Patel,

The City has reviewed your request for water and sewer services for the proposed distilled spirit store to be located at 106 Rock Quarry Road.

Currently there is available water and sewer capacity for the proposed store, however, if construction plans are not submitted within one (1) year (**August 2, 2025**), this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,



Decius T. Aaron
Public Works Director

Cc: Kevin Miller, Sewer Superintendent
Adam Daniel, Chief Collection Systems Operator

DTA:da

Henry County, GA

Summary

Parcel ID	S33-01011001
Location Address	106 ROCK QUARRY RD
Millage Group	0003 (City/Stockbridge)
Property Usage	COMMERCIAL (1000)
Total Acres	0.89
Landlot / District	62 / 12
Subdivision	
Lot/Block	
Plat Book	
Plat Page	

Exemptions:

Owners

[NORTH EAGLE PAVILION LLC](#)
106 B ROCK QUARRY RD
STOCKBRIDGE, GA 30281

Valuation

	2024	2023	2022	2021
+ Building Value	\$483,600	\$488,000	\$492,300	\$496,700
+ OB/Misc	\$14,200	\$12,200	\$12,600	\$13,000
+ Land Value	\$116,300	\$116,300	\$131,200	\$131,200
= Total Assessment	\$614,100	\$616,500	\$636,100	\$640,900

Exemptions:

Assessment Notices 2024

[2024 Assessment Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type
COMMERCIAL (001000)	38768	SF

Buildings

Building #	1
ConstructionType	OFFICE AVG
Actual Year Built	2001
Effective Area	10,973
Heated Area	10,922
Bedrooms	0
Baths	6
Wall Height	12

Miscellaneous Data

Description	Length	Width	Units	Year Built
PVMNT-ASP	0	0	13,450	2001
OHDOOR L	0	0	5	2002

Sales Information

Sale Date	Deed Book/Page	Sale Price	Instrument	Reason	Grantor	Grantee
2/3/2006	9055-191	\$0	WARRANTY DEED	CORPORATE	OPM PROPERTIES INC	NORTH EAGLE PAVILION LLC
9/20/2000	3862-47	\$120,000	EXECUTORS DEED		HARDEMAN ELIZABETH D	OPM PROPERTIES INC

Map



Generate Owner List by Radius

The Property Address option is unavailable for Henry County

Distance:

100

F

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

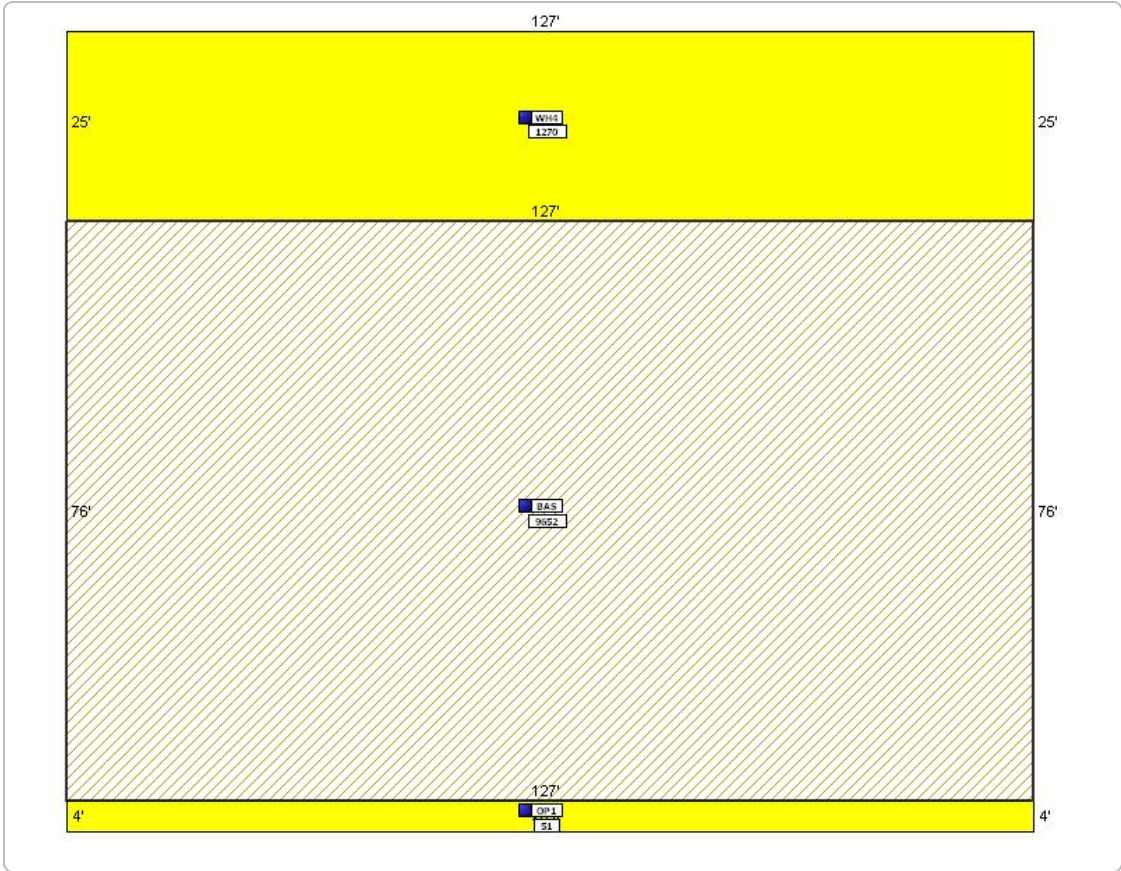
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels
0

Sketches



Data contained on this website represent a work in progress toward completion of the annual tax digest. As such, data is subject to change at any time. Ownership and map information correspond with the most current information processed by our office. Search deed records at the Henry County Courthouse to ensure the most current ownership information. Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries. Contact 770-288-7526 to verify zoning.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/3/2024, 9:34:11 AM](#)

[Contact Us](#)





TO: Planning Commission; Mayor and Council

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: September 19, 2024 (Planning Commission)
October 14, 2024 (Mayor and Council)

Subject: #SP-2024-02 For 106 Rock Quarry Road

I. PURPOSE

Consider a special use permit by GRP, LLC to allow a liquor store on property located at 106 Rock Quarry Road. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

II. PROJECT INFORMATION

Proposed Development	Liquor Store
Site Address	106 Rock Quarry Road
Parcel Identification	S33-01011001
Parcel Acreage	0.89 +/- acres
Applicant	GRP, LLC
Agent:	Girishkumar Patel
Owner:	North Eagle Pavilion, LLC.

Current Zoning	C-2 (General Commercial)
Current Future Land Use Designation	Low Density Mixed Use

SURROUNDING ZONING DISTRICTS

Location	Existing Land Use	Current Zoning
Property to the North	Building (Vacant) Moye's Pharmacy – Stockbridge Ed's Public Safety Happy Market (Convenience store)	C-2 (General Commercial)
Property to the South	Evans Sand & Gravel Auto Motorsport & Collision LLC	LI (Light Industrial)
Property to the East	Vacant Residence Vacant Residence The Reserve at Stockbridge Apartments Georgia Certified Motors (Used car dealer) Sunoco (Gas station)	SR (Single-Family) SR (Single-Family) MFR (Multi-Family Residential) C-3 (Heavy Commercial) C-3 (Heavy Commercial)
Property to the West	Residential	SR (Single-Family)

SURROUNDING FUTURE LAND USE DESIGNATIONS

Location	Existing Land Use	Current Future Land Use Designation
Property to the North	Building (Vacant) Moye's Pharmacy – Stockbridge Ed's Public Safety Happy Market (Convenience store)	Low Density Mixed Use
Property to the South	Evans Sand & Gravel Auto Motorsport & Collision LLC	Low Density Mixed Use
Property to the East	Vacant Residence Vacant Residence The Reserve at Stockbridge Apartments Georgia Certified Motors (Used car dealer)	Downtown District
Property to the West	Residential	Low Density Mixed Use

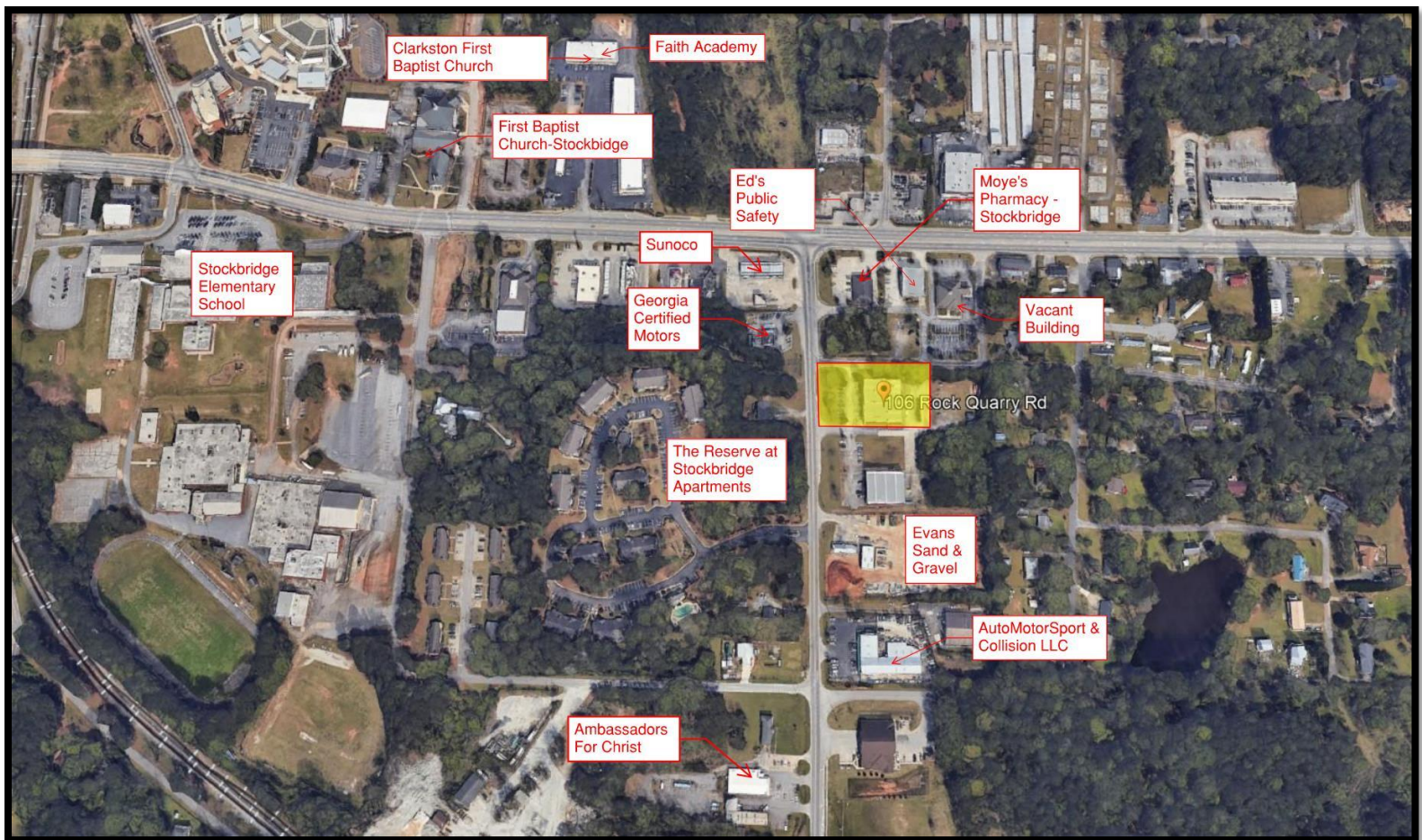
III. FINDING OF FACTS

1. The subject property is surrounded by the following zoning districts: C-2 (General Commercial), SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential).
2. The subject property is surrounded by the following current future land use designations: Low Density Mixed Use, Downtown District, Medium Density Residential, Heavy Industrial, Public Institutional, and Light Industrial.
3. The subject property has frontage on Rock Quarry Road, which is classified by the Georgia Department of Transportation as a minor arterial road.
4. The subject property is part of the Parkway Mixed-Use Overlay District.

5. The subject property was rezoned from R-3 (Residential) to C-2 (General Commercial) on January 29, 2001, upon the request of OPM Properties. The intent of the request was for a retail/warehouse building.

IV. MAPS, SITE PLAN, AND RENDERINGS

Vicinity Map of 106 Rock Quarry Road

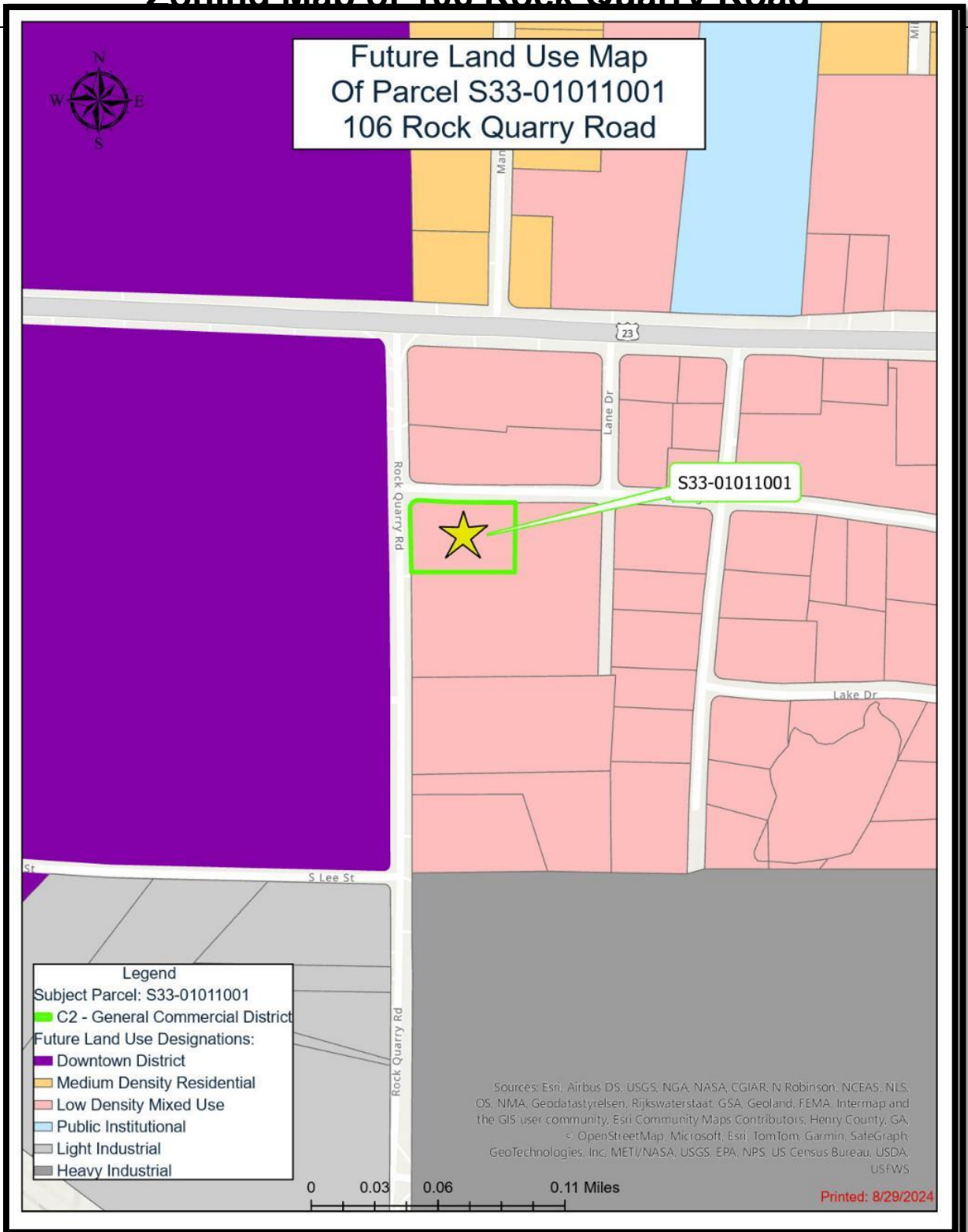


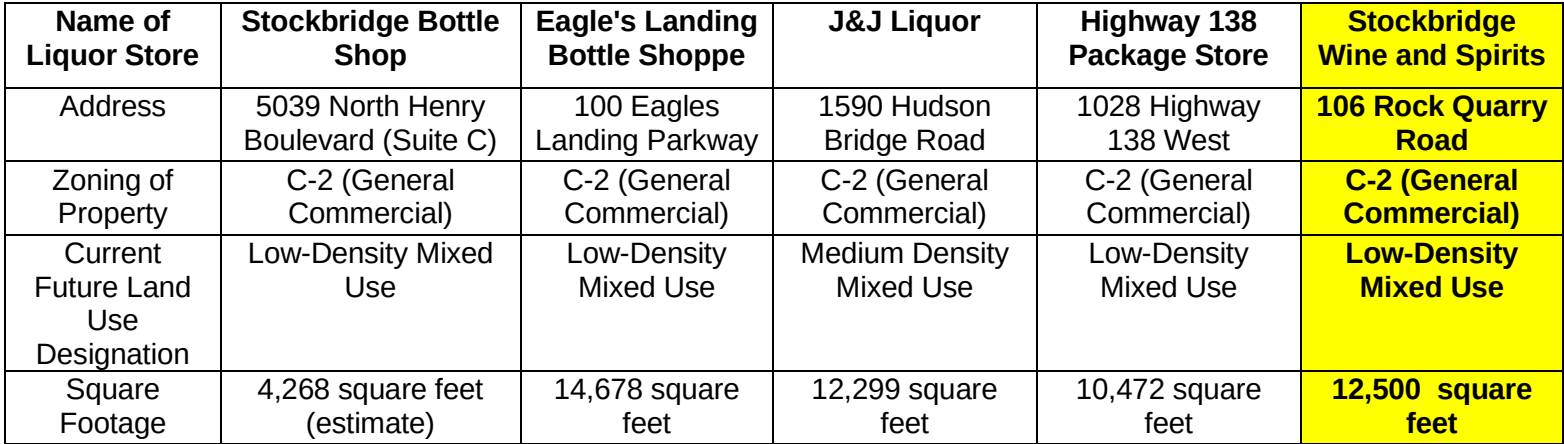
Aerial Photo with Site Plan of 106 Rock Quarry Road



Future Land Use Map of 106 Rock Quarry Road

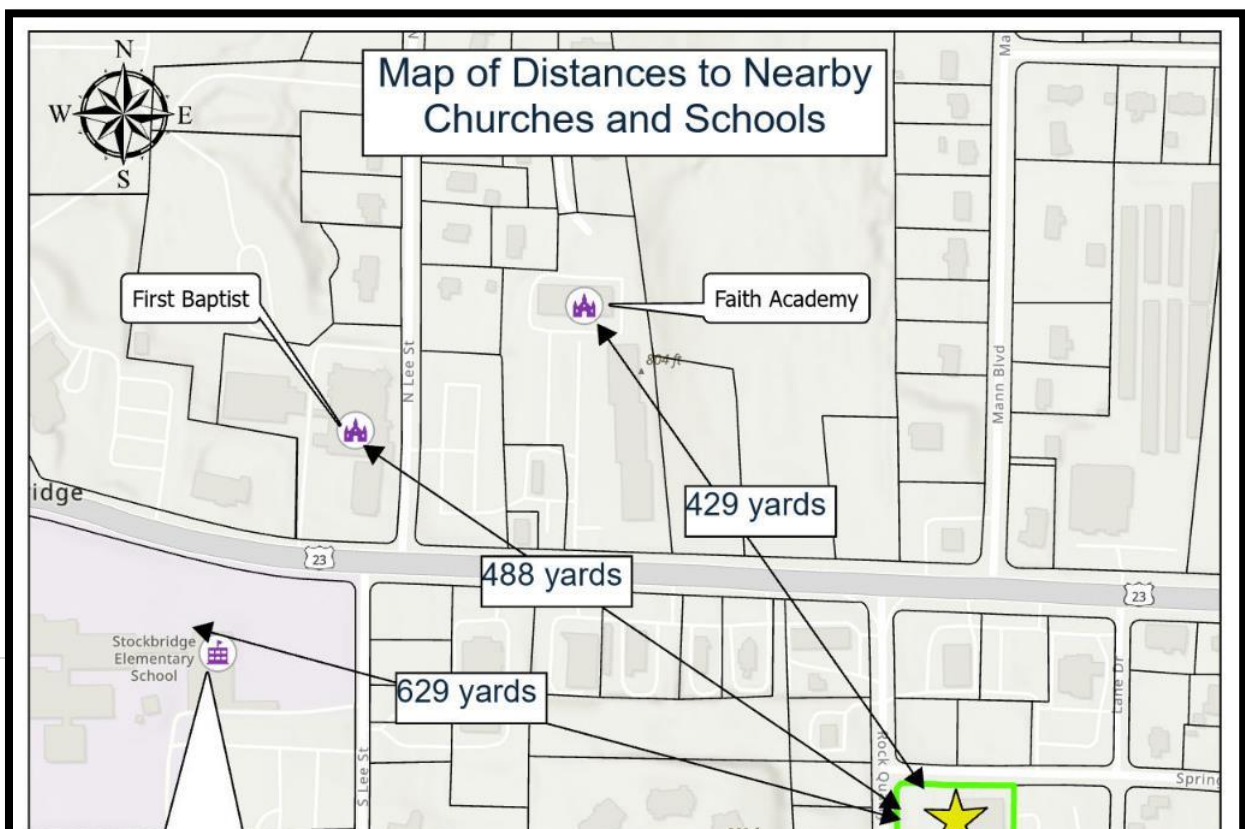
Zoning Map of 106 Rock Quarry Road



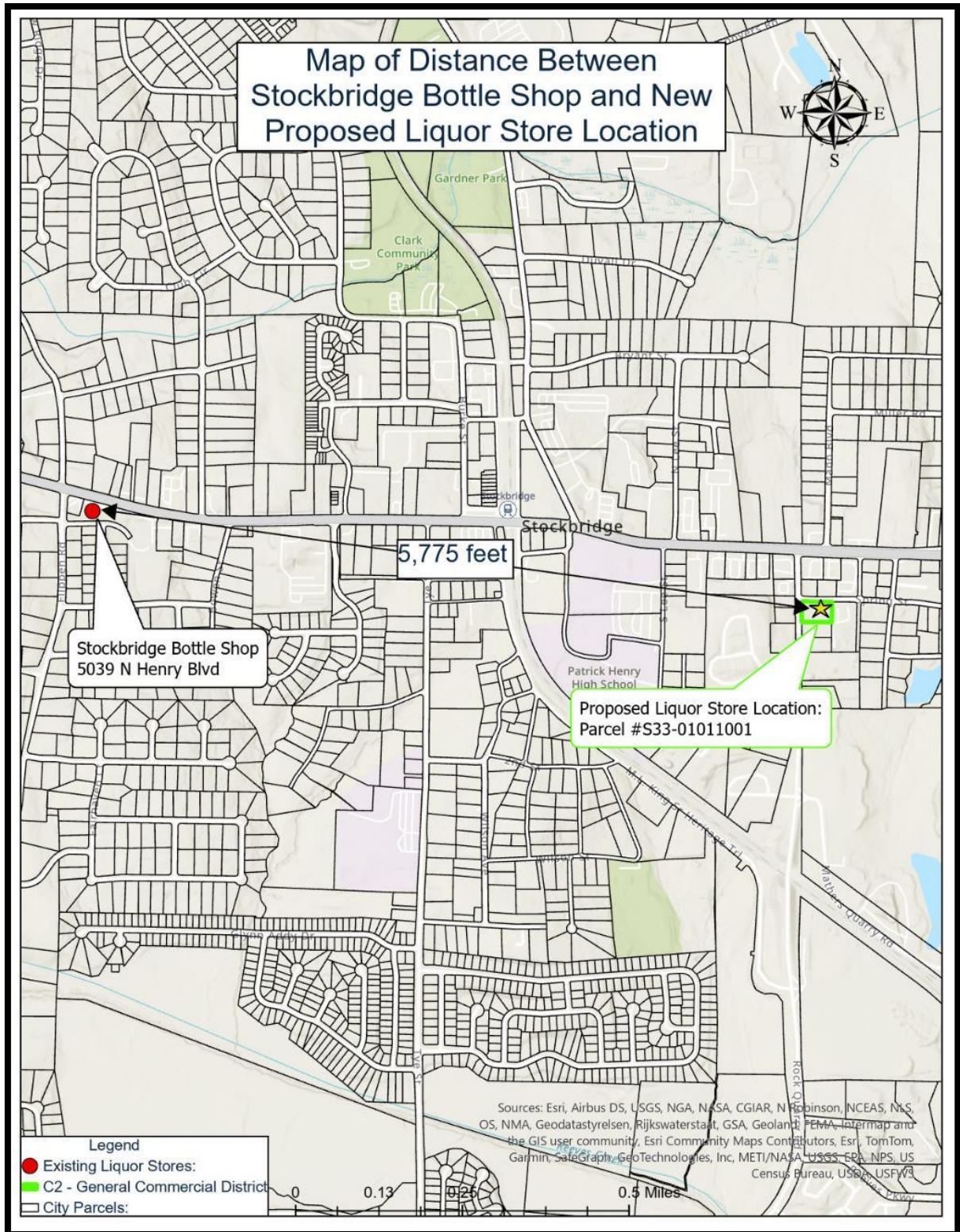


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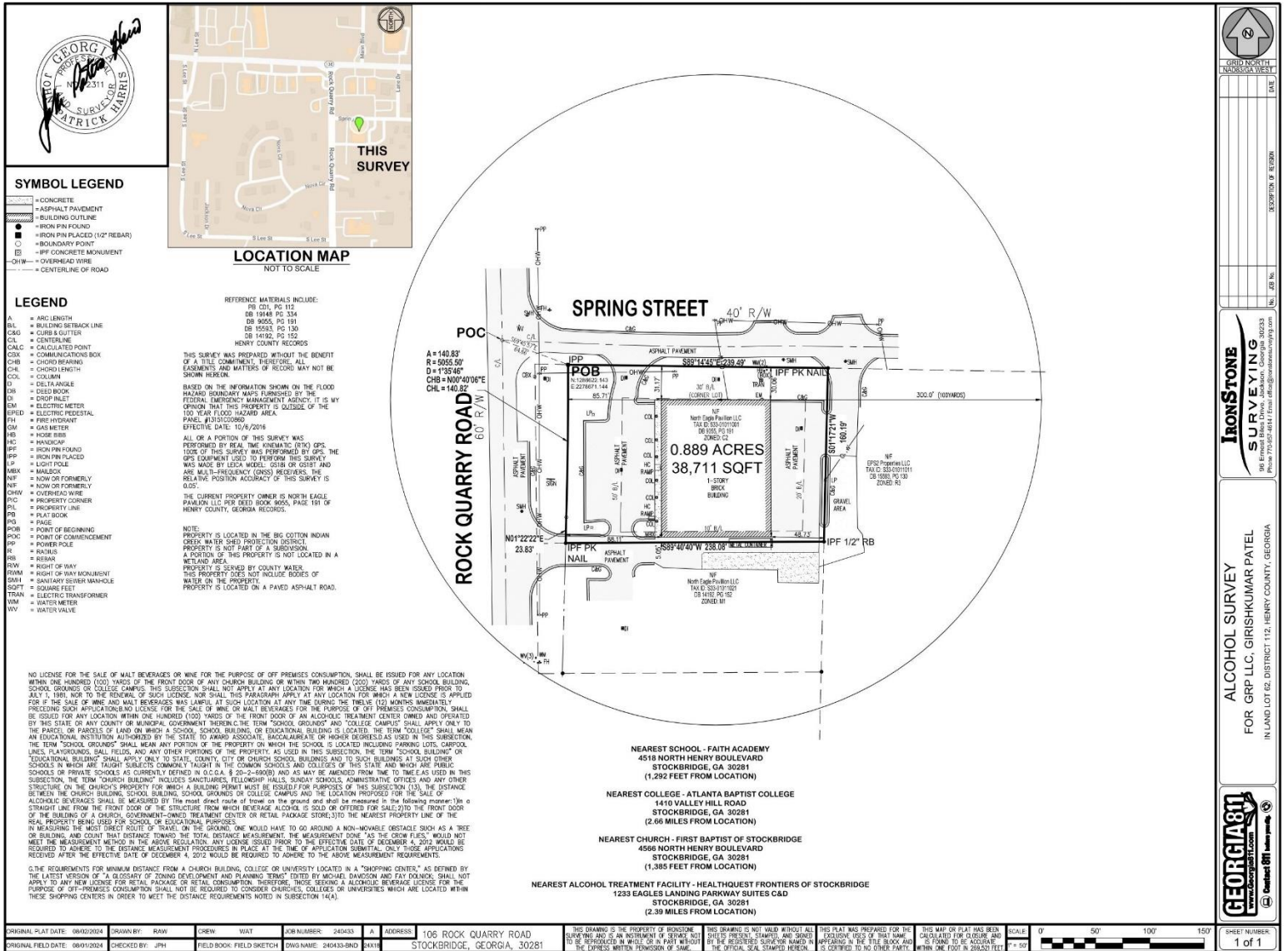
Distance from Proposed Liquor Store to Nearby Churches and Schools



Distance from Stockbridge Bottle Shop to Proposed Liquor Store



Alcohol Survey for Proposed Liquor Store on 106 Rock Quarry Road



Rendering of Proposed Liquor Store on 106 Rock Quarry Road



V. ANALYSIS

Project Description

GRP, LLC. is applying for a special use permit to convert the 12,500 square-foot building at 106 Rock Quarry Road into a liquor store. The entire space will be utilized, with planned improvements including resurfacing the parking lots, enhancing landscaping, and adding brick façades on all sides. The existing 20 parking spaces will be resurfaced, and security cameras will be installed. The project is expected to be completed by December 25, 2024.

The subject property is zoned C-2 (General Commercial), which allows for a variety of uses, including liquor stores, as specified in Section 2.4.9 of the Stockbridge Unified Development Code. Additionally, any liquor store established on this property must adhere to the development standards outlined in the Stockbridge Unified Development Code.

UDC Development Regulations Relevant to Request:

- OR24-563: Section 2.5.2 (C) and 2.5.2 (D) of the Parkway Mixed-Use Overlay District
- OR24-560: Certain Businesses
- Chapter 9.04.070: License — Distance Restrictions.
- Section 9.2.5: Requirements for special use permits.
- Section 9.2.6: Use permit considerations.

OR24-563: Section 2.5.2 (D) of the Parkway Mixed-Use Overlay District

Select Use Requirement	Does it Meet Requirement?
Must be located on a property with frontage on either a collector or an arterial road, as classified by the Georgia Department of Transportation or the Henry County Department of Transportation.	Yes
Property must have a base zoning district which allows such uses.	Yes
All property design standards of the base zoning district must be met.	Yes
Existing non-conforming structures may not be enlarged.	Yes
Building facades for both primary and accessory structures must be constructed of brick on all sides.	Yes
Acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.	Yes
The required number of parking spaces must be provided.	Yes
Other special requirements, to be determined by the Community Development Director.	Yes

The subject property falls within the Parkway Mixed-Use Overlay, regulated by Sections 2.5.2 (C) and 2.5.2 (D) of the Stockbridge Unified Development Code. As a select use, the proposed liquor store complies with Section 2.5.2 (C) (1). The requirement for select uses, detailed in Section 2.5.2 (D) and summarized in the table above, includes several key points. First, the property fronts Rock Quarry Road, classified as a minor arterial road by the Georgia Department of

Transportation. Second, the property is zoned C-2 (General Commercial), which permits liquor stores. Third, the proposed liquor store will feature brick facades on all sides, aligning with the required improvements. Additionally, the liquor store will utilize the existing turning lane for access and internal circulation.

OR24-560: Certain Businesses (B) - Liquor Store Requirements

Requirement	Meets Requirement?
Each liquor store must occupy a physical space of at least 6,000 square feet.	Yes

Section B of OR24-560, an ordinance passed by the Mayor and Council on March 26, 2024, outlines the requirements for issuing a liquor store license. Among the requirements of OR24-560 is that a liquor store must occupy a physical space of 6,000 square feet. The proposed liquor store, with a total area of 12,500 square feet, exceeds this requirement, thereby complying with OR24-560. The details are summarized in the table above.

9.04.070 - License—Distance restrictions

Section 9.04.070 of Chapter 9.04 in Title 9 of the Stockbridge Code of Ordinances outlines the requirements for the proximity of liquor stores to certain establishments, including churches, schools, and alcohol treatment centers. According to Section 9.04.070 (1), alcohol sales are prohibited within 100 yards of any church building. Near the proposed liquor store, there are three churches: First Baptist of Stockbridge (4566 North Henry Boulevard), Ambassadors for Christ (125 Rock Quarry Road), and Clarkston First Baptist Church (4518 North Henry Boulevard). All three churches are between 346 yards and 488 yards away, thus meeting the distance requirement.

Section 9.04.070 (2) states that alcohol sales cannot occur within 200 yards of any school building, educational building, school grounds, or college campus. The two nearby schools, Stockbridge Elementary School and Faith Academy, are 629 yards and 429 yards away from the proposed liquor store, respectively, which also meets the requirement.

Section 9.04.070 (3) prohibits the sale of distilled spirits, wine, or malt beverages within 100 yards of any state, county, or municipally owned alcohol treatment center. Healthquest Frontiers of Stockbridge, located 2.66 miles away, satisfies this requirement.

Finally, Section 9.04.070 (4) mandates that distilled spirits cannot be sold within 500 feet of another business licensed to sell distilled spirits. The nearest liquor store, Stockbridge Bottle Shop (5039 North Henry Boulevard, Suite C), is 5,775 feet away, thus complying with this regulation. The details are summarized in the table below.

Name	Type	Address	Distance from Proposed Liquor Store
Faith Academy	School	4518 North Henry Boulevard	429 yards
Atlanta Baptist College	College	1410 Valley Hill Road	2.66 miles
First Baptist of Stockbridge	Church	4566 North Henry Boulevard	488 yards
Healthquest Frontiers of Stockbridge	Alcohol Treatment center	1233 Eagles Landing Parkway (Suites C & D)	2.39 miles
Ambassadors For Christ	Church	125 Rock Quarry Road	346 yards
Stockbridge Elementary School	School	4617 North Henry Boulevard	629 yards
Clarkston First Baptist Church	Church	4518 North Henry Boulevard	429 yards
Stockbridge Bottle Shop	Liquor Store	5039 North Henry Boulevard (Suite C)	5,775 feet

Staff Analysis

ANALYSIS OF REQUEST

9.2.5 Requirements for special use permits.

1. **The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.**

The proposed liquor store is not expected to negatively impact traffic congestion. It will utilize the existing turning lane, ensuring smooth traffic flow. By utilizing the existing turning lane, it will help maintain smooth traffic flow. Additionally, data from the Georgia Department of Transportation indicates that the average daily traffic count on Rock Quarry Road was 12,500 in 2023, suggesting that the current infrastructure can accommodate the additional traffic without any significant issues.

2. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

The existing building appears to be suitable for the proposed liquor store. Any issues with regard to the physical condition of the subject property will be addressed during the plan review process.

3. Adequate public facilities are available to serve the proposed use.

A letter from the Henry County Water Authority dated August 2, 2024, states that water and sewer service is provided at the existing building.

4. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. The proposed liquor store will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact on the surrounding area.

5. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.

The subject property is designated for Low-Density Mixed Use, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended for commercial and retail areas along key corridors and intersections, primarily serving nearby residential neighborhoods. The proposed liquor store, located near the intersection of Rock Quarry Road and North Henry Boulevard, aligns with this intent.

Furthermore, the proposed liquor store supports the comprehensive plan's goals, particularly those on page 44, which emphasize promoting a better sense of place and preserving community character. The renovation plans for the existing building include significant improvements such as resurfacing parking lots, enhancing landscaping, and adding brick façades on all sides. These enhancements will not only comply with the comprehensive plan but also ensure that the development is not unduly detrimental to nearby properties.

9.2.6 Use permit considerations

1. Whether the proposed use is consistent with the comprehensive land use plan adopted by the city council

The proposed liquor store is consistent with the goals and policies of the Stockbridge 2024 Comprehensive Plan. The proposed liquor meets the intent of the Low-Density Mixed Use future land use designation which states on page 48

"This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and

redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.”

In addition, the proposed liquor store is consistent with the policy goals of the 2024 Comprehensive Plan on pages 42-44 that are listed below:

Community Goals and Policies (page 42-44)	To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities. (Economic Development Goal)
	Market the City as a great 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 and developers to improve conditions of property and require a consistent look of quality among commercial developments. (Future Land Use Policy)

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed

The subject property, currently zoned as C-2 (General Commercial), is permitted to have liquor stores under Section 2.4.9 of the Stockbridge Unified Development Code. This zoning designation is shared by several properties in the vicinity, indicating a commercial character that supports such uses. The surrounding zoning districts include SR (Single-Family), LI (Light Industrial), OI (Office-Institutional), C-3 (Heavy Commercial), and MFR (Multi-Family Residential). Since there are properties in the vicinity of the area that are zoned C-2, the proposed liquor store would be compatible.

3. Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.

The proposed use of the subject property for a liquor store will comply with all

applicable local, state, and federal statutes, ordinances, and regulations governing land development.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets

The proposed liquor store will not have any negative impact on the traffic flow in the vicinity of the area. To further enhance traffic management, the developer plans to utilize the existing deceleration lane, which will help to alleviate any potential congestion.

5. The location and number of off-street parking spaces

According to the conceptual site plan provided by the applicant, the existing building is 12,500 square feet and will offer 40 parking spaces for customers. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.

6. The amount and location of open space

The existing building, which is the proposed location for the new liquor store, currently features sufficient open space. The availability of this open space will facilitate a smooth transition as the building is renovated, ensuring that the new liquor store can be integrated into the existing structure.

7. Protective screening

The proposed liquor store will make use of the existing building's landscaping, preserving the natural beauty and aesthetic appeal of the area. In addition to maintaining the current greenery, the developers plan to enhance the property by adding new landscaping as part of the renovation process. This combination of existing and new landscaping will create a visually appealing environment that complements the surrounding properties.

8. Hours and manner of operation

The proposed liquor store will have the following operating hours: Monday to Wednesday from 9 AM to 10:30 PM, Thursday to Saturday from 9 AM to 11:30 PM, and Sunday from 12:30 PM to 9 PM.

9. Outdoor lighting

As part of the renovation process, the proposed liquor store will enhance safety and security by installing outdoor lighting and security cameras around the exterior. This will further ensure that the premises are well-lit and monitored, providing a secure environment for customers, and preventing potential criminal activity.

10. Ingress and egress to the property.

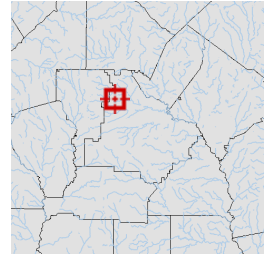
The proposed liquor store will utilize the existing access points of the current building, which will minimize any disruptions to the established traffic flow.

VI. STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Special Use Permit via SP-2024-02 is consistent with the regulations found in OR24-563, OR24-560, Chapter 9.04.070, and both Section 9.2.5 and Section 9.2.6 of the Stockbridge Unified Development Code. Therefore, the Planning and Zoning staff recommends **APPROVAL**.



Overview



Legend

- Parcels
- Roads

Parcel ID	S10-02041000	Class	R	Owner	FOX MARY M	Land	\$28,000								
Property	270 SHIELDS	Acreage	n/a	Address	270 SHIELDS RD	Value:									
Address	RD					Building	\$265,900								
District	City/Stockbridge					Value:									
						Misc	\$0	Last 2 Sales							
						Value:		Date	Price	Reason	Qual				
						Total	\$293,900	6/6/2017	\$0	D OF ASSNT	U				
						Value:		4/30/1990	\$119,900	n/a	Q				

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

Date created: 9/5/2024

Last Data Uploaded: 9/5/2024 9:05:39 AM

Developed by  **Schneider**
GEOSPATIAL

Special Use Permit Application

City of Stockbridge, Georgia



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

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 359-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATION – ALL PRE-APPLICATION MEETINGS WILL BE HELD
VIRTUALLY (VIA TEAMS) UNTIL FURTHER NOTICE.



Special Use Permit Application Form

Name of Applicant SHONA JOHN Phone: 770-870-4552 Date: _____
 Address Applicant: 270 Shields RD Fax _____ Cell # _____
 City: STOCKBRIDGE State: GA Zip: 30281 E-mail: Shona1618@hotmail.com
 Name of Agent _____ Phone: _____ Date: _____
 Address Agent: _____ Fax _____ Cell # _____
 City: _____ State: _____ Zip: _____ E-mail: _____

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

Special Use Permit(s) being requested: TO OPEN A PERSONAL
CARE HOME AT ADDRESS 270 SHIELDS RD
STOCKBRIDGE, GA 30281. I AM ASKING
PERMISSION TO HELP CONTRIBUTE TO THE
CITY OF STOCKBRIDGE. I WOULD LIKE TO SERVE

The property will be Posted with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than thirty days prior to the City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

Address of Property or Parcel Number: 270 SHIELDS RD STOCKBRIDGE

Nearest intersection to the property: _____

Size of Tract: 1.47 acres, Land Lot Number(s): 70 District(s): 12

Property Tax Parcel Number(s): S10-02041000 (Required)

Antonio D. Copelano
 Signature of Applicant

ANTONIO D. COPELANO
 Printed Name of Applicant

Antwanette White
 Signature of Agent

ANTWANETTE WHITE
 Printed Name of Agent

SHONA JOHN
 Signature of Applicant

SHONA JOHN
 Printed Name of Applicant

 Signature of Agent

 Printed Name of Agent

NOTARY STAMP:

ANTWANETTE WHITE
 NOTARY PUBLIC
 FAYETTE COUNTY
 STATE OF GEORGIA

Total Amount Paid g _____ Cash _____ Check # _____ Received by: _____ (FEES ARFC NON-REFUNDABLE)

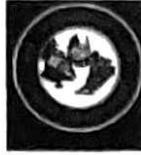
Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



City of Stockbridge Planning and Zoning Division
Community Development Department

SPECIAL USE PERMIT APPLICATION –
LIST OF REQUIRED DOCUMENTS

- ✓ 1. Main application page for a Special Use Permit application.
- ✓ 2. Completed and notarized Property Owner's Authorization Form (several forms may be needed).
- ✓ 3. Completed and notarized Applicant Campaign Disclosure Form (several forms may be needed).
- ✓ 4. Legal Description (s) of the property.
- ✓ 5. Recent Boundary Survey of the property.
- ✓ 6. Letter of Intent.
- ✓ 7. Conceptual Site Plan.
- 8. Architectural elevations and renderings (optional). *N/A*
- 9. Homeowners' Association (HOA) letters (optional). *N/A*
- ✓ 10. Henry County Application for Water/Sewer Availability Letter (if the property is served by the Henry County Water Authority).
- 11. Water and Sewer Availability Letter (from either the Henry County Water Authority, the Clayton County Water Authority, or the City of Stockbridge Public Works Department).
- 12. Completed City of Stockbridge Septic System Information for Zoning Requests Form. *N/A*

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

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

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

270 Shields RD Stockbridge [address], with Parcel Number S10-02041000
which is the subject of this application.

Name of Property Owner: Shona JOHN
Property Owner's Address: 270 Shields RD Stockbridge, GA 30281
Telephone: 770-870-4552 E-mail: ShonaJ618@hotmail.com

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

Signature: [Signature] Date: 7/30/24

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

Name(s) of Applicant(s): Shona John

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

Telephone, E-Mail, & Address: 770-870-4552, ShonaJ618@hotmail.com
270 Shields RD Stockbridge, GA 30281

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

[Signature]

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

7/30/24
Date

[Signature]

Signature of Notary Public

Antwanette White

Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp.

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00659038 EXP 06/27/2028

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

PROPERTY OWNER'S AUTHORIZATION FORM See NOTE above.)

The undersigned below is the PROPERTY OWNER, or one of the property owners, of the property at 270 Shields RD Stockbridge [address], with Parcel Number 510-02041000 which is the subject of this application.

Name of Property Owner: Shona John
Property Owner's Address: 270 Shields RD Stockbridge, GA 30281
Telephone: 770-870-4552 E-mail: ShonaJ618@hotmail.com

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

Signature: [Signature] Date: 7/30/24

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

Name(s) of Applicant(s): Shona John
Company/law firm (if applicable): N/A

Telephone, E-Mail, & Address: 770-870-4552, ShonaJ618@hotmail.com,
270 Shields RD Stockbridge, GA 30281

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

[Signature]

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

7/30/24
Date

[Signature]

Signature of Notary Public

[Signature]

Printed Name of Notary Public

07/30/2024
Date

Notary Public's Seal or Stamp:

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA

COMMISSION # W-00650938 EXP 06/27/2028

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No ☒

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

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

We certify that the foregoing information is true and correct, this _____ day of July, 2024

SHONA JOHN

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30 day of July, 2024

[Signature]
Notary Public

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00659938 EXP 06/27/2028

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

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a conditional use permit, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application? Yes _____ No ✓

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

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

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

July, 2024

SHONA John
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30 day of July, 2024

[Signature]
Notary Public

ANTWANETTE WHITE
NOTARY PUBLIC
FAYETTE COUNTY
STATE OF GEORGIA
COMMISSION # W-00659938 EXP 06/27/2028

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

Exhibit "A" legal description

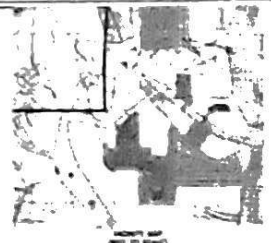
270 Shields Road, Stockbridge, Georgia

All that tract or parcel of land lying and being in Land Lot 70 of the 12th District of Henry County, Georgia, and being more particularly described as follows:

Beginning at a point on the Easterly right of way of Shields Road, which point is 515.9 feet Southeasterly along said right of way from the intersection of said right of way with the center line of Davis Road (extending said right of way to said center line); and running from said point 200 feet Southeasterly along said right of way to an iron pin; thence running Northeasterly 311.37 feet to an iron pin; thence running Northerly 200 feet to an iron pin; thence running Southwesterly 331.62 feet to the point of beginning; all as more particularly shown on survey by Perimeter Surveying Co., Inc., dated June 17, 1983 which survey is incorporated hereby by reference.

Parcel ID: S10-02041000

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



1ST IRON PIN FOUND
 1ST 300 PIN PROPOSED
 R/W RIGHT OF WAY
 R/W RIGHT OF WAY MARKER
 MAG MAGNETIC
 ROB POINT OF BEGINNING
 CO CLEAN CUT
 NW WATER WTER
 NW HARDWOOD TREE
 N/2 NW/4 FORMERLY
 LL LAND LOT
 1ST POWER POLE
 DRIVE ALLEY
 WATER VALVE
 MANHOLE
 1ST HYDRANT
 1ST HYDRANT POINT
 NW 1/4 1/4 CORNER
 1ST LINE

ULTRATEC PROTECTION CENTER
 Call FREE
 24 HOURS A DAY
 1-800-368-5888
 1-800-368-5888
 1-800-368-5888

PREPARED FOR: SHONA JOHN				ALL SURVEYS ON THIS SITE MUST BE APPROVED BY THE COUNTY ENGINEER. THE ENGINEER'S OFFICE IS 100 N. 10th St., Raleigh, NC 27601.	
270 Shields Road, Stockbridge, GA					
1.47 ACRES	LAND LOT: 70	DATE: 07/28/24			
	DISTRICT: 12TH	SCALE: GRAPHIC			
	COUNTY: HENRY	JOB NO.: 2471			
SAWHNEY & ASSOCIATES 523 HASTINGS WAY, DUNESBORO GA 30238 PH # (878) 478-5657					

City of Stockbridge Community Development Department
4602 North Henry Blvd
Stockbridge, GA 30281

July 23, 2024

Shona John
270 Shield Road
Stockbridge, GA 30281

Dear Sir /Madam,

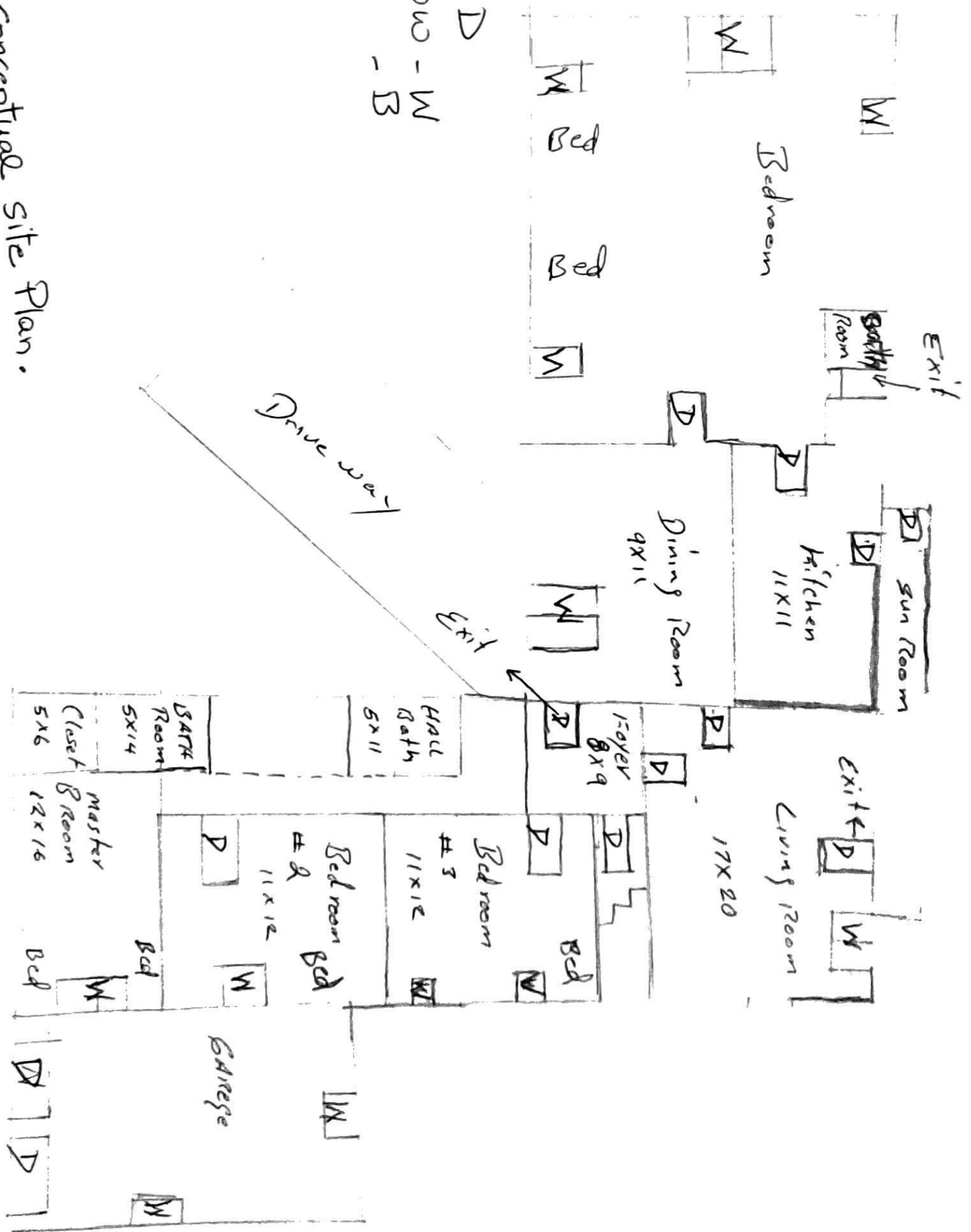
This letter serves to request a special use permit to open a personal care home at the address: 270 Shields Road, Stockbridge GA 30281. The home will be under the care of Mrs. Shona John and is intended to start as early as possible. This home will be used to accommodate six persons in which one of the beds will be considered a charity bed in order to give back to the city of Stockbridge. If granted this permit to continue my journey within this field of specialty, I will ensure that I put my best work forward to serve those families who need assistance with their elderly loved members who deserve the utmost best care. I look forward to your consideration and a timely response. Thank you in advance.

Sincerely,

Shona John

Door - D
Window - W
Bed

Conceptual site Plan.



CITY OF STOCKBRIDGE
4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE 770 -389-7901 FAX 770-692-2690

July 31, 2024

To Whom It May Concern:

This is to verify that the City of Stockbridge services water and sewer for 270 Shields Rd., Stockbridge, GA 30281.

If you have any questions, please call the Utility Billing Department in City Hall at 770-389-7901.

Thank You

Kimberly Barnett
Utility Billing Supervisor



TO: Planning Commission; Mayor and Council

FROM: Keedra T. Jackson, Chief Planner

CC: R. Ryan Anderson, Community Development Director
Keedra Jackson, Chief Planner

DATE: September 19, 2024 (Planning Commission)
October 14, 2024 (Mayor and Council)

Subject: #SP-2024-03 For 270 Shields Road

I. PURPOSE

The applicant Shona John is seeking a Special Use Permit to operate a Personal Care Home at 270 Shields Drive. The subject property is also known as Parcel number S10-02041000 and is in the Suburban Residential District (SR).

II. CASE FACTS

Proposed Development	Personal Care Home
Site Address	270 Shields Road
Parcel Identification	S10-02041000
Land Lot/District	LL 70 and District 12
Council District	4
Parcel Acreage	1.47 acres +/-
Applicant	Shona John

Agent:	Shona John
Owner:	Shona John
Current Zoning	SR (Suburban Residential)
Current Use	Used as a Single-family dwelling

SURROUNDING LAND USE AND ZONING

Location	Existing Zoning	Existing Land Use
Property to the North	SR (Suburban Residential)	The Village Estates (Unit III)
Property to the South	SR (Suburban Residential)	Eagles Landing Country Club
Property to the East	SR (Suburban Residential)	The Village Estates (Unit III) Eagles Landing Country Club (Golf course)
Property to the West	SR (Suburban Residential) PUD (Planned Unit Development)	Stockbridge Estates Pine Hills Mobile Home

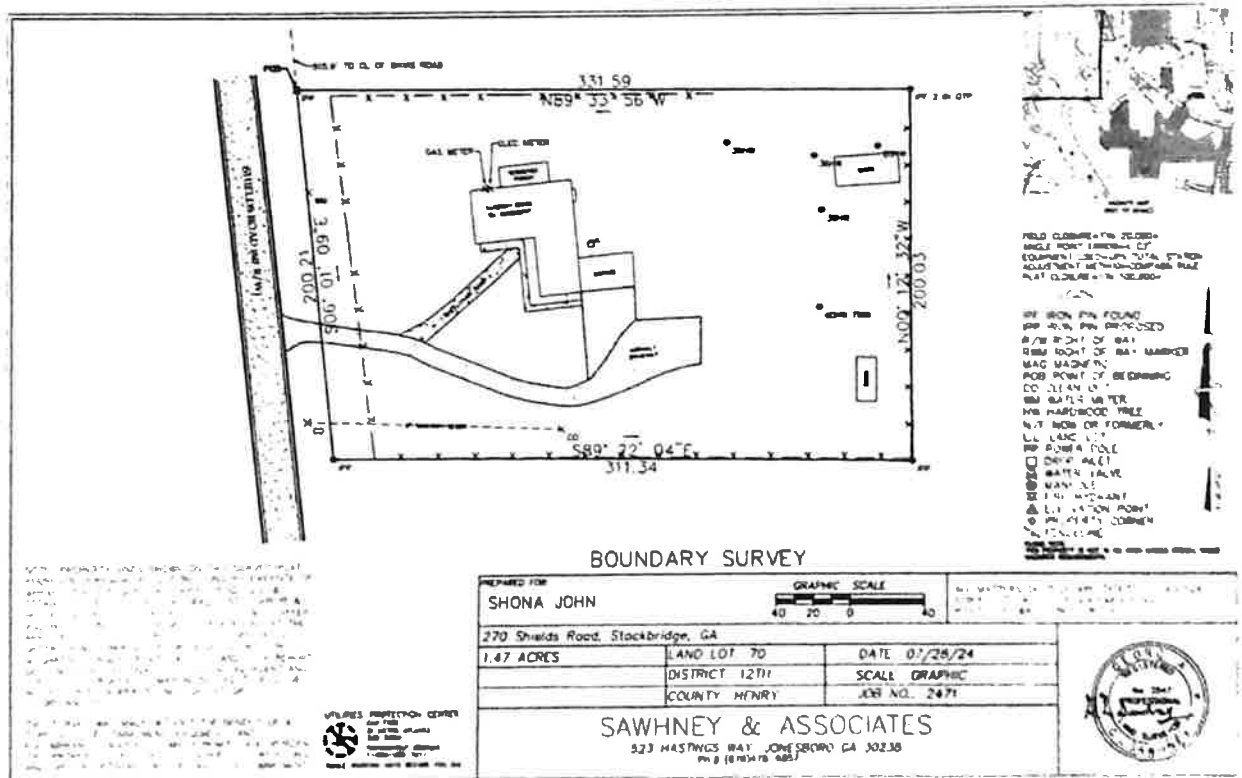
III. Background Information

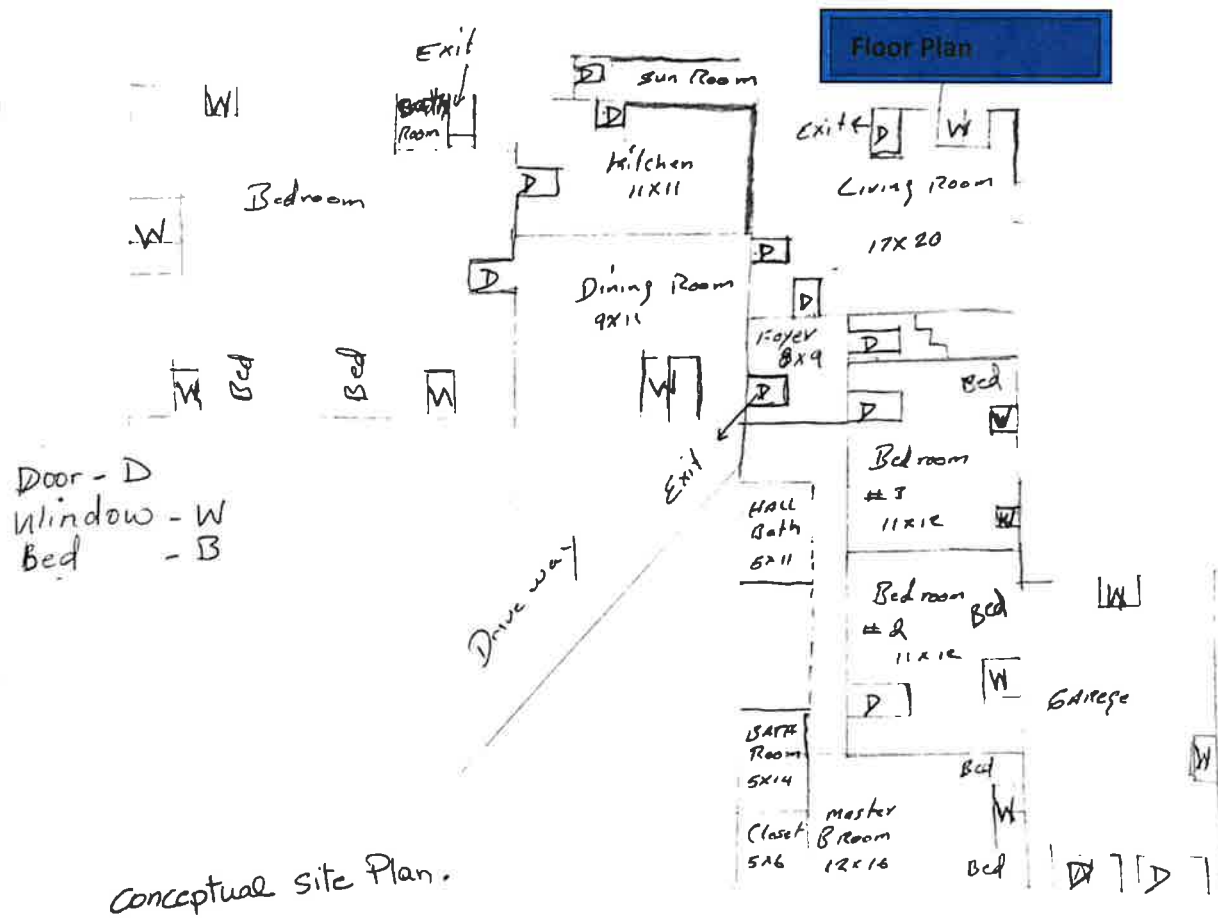
- Ms. John submitted a request for a Zoning Verification Letter on May 28, 2024, using the address of 313 Plantation Circle, Fayetteville, GA 30214.
- Based on information provided in the Zoning Verification Letter, Ms. John, stated she was encouraged to purchase property at 270 Shields Road. Ms. John proceeded to obtain a business license, but was denied due: 1. The address provided on the application did not match her license 2. Personal Care Home of 3 or more occupants is not perceived as a

home occupation under business license 3. The applicant was not able to produce certification from the state.

3. There were reports of home improvement projects; however, there are no records of permits obtained.
4. The Community Zoning and Information Meeting was held on September 4, 2024. There were two (2) persons in attendance in opposition to the personal care home proposal.

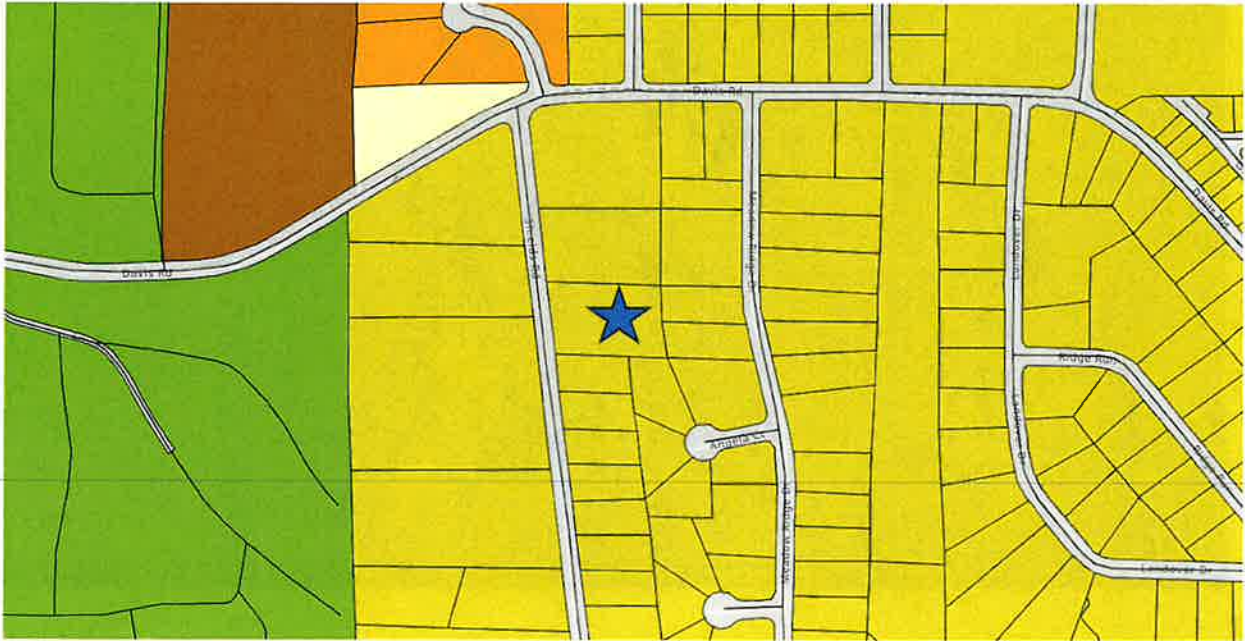
IV. Maps, Site Plan, and Renderings







Zoning Map of 270 Shields Road



Project Description

The subject property is a rectangular shaped lot that is accessed from Shields Road via a concrete apron driveway. applicant, Shona John, proposes to operate a personal care home of six (6) individuals. The subject property consists of six (6) bedrooms and two baths. There is a kitchen, living room and dining room. Per the hand-drawn floor plan that was submitted, it appears there will be two beds in each room including the master room. Per the State of Georgia, Section 111-8-62, a minimum of 70 sf of personal space is required.

Staff Analysis

The subject property is zoned SR (Suburban Residential) and is not located in an overlay. The applicant is seeking a Special Use Permit to operate a personal care home of six (6) occupants. According to Section 3.2.29, having three (3) or more persons in a personal care home requires the following:

Development Feature	Standard
Minimum lot size	Residential – One (1) acre Commercial- Thirty thousand (30,000) square feet
Distance from similar facility	At least one thousand five hundred (1,500) feet
Building Requirement	Must not be within subdivision

Although the applicant meets the minimum development standards, other standards are not met that relate to other codes and regulations. For instance, Ms. John stated that she will be administering medicine to the home occupants. According to Rule 111-8-62.20.3, Staff Assisting with self-administration must provide and document medication training for the unlicensed staff that are aiding with or without supervision of self-administration of medications to capable residents. The medication training must be conducted with an appropriate curriculum for providing medication assistance and include at least the listed Basic Medication Training and the Certified Medication Aide Requirements. Based on these requirements, the applicant has not provided nor acknowledged certification in distribution of medication nor if the employees are certified.

To obtain a business license with the City of Stockbridge, one will need to satisfy all related codes (i.e., zoning, occupational tax, State and fire codes and regulations). The applicant will need to have a permit from the State of Georgia, Department of Community Health to provide to the city. The applicant does not have a permit from the State and stated that she has plans to apply after obtaining her local business license. Without the permit from the Department of Community Health, one will not be able to obtain a business license from the city. Also, a personal care home is not considered a home occupation which would not permit the applicant to obtain a business license.

Personal Care Homes are not considered as “home occupations” if the number of occupants exceed five (5) people per occupation regulations.

CRITERIA :

9.2.5 Requirements for special use permits.

1. The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.

The proposed personal care home may cause traffic conditions. The property has one ingress and egress via a narrow driveway that widens at the rear into a two-car garage. The applicant has not provided a parking plan in which the manner the residents, employees and family will utilize the driveway.

2. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

The existing building appears to be suitable for the proposed personal care home. Any issues with regard to the physical condition of the subject property will be addressed during the inspection process.

3. Adequate public facilities are available to serve the proposed use.

It is not certain if water and sewer service is provided at the existing dwelling.

4. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

The applicant has confirmed that no special limitations or conditions are necessary to protect the public interest and ensure the continued beneficial use and enjoyment of nearby properties. It is expected that the owner/operator of the personal care home will adhere to all existing regulations and utilize the current infrastructure to minimize any potential impact to the surrounding area. However, staff have not fully established the certainty that the same objectives will be agreed upon to protect the public.

5. The special use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.

The subject property is designated for Medium-Density Residential, as outlined in the Stockbridge 2024 Comprehensive Plan. According to page 48 of the plan, this designation is intended for commercial and retail areas along key corridors and intersections, primarily serving nearby residential neighborhoods. The proposed personal care home will be more suitable for a commercial district than a residential district.

A personal care home in a residential setting could change the characteristics of the neighborhood by introducing commercial uses in residential characteristic neighborhoods. On-street parking, deliveries, traffic will now be introduced into an area that normally have low to moderate traffic.

9.2.6 Use permit considerations

1. Whether the proposed use is consistent with the comprehensive land use

plan adopted by the city council

The comprehensive plan for medium density residential provides both commercial and residential use with some smaller office tenants. The compatible zoning districts would be C1, C2, Office Institutional, Multiple Family Residential and Parkway Mixed Use Overlay District.

The proposed use is a personal care home with the intention of helping residents with the assistance of medicine, self-care, and other needs. The personal care home will contain six (6) or smore spaces.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed

The subject property, currently zoned as SR (Suburban Residential), and the property is permitted to single-family detached dwellings per Section 2.4.2 of the Stockbridge Unified Development Code. This zoning designation allowed indicates a residential character that supports such residential uses. The surrounding zoning districts include SR (Single-Family), RR (Rural Residential). There are commercial land uses to the east of the subject property.

3. Whether the proposed use may violate local, State and/or Federal statutes, ordinances or regulations governing land development.

A permit from the State of Georgia, Department of Community Health has not been obtained therefore, the city is unclear if the applicant will meet the requirements to operate a personal care home. Furthermore, the applicant stated she and her staff will be administering medicine to the residents of the home. The applicant has no certifications or permits to operate in this capacity. Therefore, the proposed use may violate local or state laws.

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets

The proposed personal care home may have a negative impact on the traffic flow in the vicinity of the area. No plans were submitted to reflect how traffic will be maintained.

5. The location and number of off-street parking spaces

The applicant has not provided a parking plan. This provision ensures that the development meets the parking requirements specified in Section 4.8.5 of the Stockbridge Unified Development Code.

6. The amount and location of open space

There appears to be sufficient open space in the rear yard of the subject property.

7. Protective screening

The applicant has not provided a plan on how protective screening will be provided and/or maintained.

8. Hours and manner of operation

The personal care home is subject to a twenty-four-hour (24 hour) operation.

9. Outdoor lighting

A plan for enhancement of security and lighting has not been provided to staff.

10. Ingress and egress to the property.

There is one point of ingress and egress to the subject property via a long, narrow driveway.

1. 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 personal care home may or may not serve 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.
- B. Encourage the most appropriate and best use of land, buildings, and other structures throughout the city.

It may be in the applicant's best intent to provide a healthy, safety, and convenient climate to the proposed personal care home, but the proposal does not provide the best use of the land. Section 3.2.28 allows a personal care home for two or less. This is more suitable for a residential neighborhood. The number of occupants of four or more in a residential setting introduces more of a commercial home use like a nursing home into a residentially characteristic neighborhood. The details of the operation of the proposed personal care home were vague and failed to provide the key points of the operation goals. The following are 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.

2. 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 applicant is seeking a Special Use Permit that does not require a rezoning.

3. 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.

4. 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.

5. 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.

6. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

There is no proposed amendment at this time.

7. 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.

There is no rezoning petition for this property.

8. The ability of the subject land to be developed as it is presently zoned.

The subject property is currently developed under the SR (Suburban Residential) zoning district.

IV. STAFF RECOMMENDATION

Staff recommends **denial** of the special use permit for property at 270 Shields Road.

