



**STOCKBRIDGE
COMMUNITY ZONING
INFORMATION MEETING**

ADMINISTRATION

Ryan Anderson
Community Development Director

Keedra Jackson
Chief Planner

Linda Logan
Senior Planner, Secretary

Gordon Linton, Planner I

**Community Zoning
Information Meeting
Agenda
October 2, 2024 6:00 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COMMUNITY ZONING INFORMATION MEETING CITY OF STOCKBRIDGE

WEDNESDAY, OCTOBER 2, 2024 6:00 PM

ROLL CALL

**Item # 1 - Ryan Anderson
Community Development Director**

**Keedra Jackson
Chief Planner**

**Linda Logan
Senior Planner, Secretary to Planning Commission**

Gordon Linton, Planner I

Presented by:

NEW BUSINESS

Item # 1 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-07. (Council District 2)

The City of Stockbridge will hold three public meetings, as are listed below, for the purpose of considering a Comprehensive Plan Amendment to change the future land use designations of four parcels on the south side Davis Road, as are identified below, from their current split future land use designations to Low-Density Mixed-Use for the entire property, for the purpose of allowing the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC. and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres. All three meetings will be held in the Council Chamber of the Stockbridge City Hall at 4640 North Henry Boulevard in Stockbridge, Georgia.

- **649 Davis Road (Parcel #S05-08004000)** – Contains 3.6050 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
- **657 Davis Road (Parcel S05-08003000)** – Contains 0.66 +/- acres. Current future land use designation: Unassigned.
- **681 Davis Road (Parcel #S05-08005000)** – Contains 1.34 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.
- **Parcel #S05-08006000 on Davis Road** – Contains 1.29 +/- acres. Current future land use designations: Low-Density Residential and Medium-Density Mixed-Use.

REZONING CASE #RZ-2024-08. (Council District 2)

The City of Stockbridge will hold three public meetings, as are listed below, for the purpose of considering a rezoning to rezone four parcels on the south side of Davis Road, as are identified below, from SR (Suburban Residential) and OI (Office-Institutional) to C-3 (Heavy Commercial) for the purpose of allowing for the construction of a self-storage warehouse development. The property owner is B1 Home Improvement, LLC and the agents are Robert Nesbitt and Rogers Gotier. The property is located in Land Lot 71, District 12, and it contains 6.895 +/- total acres. All three meetings will be held in the Council Chamber of the Stockbridge City Hall at 4640 North Henry Boulevard in Stockbridge, Georgia.

- **649 Davis Road (Parcel #S05-08004000)** – Contains 3.6050 +/- acres. Current zoning: SR (Suburban Residential).
- **657 Davis Road (Parcel #S05-08003000)** – Contains 0.66 +/- acres. Current zoning: SR (Suburban Residential).
- **681 Davis Road (Parcel #S05-08005000)** – Contains 1.34 +/- acres. Current zoning: SR (Suburban Residential).
- **Parcel #S05-08006000 on Davis Road** – Contains 1.29 +/- acres. Current zoning: OI (Office-Institutional).

Presented by:

STAFF COMMENTS

Rezoning Application

City of Stockbridge, Georgia



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

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

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

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

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

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD
VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant B1 HOME IMPROVEMENT Phone: (404)925-1055 Date: 08/05/2024
Address Applicant: 8487 Edgewater Cove Fax: _____ Cell # (404)925-1055
City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.com
Name of Agent Robert Nesbitt & Rogers Gotier Phone: (225)454-7425 Date: 08/05/2024
Address Agent: 1235 Lioms Gate Fax: _____ Cell # (770)871-8443
City: Conyers State: GA Zip: 30094 E-mail: nesbittsr1@aol.com

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

Rezoning being requested SR and OI to C-3 for purposes
of constructing Self Storage Warehouses

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

Address of Property: 640, 657, 681, & "O" Davis Road
Nearest intersection to the property: Georgia Highway 42
Size of Tract: 6.895 acre(s), Land Lot Number(s): 71 District(s): 12TH
Property Tax Parcel Number(s): SR508003000, SR508004000, SR508005000, SR508006000 (Required)

Witness Signature

Printed Name of Witness

Notary

NOTARY STAMP:



Beatriz Arroyo

BEATRIZ ARROYO

Printed Name of Applicant

Signature of Applicant

(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: _____

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

September 11, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

LETTER OF INTENT

Subject:

657 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08003000 – SR;
649 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08004000 – SR;
681 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08005000 – SR;
"0" Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08006000 – OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, by and through my Appointed Agents, Robert Nesbitt and Rogers Gotier, hereby make this Application to rezone the above-referenced addresses comprised of 6.895 acres to Heavy Commercial District (C3). Three of the properties are currently zoned Suburban Residential (SR) and the fourth is zoned Office Institutional (OI). Said property is currently under contract with a local builder/developer. The builder/developer is desirous to build a Self-Storage Warehouse facility consisting of 274 rental units on the proposed property.

First, our market research revealed the need for more self-storage warehouses in the general area. This is due to the current population and expected future growth due to development in the self-storage warehouses' "service area." Also, research revealed that other nearby self-storage facilities are at full or mostly full capacity. We intend to construct a top-quality self-storage facility, to deliver exemplary customer service, and to have competitive rental rates. Further, our team's surveys revealed that area residents and neighboring businesses support this proposed project.

Next, our preliminary plans are to situate the facility on the site in the least conspicuous manner possible. We intend to position the facility so that it "blends in" using the natural environment and the topography to fulfill this goal. Also, the construction materials and paint colors used will be earth tones to complement the overall setting. Moreover, our team is committed to minimizing unsightly impact on the environment. Further, eighteen wheelers will not be allowed on the property after construction is completed.

City of Stockbridge
September 11, 2024
Page 2 of 2

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC


BEATRIZ ARROYO
Principal

City of Stockbridge
September 11, 2024
Page 2 of 2

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC


BEATRIZ ARROYO
Principal

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: **LETTER OF OWNERSHIP**

657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, possess ownership of the above-referenced parcels of real property within the city limits of Stockbridge, Georgia.

Further, I am fully aware of the request to amend the zoning designation of the above-referenced parcels to C3- Heavy Commercial District.

Respectfully,

B1 HOME IMPROVEMENT, LLC


Beatriz Arroyo
Principal

ADJACENT PROPERTY OWNERS

DINH LLC
129 Club Circle
Stockbridge, Georgia 30281
Parcel ID: SO5-08002000
Location Address: 645 Davis Road

STOCKBRIDGE MHC LLC
302 Knights Drive
Suite 1108
Tampa, Florida 33602
Parcel ID: SO5-08001000
Location Address: 555 Davis Road

WAL-MART REAL ESTATE BUSINESS TRU
Post Office Box 8050 MS 0555
Bentonville, Arkansas 72716-0555
Parcel ID: SO2-05012000
Location Address: 5600 North Henry Boulevard

ALABAMA PROPERTIES, LLC
C/O AM CAPITAL PROP LLC
155 B Avenue
Suite 200
Lake Oswego, Oregon 97034
Parcel ID: SO5-08009000
Location Address: 697-719 Davis Road

MISSION STREET HOMES LLC
300 Montgomery
Suite 350
San Francisco, California 94104
Parcel ID: SO5-07004000
Location Address: 716 Davis Road

ADJACENT PROPERTY OWNERS (Continued)

YANG, QIAOWEI BELLA & HUANG, JIANWEI
1272 McAllistar Drive
Locust Grove, Georgia 30248
Parcel ID: SO5-07005000
Location Address: 714 Davis Road

NEWBERN, ALAN R.
712 Davis Road
Stockbridge, Georgia 30281
Parcel ID: SO5-07006000
Location Address: 712 Davis Road

GOOGE, RICHARD E. JR. & JENNIFER J.
102 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-07007000
Location Address: 102 Adrian Drive

PETTIS, GLORIA & ROY D.
101 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-03037000
Location Address: 101 Adrian Drive

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No XX BA

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 8 day of August, 2024

BEATRIZ ARROYO

Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August, 2024



Notary Public

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

Applicant Campaign Disclosure Form

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Yes _____ No BA

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

We certify that the foregoing information is true and correct, this 8 day of August 2024

BEATRIZ ARROYO

Applicant's Name - Printed

Beatriz Arroyo

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

8

day of

August

2024

[Signature]

Notary Public



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Yes XX No XX

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Planning Commissioner and/or
City Council Member Name

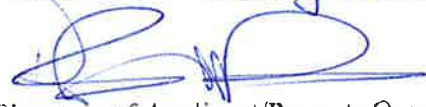
Dollar Amount of
Campaign Contribution

Description of Gift \$250 or greater,
which was given to Board Member

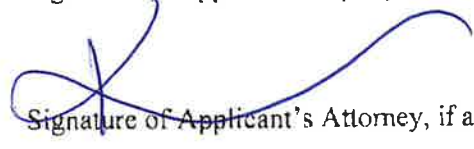
We certify that the foregoing information is true and correct, this 8th day of August, 2024

ROBERT NESBITT

Applicant's Name - Printed


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 8 day of August, 2024



Notary Public

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Applicant Campaign Disclosure Form

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Yes _____ No KN

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

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We certify that the foregoing information is true and correct, this 8th day of August, 2024

ROBERT NESBITT

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

8

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 rezoning.

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2022 NOV 23 AM 11:32

BK: 19227 PG: 2253

Filed and Recorded

Nov-23-2022 12:46:36PM

DOC#: D2022-040322

Real Estate Transfer Tax Paid \$10.00

0752022012601

SABRIYA HILL

CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22210

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this 9th day of November, 2022, between American Legion Post #33 Inc, A Georgia Corporation, as party or parties of the first part, hereinafter called Grantor, and B1 HOME IMPROVEMENT, LLC, A Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK A OF LAKEVIEW HEIGHTS SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 2, PAGE 251, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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

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

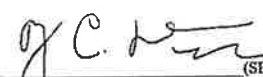
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of:



Notary Public
[Notary Public]



(SEAL)
American Legion Post #33 Inc
Zeste C. Debro, Adjutant



RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2023 JAN -9 AM 11: 52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
DOC#: 02023-000619
Real Estate Transfer Tax Paid \$250.00
0752023000137
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22229

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this 16th day of December, 2022, between EMERALD GREEN PROPERTIES, LLC of the County of and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and B1 HOME IMPROVEMENT, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

See "Exhibit A"

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

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

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

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

Signed, sealed and delivered in presence of:

Witness

Notary Public

[Notary Public]



 (SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Kolsawala, Authorized Member

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2023 JAN -9 AM 11:52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
DOC#: 02023-000619
Real Estate Transfer Tax Paid \$250.00
0752023000137
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County Ga.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22229

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF HENRY

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

See "Exhibit A"

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

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

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

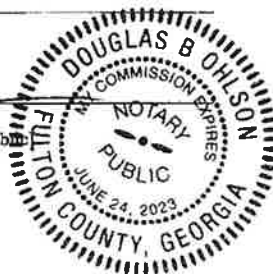
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

[Notary Public]



 (SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Koksawala, Authorized Member

Ex A

All that tract or parcel of land lying and being in Land Lot 71 of the 12th District of Henry County, Georgia, being portions of Lots 7, 8, 9 and 10, Block A, Lakeview Heights Subdivision, per survey and plat of said Subdivision of record in Plat Book 2, Page 251, Henry County, Georgia records, and more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Davis Road formerly known as Jonesboro-Stockbridge Road (having an 80-foot right-of-way), said point being where Land Lot 71 intersects said Davis Road; thence running south along Land Lot 71 a distance of 725.26 feet to the southeast corner of Lot 10, said Block and Subdivision; thence North 87 degrees 24 minutes 57 seconds West a distance of 299.47 feet to a point; thence North 5 degrees 54 minutes 28 seconds West a distance of 380.09 feet to a point; thence North 79 degrees 50 minutes 2 seconds East a distance of 86.24 feet to a point; thence North 4 degrees West a distance of 285.30 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 31 minutes 46 seconds East a distance of 129.66 feet to a point; thence South 2 degrees 42 minutes 49 seconds East for a distance of 288.31 feet to a point; thence North 85 degrees 24 minutes 11 seconds East a distance of 95.17 feet to a point; thence North 2 degrees 51 minutes 34 seconds West a distance of 292.23 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 56 seconds East a distance of 62.03 feet to the POINT OF BEGINNING; all according to and as shown on a plat of survey for "the Estate of Elmer Lee Howell, Zelma G. Howell-Thorne, Administratrix", dated March 13, 1987, having the identity Drawing No. R 87-04763, by W. R. Franks, Georgia Registered Land Surveyor No. 871, which said plat of survey is incorporated herein by reference and made a part hereof.

[illegible]

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No 1850

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
 	 	 1850
 	 	
 	 	
 	 	
 	 	

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

ROGERS GOTIER

Applicant's Name - Printed

R. A. L.
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 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 rezoning.

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No XX

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

8 day of

August 2024

ROBERTS

ROBERT GOTIER

Applicant's Name - Printed

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

8 day of

August

2024



Notary Public

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

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 657 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08003000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@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: Beatriz Amago Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amago

[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.

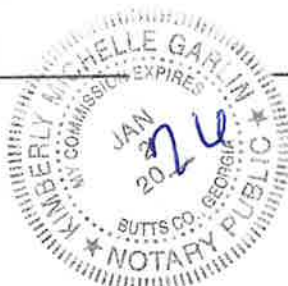
Signature of Notary Public

Kimberly M. Gartin

Printed Name of Notary Public

08/08/24
Date

8/8/24
Date



Notary Public's Seal or Stamp:

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 649 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08004000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@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: Beatriz Amayo Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amayo

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.

08/08/24

Date

Kimberly Michelle Garlin

Signature of Notary Public

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:



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 681 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08005000 which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC

Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236

Telephone: (404)925-1055 E-mail: nss.qc.noesan@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: Beatriz Amayo Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amayo

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.

08/08/24

Date

Signature of Notary Public

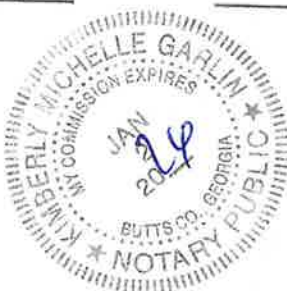
Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

Date

Notary Public's Seal or Stamp:



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 "0" Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08006000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@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: Beatriz Araya Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Araya

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.

08/08/24

Date

[Signature]

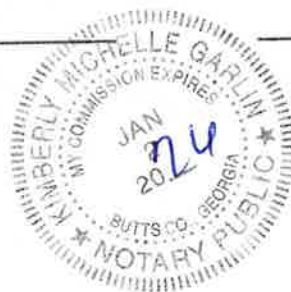
Signature of Notary Public

Kimberly Michelle Garlin

Printed Name of Notary Public

8/8/24

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 rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ☐ No ☒ BA

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 8 day of August, 2024

BEATRIZ ARROYO

Applicant's Name - Printed

Beatriz Arroyo

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August, 2024



[Signature]
Notary Public

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Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@hotmail.com

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Signature: Beatriz Amago Date: 08/08/24

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Name(s) of Applicant(s): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amago

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.

08/08/24
Date

[Signature]

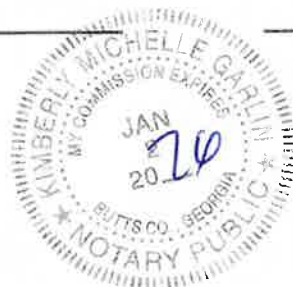
Signature of Notary Public

Kimberly Michelle Garin

Printed Name of Notary Public

8/8/24
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.)

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Yes ☐ No ☒

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

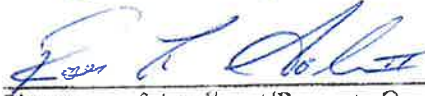
Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

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

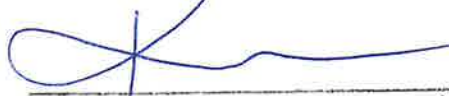
8 day of August 2024

ROGERS GOTIER

Applicant's Name - Printed


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

8 day of August 2024


Notary Public



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Applicant Campaign Disclosure Form

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Yes ☐ No ☒ *AN*

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

8th day of

August

2024

ROBERT NESBITT

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

8 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 rezoning.

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

September 11, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

LETTER OF INTENT

Subject:

657 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08003000 – SR;
649 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08004000 – SR;
681 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08005000 – SR;
"0" Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08006000 – OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, by and through my Appointed Agents, Robert Nesbitt and Rogers Gotier, hereby make this Application to rezone the above-referenced addresses comprised of 6.895 acres to Heavy Commercial District (C3). Three of the properties are currently zoned Suburban Residential (SR) and the fourth is zoned Office Institutional (OI). Said property is currently under contract with a local builder/developer. The builder/developer is desirous to build a Self-Storage Warehouse facility consisting of 274 rental units on the proposed property.

First, our market research revealed the need for more self-storage warehouses in the general area. This is due to the current population and expected future growth due to development in the self-storage warehouses' "service area." Also, research revealed that other nearby self-storage facilities are at full or mostly full capacity. We intend to construct a top-quality self-storage facility, to deliver exemplary customer service, and to have competitive rental rates. Further, our team's surveys revealed that area residents and neighboring businesses support this proposed project.

Next, our preliminary plans are to situate the facility on the site in the least conspicuous manner possible. We intend to position the facility so that it "blends in" using the natural environment and the topography to fulfill this goal. Also, the construction materials and paint colors used will be earth tones to complement the overall setting. Moreover, our team is committed to minimizing unsightly impact on the environment. Further, eighteen wheelers will not be allowed on the property after construction is completed.

City of Stockbridge
September 11, 2024
Page 2 of 2

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC


BEATRIZ ARROYO
Principal

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter



Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only. No photocopies accepted.)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.

**B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055**

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: WATER AND SANITARY SEWER NEEDS

657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

The above-referenced property, if rezoned, will become the site of a Self-Storage Warehouse facility. The initial building plans do not reflect any restroom facilities as there is no office. Business operations will be conducted virtually, not on-site. Thus, there will be no water or sanitary sewage needs as a result of this project.

However, in the event building plans were to change necessitating water, there is currently water service on the site provided by Henry County Water Authority. In addition, a septic tank system would be used, not sanitary sewage, as the usage would be minimal.

Respectfully,

B1 HOME IMPROVEMENT, LLC


Beatriz Arroyo
Principal



City of Stockbridge
Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: B1 Home Improvement LLC Phone: (404)925-1055 Mobile: (404)925-1055
Applicant Address: 8487 Edgewater Cove City, State: Jonesboro GA Zip: 30236
Name of Agent: Robert Nesbitt & Rogers Gotier Phone: (225)454-7425 Mobile: (770)871-8443
Agent Address: 1235 Lions Gate City, State: Convers, GA Zip: 30094

Request (Check one):

Rezoning (Current Zoning SR Requested Zoning C-3) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of Self Storage Warehouses

Property Address: 649, 657, 681 & 0 Davis Rd Nearest Intersection to property: Georgia Highway 42

Size of Tract: 6.895 acres Land Lot(s) 71 District(s): 12TH

Property Tax Parcel Number(s): SO508003000; SO508004000, SO5080051 Proposed Number of Lots: 1

Signature of Owner: Beatriz Arroyo Printed Name of Owner: Beatriz Arroyo

Signature of Agent: Robert Nesbitt & Rogers Gotier Printed Name of Agent: Robert Nesbitt & Rogers Gotie

(To be Completed by Henry County Environmental Health)

Check all that apply

- _____ There are suitable soils for the installation of a septic system on the subject property.
_____ There are not suitable soils for the installation of a septic system on the subject property.
_____ There is an existing septic system on the subject property.
_____ The existing septic system will support the proposed development and/or use.
_____ The existing septic system will not support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 08/05/2024

Name of Applicant B1 Home Improvement LLC Phone: (404)925-1051 Mobile: (404)925-1055
Address of Applicant: 8487 Edgewater Cove Fax: _____
City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.com
Name of Agent Robert Nesbitt & Rogers Gotier Phone: (225) 454-7425 Mobile: (770)871-8443
Address of Agent: 1235 Lioms Gate Fax: _____
City: Conyers State: GA Zip: 30094 E-mail: nesbittsr1@aol.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal

Request from SR & OI to C-3
(Present Zoning) (Requested Zoning)

For the Purpose of Self Storage Warehouses
(Type of Development)

Address of Property: 649 Davis Road Nearest intersection to the property: GA Hwy 42
(Street Address, if Applicable, Nearest Intersection, Etc.)

Size of Tract: 6.895 acre(s), Land Lot Number(s): 71, District(s): 12TH

Development Estimated Average Daily Sewer Flow (GPD): 0

Property Tax Parcel Number: SO5 0800 3000, 4C Proposed number of lots: 1

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

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

Name of Applicant B1 Home Improvement, LLC Phone: (404) 925-1055 Date: 09/11/2024

Address of Applicant: 8487 Edgewater Cove Cell # (404) 925-1055

City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.com

Name of Agent Robert Nesbitt and Rogers Gotier Phone: (225) 454-7425 Date: 09/11/2024

Address of Agent: 1235 Lions Gate Cell # (770) 871-8443

City: Conyers State: GA Zip: 30094 E-mail: nesbittr1@aol.com; rfgotier@hotmail.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Medium Density Residential

TO: Mixed-Use Low Density

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

(Acknowledgement)

Property Address: Davis Road within corporate limits of Stockbridge, Georgia

Nearest intersection to the property: Georgia Highway 42

Size of Tract: 6.895 acre(s). Land Lot Number(s): 71 District(s): 12Th

Property Tax Parcel Number(s):
SO5-08004000, SO5-08005000, SO5-08006000 (Required)

Witness' Signature

Shannon Brooks

Printed Name of Witness

Notary

Notary Seal:

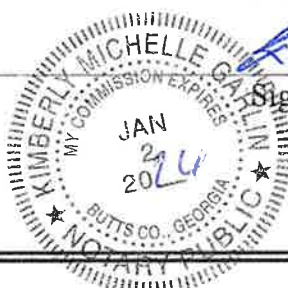
(For Office Use Only)

Signature of Applicant

BEATRIZ ARROYO

Printed Name of Applicant

Signature of Agent



Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Re: AMENDMENT TO COMPREHENSIVE PLAN

657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1Home Improvement LLC, by and through my appointed agents, Robert Nesbitt and Rogers Gotier, hereby make application to AMEND THE Comprehensive Plan relative to the above-referenced addresses comprised of 6.895 acres to C3 – Heavy Commercial District. Three of the properties are currently zoned SR and the fourth is OI.

At present, the property is under contract with a builder/developer with intention to construct self-storage warehouses on the property, if the rezoning is approved.

Respectfully,

B1 HOME IMPROVEMENT, LLC


Beatriz Arroyo
Principal

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: **LETTER OF OWNERSHIP**

657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, possess ownership of the above-referenced parcels of real property within the city limits of Stockbridge, Georgia.

Further, I am fully aware of the request to amend the zoning designation of the above-referenced parcels to C3- Heavy Commercial District.

Respectfully,

B1 HOME IMPROVEMENT, LLC


Beatriz Arroyo
Principal

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

September 11, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

LETTER OF INTENT

Subject:

657 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08003000 – SR;
649 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08004000 – SR;
681 Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08005000 – SR;
"0" Davis Road, Stockbridge, Georgia – Parcel Number: SO5-08006000 – OI.

To Whom It May Concern:

I, Beatriz Arroyo, Principal of B1 Home Improvement, LLC, by and through my Appointed Agents, Robert Nesbitt and Rogers Gotier, hereby make this Application to rezone the above-referenced addresses comprised of 6.895 acres to Heavy Commercial District (C3). Three of the properties are currently zoned Suburban Residential (SR) and the fourth is zoned Office Institutional (OI). Said property is currently under contract with a local builder/developer. The builder/developer is desirous to build a Self-Storage Warehouse facility consisting of 274 rental units on the proposed property.

First, our market research revealed the need for more self-storage warehouses in the general area. This is due to the current population and expected future growth due to development in the self-storage warehouses' "service area." Also, research revealed that other nearby self-storage facilities are at full or mostly full capacity. We intend to construct a top-quality self-storage facility, to deliver exemplary customer service, and to have competitive rental rates. Further, our team's surveys revealed that area residents and neighboring businesses support this proposed project.

Next, our preliminary plans are to situate the facility on the site in the least conspicuous manner possible. We intend to position the facility so that it "blends in" using the natural environment and the topography to fulfill this goal. Also, the construction materials and paint colors used will be earth tones to complement the overall setting. Moreover, our team is committed to minimizing unsightly impact on the environment. Further, eighteen wheelers will not be allowed on the property after construction is completed.

City of Stockbridge
September 11, 2024
Page 2 of 2

In addition, our team fully intends to be good neighbors and good corporate citizens throughout the entire process. We will always be supportive of the community, particularly in matters involving children and teenagers.

Lastly, security is an integral component of a self-storage warehouse. Preliminary plans include advanced security measures, such as 24-hour video surveillance, individual unit alarms, and access control systems. Initial plans call for the inclusion of a Video Integration System thereby making the footage of the security cameras on and around the perimeter of the property accessible to the City of Stockbridge Police Department for investigative purposes.

In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC


BEATRIZ ARROYO
Principal

City of Stockbridge
September 11, 2024
Page 2 of 2

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In conclusion, our team stands ready to collaborate with the City of Stockbridge to make this project a reality that all parties find acceptable and can be proud of. Your favorable consideration of this request is greatly appreciated.

Respectfully,

B1 HOME IMPROVEMENT, LLC


BEATRIZ ARROYO
Principal

**B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055**

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: LETTER OF OWNERSHIP

657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
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Further, I am fully aware of the request to amend the zoning designation of the above-referenced parcels to C3- Heavy Commercial District.

Respectfully,

B1 HOME IMPROVEMENT, LLC


Beatriz Arroyo
Principal

ADJACENT PROPERTY OWNERS

DINH LLC
129 Club Circle
Stockbridge, Georgia 30281
Parcel ID: SO5-08002000
Location Address: 645 Davis Road

STOCKBRIDGE MHC LLC
302 Knights Drive
Suite 1108
Tampa, Florida 33602
Parcel ID: SO5-08001000
Location Address: 555 Davis Road

WAL-MART REAL ESTATE BUSINESS TRU
Post Office Box 8050 MS 0555
Bentonville, Arkansas 72716-0555
Parcel ID: SO2-05012000
Location Address: 5600 North Henry Boulevard

ALABAMA PROPERTIES, LLC
C/O AM CAPITAL PROP LLC
155 B Avenue
Suite 200
Lake Oswego, Oregon 97034
Parcel ID: SO5-08009000
Location Address: 697-719 Davis Road

MISSION STREET HOMES LLC
300 Montgomery
Suite 350
San Francisco, California 94104
Parcel ID: SO5-07004000
Location Address: 716 Davis Road

ADJACENT PROPERTY OWNERS (Continued)

YANG, QIAOWEI BELLA & HUANG, JIANWEI
1272 McAllistar Drive
Locust Grove, Georgia 30248
Parcel ID: SO5-07005000
Location Address: 714 Davis Road

NEWBERN, ALAN R.
712 Davis Road
Stockbridge, Georgia 30281
Parcel ID: SO5-07006000
Location Address: 712 Davis Road

GOOGE, RICHARD E. JR. & JENNIFER J.
102 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-07007000
Location Address: 102 Adrian Drive

PETTIS, GLORIA & ROY D.
101 Adrian Drive
Stockbridge, Georgia 30281
Parcel ID: SO5-03037000
Location Address: 101 Adrian Drive

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No XX BA

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 8 day of August, 2024

BEATRIZ ARROYO

Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August, 2024

24
Notary Public

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

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BEATRIZ ARROYO

Applicant's Name - Printed

Beatriz Arroyo

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of

August

2024

[Signature]

Notary Public

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Yes KA No XX

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City Council Member Name

Dollar Amount of
Campaign Contribution

Description of Gift \$250 or greater,
which was given to Board Member

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ROBERT NESBITT

Applicant's Name - Printed

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 8 day of August, 2024

Notary Public

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Yes _____ No 24

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We certify that the foregoing information is true and correct, this 8th day of August, 2024

ROBERT NESBITT

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 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 rezoning.

CERTIFICATE OF SURVEYOR

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, PLATS, OR OTHER INSTRUMENTS, WITH THESE PLATS, ARE STATED FOR INFORMATION OF THE PUBLIC. THE RECORDING INFORMATION OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR OCCUPANCY OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING. THIS PLAT IS SUBJECT TO THE GEORGIA PLAT ACT (G.C.A. 15-6-87) AND 15-6-7 AND ANY APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STATUTES, AND SPECIFICATIONS.

MARK D. PATRICK, EA, BLS 2791
1605 BLISS CLUB ROAD
CONVENT, GEORGIA 30014
770-590-4768



OWNER: 81 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO, GA 30236

PRESENT ZONING -
SUBURBAN RESIDENTIAL & OI

SUBURBAN RESIDENTIAL - MINIMUM LOT AREA - 12000S
MINIMUM LOT WIDTH = 75'
FRONT SETBACK - 50'
SIDE SETBACK - 10'
REAR SETBACK - 40'
MAXIMUM LOT COVERAGE - 30%
MINIMUM LIVING AREA - 1500 SF

N/F ALABAMA PROPERTIES LLC
DEED BOOK 15035 PAGE 238
ZONED C2

STOCKBRIDGE MHC LLC
DEED BOOK 15249 PAGE 172
ZONED MHR

N/F DINH LLC
DEED BOOK 19228
PAGE 2454
ZONED RR

C1 - RADIUS - 1,896.55'
ARC - 30.86'
CHORD - N84°34'34"E 30.86'



DAVIS ROAD

50'R/W - 25'PAVED

N 81°59'02"E 188.17'

N 83°22'58"E 261.52'

50'SB

10'SB

N 07°39'55" W 669.47'

6.895 ACRES
300,379 SF

10'SB

S 01°25'59" W 630.01'

S 00°29'06" W 209.49'

24"PIPE
OUT OF
POND

N 87°27'24" W 372.87'
WAL-MART BUSINESS
REAL ESTATE TRUST
DEED BOOK 3177
PAGE 189
ZONED C2

REZONING PLAT AND
COMBINATION PLAT FOR PARCELS
505-08006000, 505-08005000
505-08004000 AND 505-08003000

B1 HOME IMPROVEMENT LLC
LAND LOT 71, 12th DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

DATE: 12-30-2023
SCALE: 1" = 100'



Scale in Feet

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 21,000 FEET AND AN ANGULAR PRECISION OF 1/2" REBAR 24" LONG. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THE DISTANCES WILL BE ACCURATE TO WITHIN ONE FOOT IN 120,000 FEET.

THE EQUIPMENT USED WAS A LEICA TOTAL STATION. THE FIELD WORK WAS PERFORMED ON THE GROUND IN DECEMBER 2023.

ALL PINS SET ARE 1/2" REBAR 24" LONG. NOT DESCRIBED IFV ARE 1/2" REBAR

- LEGEND
- CO - BOTTOM WALL
 - CO - CLEAN OUT
 - CW - CONCRETE WASHOUT
 - DE - DRAINAGE EASEMENT
 - DI - DRAIN INLET
 - DWCB - DOUBLE WING CATCH BASIN
 - E - UNDERGROUND ELECTRIC
 - FG - FIRE HYDRANT
 - GA - GAS METER
 - IFP - IRON PIN FOUND
 - IS - IRON SPOUT
 - JBS - JUNCTION BOX
 - LP - LIGHT POLE
 - MA - MANHOLE
 - OHP - OVERHEAD POWER
 - OTF - OPEN TOP PIPE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - R/W - RIGHT OF WAY
 - SE - SEWER
 - SSMH - SANITARY SEWER MANHOLE
 - SW - SIDEWALK
 - TM - TRAIL MARKER
 - TG - TOP GRATE
 - TP - TRAFFIC POLE
 - TW - TRAIL
 - W - WATER LINE
 - WM - WATER METER
 - WV - WATER VALVE

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2022 NOV 23 AM 11:32

BK: 19227 PG: 2253

Filed and Recorded

Nov-23-2022 12:46:36PM

DOC#: D2022-040322

Real Estate Transfer Tax Paid \$10.00

0752022012601

SABRIYA HILL

CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22210

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this 9th day of November, 2022, between American Legion Post #33 Inc, A Georgia Corporation, as party or parties of the first part, hereinafter called Grantor, and B1 HOME IMPROVEMENT, LLC, A Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71 OF THE 12TH DISTRICT OF HENRY COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK A OF LAKEVIEW HEIGHTS SUBDIVISION, AS PER PLAT OF SAME OF RECORD AT PLAT BOOK 2, PAGE 251, HENRY COUNTY, GEORGIA RECORDS. SAID PLAT IS SPECIFICALLY INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

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

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

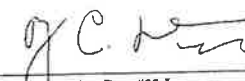
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of:



Notary Public
[Notary Public]



American Legion Post #33 Inc
Leste C. Debro, Adjutant



RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2023 JAN -9 AM 11:52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
DOC#: 52023-000619
Reg: Estate Transfer Tax Paid \$250.00
0752023000137
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA

Return Recorded Document to:
BEN F WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22229

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF HENRY

THIS INDENTURE made this 16th day of December, 2022, between EMERALD GREEN PROPERTIES, LLC of the County of and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and B1 HOME IMPROVEMENT, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

See "Exhibit A"

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

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

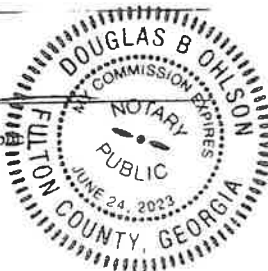
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

[Notary Public]



 (SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Koksawala, Authorized Member

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT
2023 JAN -9 AM 11:52

BK: 19236 PG: 1693-1694
Filed and Recorded
Jan-10-2023 10:07:12AM
DOC#: 02023-000619
Real Estate Transfer Tax Paid \$250.00
0752023000137
SABRIYA HILL
CLERK OF SUPERIOR COURT Henry County GA.

Return Recorded Document to:
BEN F. WINDHAM, PC
3838 HIGHWAY 42
LOCUST GROVE, GA 30248
FILE #: LG22229

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WARRANTY DEED**

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COUNTY OF HENRY

THIS INDENTURE made this 16th day of December, 2022, between EMERALD GREEN PROPERTIES, LLC of the County of and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and B1 HOME IMPROVEMENT, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

See "Exhibit A"

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

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

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

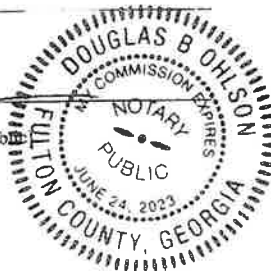
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public

[Notary Public]



 (SEAL)
EMERALD GREEN PROPERTIES, LLC
By: Malik Kotsawala, Authorized Member

Ex A

All that tract or parcel of land lying and being in Land Lot 71 of the 12th District of Henry County, Georgia, being portions of Lots 7, 8, 9 and 10, Block A, Lakeview Heights Subdivision, per survey and plat of said Subdivision of record in Plat Book 2, Page 251, Henry County, Georgia records, and more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Davis Road formerly known as Jonesboro-Stockbridge Road (having an 80-foot right-of-way), said point being where Land Lot 71 intersects said Davis Road; thence running south along Land Lot 71 a distance of 725.26 feet to the southeast corner of Lot 10, said Block and Subdivision; thence North 87 degrees 24 minutes 57 seconds West a distance of 299.47 feet to a point; thence North 5 degrees 54 minutes 28 seconds West a distance of 380.09 feet to a point; thence North 79 degrees 50 minutes 2 seconds East a distance of 86.24 feet to a point; thence North 4 degrees West a distance of 285.30 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 31 minutes 46 seconds East a distance of 129.66 feet to a point; thence South 2 degrees 42 minutes 49 seconds East for a distance of 288.31 feet to a point; thence North 85 degrees 24 minutes 11 seconds East a distance of 95.17 feet to a point; thence North 2 degrees 51 minutes 34 seconds West a distance of 292.23 feet to a point on the south right-of-way line of Davis Road; thence North 83 degrees 56 seconds East a distance of 62.03 feet to the POINT OF BEGINNING; all according to and as shown on a plat of survey for "the Estate of Elmer Lee Howell, Zelma G. Howell-Thorne, Administratrix", dated March 13, 1987, having the identity Drawing No. R 87-04763, by W. R. Franks, Georgia Registered Land Surveyor No. 871, which said plat of survey is incorporated herein by reference and made a part hereof.

[illegible]

ST. Phil R. H. H. TEL.

[illegible]

FORWARDED BY
 N. E. S. A. Wilson

SUBDIVISION OF

LAKEVIEW HEIGHTS
FOR
STOCKBRIDGE LAND CO.

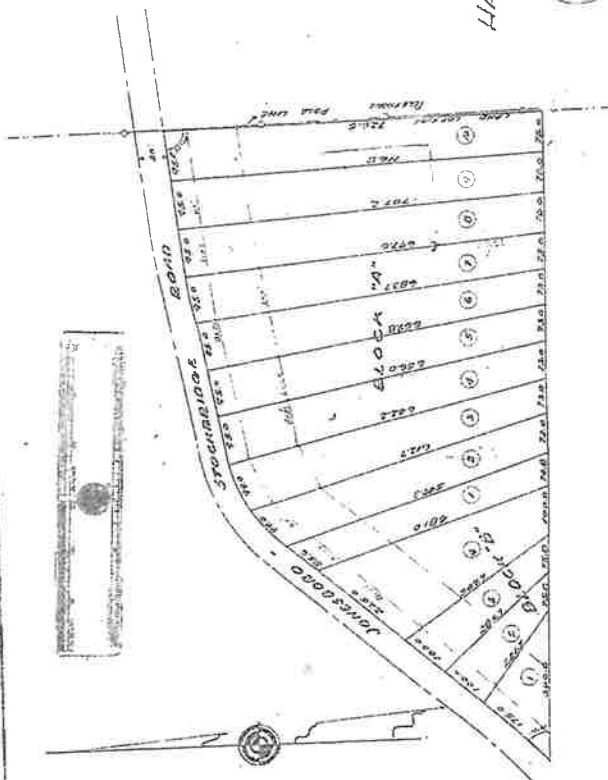
ON
JONESBORO - STOCKBRIDGE ROAD
LAND LOT 71, 12TH DISTRICT, HENRY COUNTY,
GEORGIA

SCALE 1R = 100'

3

6561 '1 27863737

HAROLD L. BUSH & ASSOCIATES, INC.
ENGINEERS & SURVEYORS



Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No YES

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 _____,

ROGERS GOTIER

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 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 rezoning.

Applicant Campaign Disclosure Form

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No XX *1/19/24*

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 8 day of August, 2024

ROBERT GOTIER
~~ROBERT GOTIER~~

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 8 day of August, 2024


Notary Public

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

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 657 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08003000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@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: Beatriz Amoye Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amoye

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.

08/08/24
Date

[Signature]

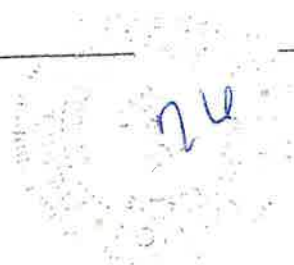
Signature of Notary Public

Kimberly M. Garlin

Printed Name of Notary Public

8/8/24
Date

Notary Public's Seal or Stamp:



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 649 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08004000 which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@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 Beatriz Amaya Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amaya

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.

08/08/24
Date

[Signature]

Signature of Notary Public

Kimberly Michelle Garlin
Printed Name of Notary Public

8/8/24
Date

Notary Public's Seal or Stamp:

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 681 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08005000 which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.gc.noesan@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: Beatriz Amayo Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amayo

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.

08/08/24
Date

[Signature]

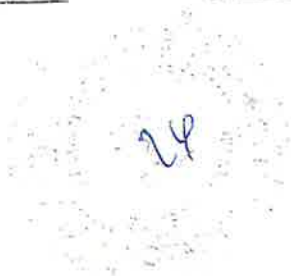
Signature of Notary Public

Kimberly Michelle Gann

Printed Name of Notary Public

8/8/24
Date

Notary Public's Seal or Stamp:



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 "0" Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08006000 which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@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: Beatriz Amayo Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Amayo
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.

08/08/24
Date

[Signature]

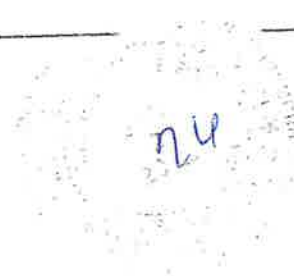
Signature of Notary Public

Kimberly Michelle Gerlin
Printed Name of Notary Public

8/8/24

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 rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ☐ No ☒ BA

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

8 day of August, 2024

BEATRIZ ARROYO

Applicant's Name - Printed

Beatriz Arroyo
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

8 day of August, 2024

[Signature]
Notary Public

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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 649 Davis Road, Stockbridge GA 30281 [address], with Parcel Number SO5-08004000, which is the subject of this application.

Name of Property Owner: B1 HOME IMPROVEMENT LLC
Property Owner's Address: 8487 Edgewater Cove Jonesboro, GA 30236
Telephone: (404)925-1055 E-mail: nss.qc.noesan@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: Beatriz Araya Date: 08/08/24

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): Robert Nesbitt and Rogers Gotier

Company/law firm (if applicable): _____

Telephone, E-Mail, & Address: Nesbitt: (225) 454-7425 Nesbittsr1@aol.com |

Gotier: (770)871-8443 rfgotier@hotmail.com | 1235 Lions Gate Conyers GA 30094

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

Beatriz Araya

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.

08/08/24
Date

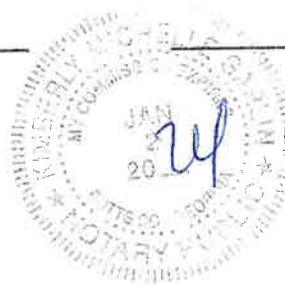
[Signature]

Signature of Notary Public

Kimberly Michelle Gartin

Printed Name of Notary Public

8/8/24
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 rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes ☐ No ☒

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

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

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

8 day of August 2024

ROGERS GOTIER

Applicant's Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent

[Signature]

Signature of Applicant's Attorney, if applicable

Applicant's Attorney, if applicable - Printed

Sworn to and subscribed before me this

8 day of August 2024

[Signature]

Notary Public



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Applicant Campaign Disclosure Form

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

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Yes ☐ No ☒ *AN*

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

8th day of

August

2024

ROBERT NESBITT

Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this

8 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 rezoning.



W.F. HARRIS, LLC
2810 PLAYERS DRIVE
JONESBORO, GA 30226

STANBOROUGH, WMS LLC
2810 PLAYERS DRIVE
JONESBORO, GA 30226

W.F. HARRIS, LLC
2810 PLAYERS DRIVE
JONESBORO, GA 30226

75' WIDE BUFFER

LOCATION MAP

SITE

PRESENT ZONING -
SUBURBAN RESIDENTIAL & CI
SUBURBAN RESIDENTIAL - MINIMUM LOT AREA - 12000 SF
MINIMUM FRONT SETBACK - 50'
MINIMUM SIDE SETBACK - 10'
MINIMUM REAR SETBACK - 10'
MINIMUM LOT COVERAGE - 30%
MINIMUM LIVING AREA - 1500 SF

31' HOME IMPROVEMENT LLC
LAND LOT 71, 12th DISTRICT
CITY OF SPANBORO
HENRY COUNTY, GEORGIA
DATE: 07-18-2024
SCALE: 1" = 40'

OWNER: 31 HOME IMPROVEMENT LLC
2810 PLAYERS DRIVE
JONESBORO, GA 30226

TOTAL AREA
6.895 ACRES
300,379 SF

W.F. HARRIS, LLC
2810 PLAYERS DRIVE
JONESBORO, GA 30226

W.F. HARRIS, LLC
2810 PLAYERS DRIVE
JONESBORO, GA 30226

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter



Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only. No photocopies accepted.)	01	1. Signed by owner and notarized. OR 2. Signed by owner's agent and notarized.	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.

B1 HOME IMPROVEMENT, LLC
8487 EDGEWATER COVE
JONESBORO, GEORGIA 30236
TELEPHONE: (404) 925-1055

August 5, 2024

City of Stockbridge
Division of Planning and Zoning
4602 North Henry Boulevard
Stockbridge, Georgia 30281

Subj: WATER AND SANITARY SEWER NEEDS

657 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08003000 - SR;
649 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08004000 - SR;
681 Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08005000 - SR;
"0" Davis Road, Stockbridge, Georgia - Parcel Number: SO5-08006000 - OI.

To Whom It May Concern:

The above-referenced property, if rezoned, will become the site of a Self-Storage Warehouse facility. The initial building plans do not reflect any restroom facilities as there is no office. Business operations will be conducted virtually, not on-site. Thus, there will be no water or sanitary sewage needs as a result of this project.

However, in the event building plans were to change necessitating water, there is currently water service on the site provided by Henry County Water Authority. In addition, a septic tank system would be used, not sanitary sewage, as the usage would be minimal.

Respectfully,

B1 HOME IMPROVEMENT, LLC


Beatriz Arroyo
Principal



City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: B1 Home Improvement LLC Phone: (404)925-1055 Mobile: (404)925-1055
Applicant Address: 8487 Edgewater Cove City, State: Jonesboro GA Zip: 30236
Name of Agent: Robert Nesbitt & Rogers Gotier Phone: (225)454-7425 Mobile: (770)871-8443
Agent Address: 1235 Lions Gate City, State: Convers, GA Zip: 30094

Request (Check one):

Rezoning (Current Zoning SR Requested Zoning C-3) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of Self Storage Warehouses

Property Address: 649, 657, 681 & 0 Davis Rd Nearest Intersection to property: Georgia Highway 42
Size of Tract: 6.895 acres Land Lot(s): 71 District(s): 12TH
Property Tax Parcel Number(s): SO508003000; SO508004000, SO508005 Proposed Number of Lots: 1

Signature of Owner: Beatriz Arroyo Printed Name of Owner: Beatriz Arroyo
Signature of Agent: Robert Nesbitt & Rogers Gotier Printed Name of Agent: Robert Nesbitt & Rogers Gotie

(To be Completed by Henry County Environmental Health)

Check all that apply

- _____ There are suitable soils for the installation of a septic system on the subject property.
_____ There are not suitable soils for the installation of a septic system on the subject property.
_____ There is an existing septic system on the subject property.
_____ The existing septic system will support the proposed development and/or use.
_____ The existing septic system will not support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: 08/05/2024

Name of Applicant: B1 Home Improvement LLC Phone: (404)925-1051 Mobile: (404)925-1055
Address of Applicant: 8487 Edgewater Cove Fax: _____
City: Jonesboro State: GA Zip: 30236 E-mail: nss.gc.noesan@hotmail.com
Name of Agent: Robert Nesbitt & Rogers Gotier Phone: (225) 454-7425 Mobile: (770)871-8443
Address of Agent: 1235 Lioms Gate Fax: _____
City: Conyers State: GA Zip: 30094 E-mail: nesbittsr1@aol.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal

Request from SR & OI to C-3
(Present Zoning) (Requested Zoning)

For the Purpose of Self Storage Warehouses
(Type of Development)

Address of Property: 649 Davis Road Nearest intersection to the property: GA Hwy 42
(Street Address, if Applicable, Nearest Intersection, Etc.)
Size of Tract: 6.895 acre(s), Land Lot Number(s): 71, District(s): 12TH

Development Estimated Average Daily Sewer Flow (GPD): 0

Property Tax Parcel Number: SO5 0800 3000, 4C Proposed number of lots: 1

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Witness

Signature of Owner(s)/Agent(s)

Printed Name of Witness

Printed Name of Owner/s

Notary

Signature of Agent

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com