

STOCKBRIDGE CITY COUNCIL

Mayor At-Large

Anthony S. Ford

Mayor Pro Tem Kyle D. Berry, Sr.

Council District 3

Councilmember Elton Alexander

Council District 5

Councilmember Yolanda Barber

Council District 4

Councilmember LaKeisha Gantt

Council District 1

Councilmember Alphonso Thomas

Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Work Session Meeting Agenda November 19, 2024 6:00 PM



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

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



AGENDA WORK SESSION MEETING CITY OF STOCKBRIDGE

TUESDAY, NOVEMBER 19, 2024 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE MINUTES

- 1 Review of the Council Meeting Minutes of November 12, 2024

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

UNFINISHED BUSINESS

- 2 Council consideration to approve proposed Right of Way abandonment of a 10,040-square foot (0.23 acre) right of way remnant of Old Atlanta Road between Clifford Court & North Henry Boulevard.

PUBLIC HEARING

- 3 TEXT AMENDMENT CASE #TX-2024-05. (Citywide.)
Consideration of a Text Amendment to Section 2.4.4 of the Stockbridge Unified Development Code (UDC) to modify and augment the regulations for the Multiple-Family Residential (MFR) zoning district.

- Presented by: Ryan Anderson

- 4 TEXT AMENDMENT CASE #TX-2024-06. (Citywide)
 Consideration of an ordinance to amend Title 12 (Unified Development Code), Section 3.2.14 (C); and to add Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, O, and P of the Code of Ordinances, City of Stockbridge, Georgia relating to convenience stores with automobile gasoline sales, so as to amend the distance requirement from 4,500 feet to 800 feet, and to add additional requirements. - Presented by: Ryan Anderson

NEW BUSINESS

- 5 Speed Hump Installation on Maple Leaf Drive - Presented by: Decius Aaron
 6 City of Stockbridge Speed Hump Policy Update. - Presented by: Decius Aaron

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Nov 21)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Dec 2)
- Community Zoning and Information Meeting: Wednesday, December 4th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Dec 4)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Dec 5)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber Public Hearing – 2nd Reading and Adoption of the FY2025 Operating Budget (Dec 9)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00pm – Stockbridge City Hall Levi Meeting Room (Dec 10)
- Downtown Development Authority Meeting 2nd Tuesday of each month at the Downtown Connection Center at 6:00pm (Dec 10)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Dec 13)
- City Council Work Session Meeting SPECIAL DATE, TUESDAY, DECEMBER 17TH at 6:00 p.m. - City Hall Council Chamber (Nov 19)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 17)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alphonso Thomas in partnership with Mayor Pro Tem Kyle Berry for the monthly Senior Bingo Bash on Wednesday, November 20th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilman Elton Alexander for a District 5 Town Hall on Thursday, November 21st at 7pm at the Winslow Clubhouse 900 Maple Leaf Dr. McDonough, GA.
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – November 21st. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at thepeaceofmine@gmail.com for registration and additional information.
- The City of Stockbridge will host a Drive-Thru Turkey Giveaway in the Amphitheater Parking Lot on Saturday, November 23rd beginning at 10:00am - while supplies last.
- Join the City of Stockbridge for the FREE Annual Holiday Festival and Tree Lighting Event on Friday, December 6th from 5:30 pm – 9pm in the Stockbridge Amphitheater Parking Lot.
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Monday, December 16th from 10am – noon at City Hall.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.

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

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



COUNCIL MEETING ACTION MINUTES

MONDAY, NOVEMBER 12, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle D. Berry, Sr.
Councilmember Elton Alexander
Councilmember Yolanda Barber
Councilmember LaKeisha Gantt
Councilmember Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Cassandra Lester, Deputy City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

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

- I. **Call to Order** – Mayor Ford called the meeting to order at 6:05 p.m.
- II. **Invocation** – Rev. Lavell Sanders, Stockbridge First UMC
- III. **Pledge of Allegiance** – Recited by all in attendance.
- IV. **Roll Call** – All members were present except Mayor Pro Tem Berry.

1. PUBLIC HEARING DEFERRED ITEM(S) ANNOUNCEMENT

The following items have been deferred:

TEXT AMENDMENT CASE #TX-2024-05 (Citywide)

SPECIAL USE PERMIT CASE #SP-2024-01 (Council District 3)

SPECIAL USE PERMIT CASE #SP-2024-03 (Council District 4)

AMENDMENT OF THE AGENDA

Motion to amend the Agenda to move New Business Item #13 to be heard following the Consent Agenda was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

ADOPTION OF THE AGENDA

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

ADOPTION OF THE MINUTES

2. Adoption of the October 14, 2024 Council Meeting Minutes
Adoption of the October 29, 2024 Work Session Meeting Minutes
Motion to approve the Minutes was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-0-1 (Barber Abstained citing she was not present for the October 29, 2024 meeting).

CEREMONIAL REVIEW

3. Review of the following ceremonial items: Proclamations for Small Business Saturday and National American Indian and Alaska Native Heritage Month; and the Swearing-In of Bishop LaRay Tillman as Clergy Representative on the Stockbridge Citizens Police Advisory Council.

PUBLIC COMMENTS

None

OLD BUSINESS

4. 2025-2029 SHORT-TERM WORK PROGRAM AND CAPITAL IMPROVEMENTS PROGRAM UPDATE. Council Consideration to approve a Resolution for the Final Adoption of the STWP/CIE as approved by the Council at the October 14, 2024 meeting, which has been approved by the Atlanta Regional Commission (ARC) and the Georgia Department of Community Affairs (DCA).
Presented by: Ryan Anderson, Community Development Director
Motion to approve the 2025-2029 Short-Term Work Program and Capital Improvements Program Update and submit to the Atlanta Regional Commission was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

CONSENT AGENDA

Motion to remove Item #5 from the Consent Agenda was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to approve Consent Agenda Item #6 was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion was withdrawn.

Motion to remove Item #6 from the Consent Agenda was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

5. Council consideration to approve FY2025 LMIG (Local Maintenance Improvements Grant) award to Blount Construction Company, Inc. in the amount of \$2,874,956.02.
Presented by: Decius Aaron, Public Works Director
Motion to approve the award for the FY2025 LMIG to Blount Construction was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 4-0.
6. Council consideration to approve proposed Right of Way abandonment of a 10,040-square feet (0.23 acre) right of way remnant of Old Atlanta Road between Clifford Court & North Henry Boulevard.
Presented by: Decius Aaron, Public Works Director and Frederick Gardiner, City Manager

Motion to approve the Right-of-Way Abandonment of 10,040 square feet (0.23 acre) right of way remnant of Old Atlanta Road between Clifford Court & North Henry Boulevard was made by Councilmember Alexander; there was not a second to the motion. The motion was withdrawn.

Motion to Table the Right-of-Way Abandonment of 10,040 square feet (0.23 acre) right of way remnant of Old Atlanta Road between Clifford Court & North Henry Boulevard to allow for the City Manager to apprise Council District 4 Representative of the matter and return to the City Council November 19, 2024 meeting was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

PUBLIC HEARING – Mayor Ford Read the Public Hearing Rules and Procedures

7. First Reading – FY2025 Operating Budget and Capital Improvement Plan
Presented by: Frederick Gardiner, City Manager

Mr. Gardiner presented the proposed FY2025 Operating Budget and Capital Improvement Plan and began by referencing the city's growth and population from 1990 with 3,997 residents to a projected population in 2030 of 46,900 residents; highlighted priorities for FY2025 which include Road and Sidewalk Improvements, Increase in Police Officers and Crime Fighting Equipment; No Property Millage Rate Increase No Fee or Utility Rate Increase, 4% Cost of Living Adjustment for All Qualified Employees, and Reduced Health Benefits Cost for the City; highlighted Special Projects which include Youth Senior and Performing Arts Center, Park Improvements (New Eagles Landing and Memorial Park), Trail System Expansion, North Henry Blvd. Pedestrian Bridge Planning, Water and Sewer System Upgrades and New Maintenance Facility for Public Works; referenced the challenges and opportunities as a result of the growth; noted the proposed FY2025 General Fund Operating Budget in the amount of \$29,239,311, and a Total Budget of all funds of \$62,188,518 as balanced, and referenced the increased budget for General Fund Revenues from FY2022 of \$15,357,611 to the current proposed budget for FY2025 of \$29,239,311; noted the percentages of the General Fund Revenue will be mostly Sales Tax at 45% and Property Taxes at 33%; and the majority of the expenses will mostly come from the Police Department at 43% and the Public Works Department at 27%; referenced the Henry County LCI, Jodeco Rd. area to discuss the annexation of approximately 100 acres that has been dormant for years; referenced plans for the redevelopment of the Tye Street area; restarting the Opportunity Zone; moving forward with Wayfinding signage; noted Tax Allocation District meetings with County Commissioners this week, followed by meetings with school board members, noting there are no scheduled meetings in December; noted downtown revolving loan funds are being utilized to make improvements in the downtown, and the proposed leasing of vacant buildings; referenced the city's Homestead Exemption Application is set to go live online and in person; noted Norfolk Southern has been very responsive to the city's requests; and there are plans in the work for a more robust city App.

Mayor Pro Tem Berry joined the meeting at 7:25 p.m.

Mr. Gardiner referenced the Proposed FY2025 Budget presented at the Budget Retreat in August 2024, noting everything remains the same as presented with the exception of the requested changes from the Governing Body.

Councilmember Barber referenced recent training which spoke about HB461 relating to Regulatory Fees effective July 1, 2024.

Mr. Gardiner noted staff would review HB461 and referenced HB581 which passed statewide relating to Homestead Exemption, noting the County's decision can impact the City of Stockbridge.

Councilmember Barber noted there had not been much change to the Events budget.

Mr. Gardiner noted staff will seek more sponsorship and donations to help offset expenses, and noted there were transfers from the Amphitheater acts to City Events for July 4th, BridgeFest and Juneteenth concerts.

Councilmember Barber noted the events are all free events and the bottom line is the cost remains too high, and the city needs to involve more local talent, noting she cannot support the Events budget at the proposed level.

Councilmember Alexander inquired if a budget balance has been presented and referenced the significant growth of the city.

Mr. Gardiner confirmed, yes, a balanced budget has been presented.

Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Anne Fields

Public Hearing Closed

Second Reading and Final Adoption December 9, 2024 6:00 p.m.

Mayor Ford read Public Hearing Item #8, Item #9, and Item #10.

8. ANNEXATION CASE #AX-2024-01. (To be located in Council District 5.) Consideration of a request for the annexation of four parcels at the southeastern corner of Patrick Henry Parkway and Holloway Road, as are listed below, to allow for the future commercial use of the property. (No specific development project is being proposed at this time.) Applicant: Nathan McGarity. The property is located in Land Lots 50 & 79 of District 6 in unincorporated Henry County, and it contains 2.63 +/- total acres of land. Parcel #071A01088003—Contains 0.58 +/- acres. Henry County future land use designation--“High-Density Mixed-Use.” Parcel #071A01089000—Contains 0.53 +/- acres. Henry County future land use designation--“High-Density Mixed-Use.”

Parcel #071A01090000—Contains 0.72 +/- acres. Henry County future land use designation--“High-Density Mixed-Use.”

Parcel #071A01091000—Contains 0.79 +/- acres. Henry County future land use designation--“High-Density Suburban.”

Presented by: Gordon Linton, Senior Planner

Mr. Linton presented an overview of Annexation Case #AX-2024-01, noting the parcels are contiguous with the recently annexed 77/87 Holloway Road parcels and that staff recommends approval.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-04. (To be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of four parcels at the southeastern corner of Patrick Henry Parkway and Holloway Road, as are listed below, from Henry County’s “High-Density Mixed-Use” and “High-Density Suburban” future land use designations to the City of Stockbridge’s “High-Density Mixed-Use” future land use designation to allow for the future commercial use of the property. (No specific development project is being proposed at this time.) Applicant: Nathan McGarity. The property is located in Land Lots 50 & 79 of District 6 in unincorporated Henry County, and it contains 2.63 +/- total acres of land. Applicant: Nathan McGarity. The property is located in Land Lots 50 & 79 of District 6 in unincorporated Henry County, and it contains 2.63 +/- total acres of land.

Parcel #071A01088003—Contains 0.58 +/- acres. Henry County future land use designation--“High-Density Mixed-Use.”

Parcel #071A01089000—Contains 0.53 +/- acres. Henry County future land use designation--“High-Density Mixed-Use.”

Parcel #071A01090000—Contains 0.72 +/- acres. Henry County future land use designation--“High-Density Mixed-Use.”

Parcel #071A01091000—Contains 0.79 +/- acres. Henry County future land use designation--“High-Density Suburban.”

Mr. Linton presented an overview of Comprehensive Amendment Case #CP-2024-04. Staff recommends approval.

10. REZONING CASE # RZ-2024-04. (To be located in Council District 5.)

Consideration of a request to rezone four parcels at the southeastern corner of Patrick Henry Parkway and Holloway Road, as are listed below, from Henry County’s R-3 (Single-Family Residential) and C-3 (Heavy Commercial) zoning classifications to the City of Stockbridge’s C-2 (General Commercial) zoning classification to allow for the future commercial use of the property. (No specific development project is being proposed at this time.) Applicant: Nathan McGarity. The property is located in Land Lots 50 & 79 of District 6 in unincorporated Henry County, and it contains 2.63 +/- total acres of land.

Parcel #071A01088003—Contains 0.58 +/- acres. Henry County zoning classification -- ‘R-3’ (Single-Family Residential) and ‘C-3’ (Highway Commercial).

Parcel #071A01089000—Contains 0.53 +/- acres. Henry County zoning classification -- ‘R-3’ (Single-Family Residential) and ‘C-3’ (Highway Commercial).

Parcel #071A01090000—Contains 0.72 +/- acres. Henry County zoning classification -- 'R-3' (Single-Family Residential) and 'C-3' (Highway Commercial).

Parcel #071A01091000—Contains 0.79 +/- acres. Henry County zoning classification -- 'R-3' (Single-Family Residential) only.

Mr. Linton presented an overview of Rezoning Case # RZ-2024-04 with Staff Recommended Conditions. Staff recommends approval.

Public Hearing Opened to hear Annexation Case #AX-2024-01; Comprehensive Plan Amendment Case #CP-2024-04 and Rezoning Case #RZ-2024-04.

Speakers in Favor – Anne Fields (AX-2024-01 – presented Henry County Resolution 24-189).

Speakers Opposed – Connie Snow (AX-2024-01, CP-2024-04, RZ-2024-04) and Anne Fields (CP-2024-01 and RZ-2024-04)

During the Public Hearing portion, questions were raised regarding the Objection of the Annexation by the County, signage and traffic and safety concerns, and property values decreasing.

Mr. Anderson confirmed the Public Hearing signage had been properly posted, and that Henry County did not formally oppose the Annexation with the Department of Community Affairs, as required, and once the 30-day period lapsed, the City moved forward with the Annexation process.

Public Hearing Closed

Councilmember Alexander requested the following Conditions in addition to staff recommended conditions: 10' sidewalks and landscaping to match what is in place along the RaceTrac that will connect and extend to Holloway Rd., and sidewalks that will start at Patrick Henry Parkway along the entire frontage up to Holloway Rd; streetlights, follow the Hwy. Corridor Plan and Patrick Henry Parkway Roadway Design Requirements.

The Applicant, Nathan McGarity, agreed to the Staff Recommended Conditions and additional conditions requested by Councilmember Alexander.

Councilmember Gantt noted support of C-2 Zoning with certain types of businesses and wants developers to keep the city's vision and plans in mind.

The Applicant, Nathan McGarity noted there are no current plans for the property.

Mayor Pro Tem Berry noted there is a significant traffic problem in the area currently specifically attempting to going to and from the schools.

Councilmember Alexander referenced the Patrick Henry Master Plan which includes road improvements with four lanes; and noted Holloway Road would have acceleration and deceleration lanes.

Mr. Gardiner noted the goal is to have a four-lane road joint project with the County with lighting and limited access.

Councilmember Barber asked if the area would be feasible for a roundabout.

Mr. Aaron confirmed that was also the case with Patrick Henry Pkwy and Country Club Drive noting there would be a distance and volume issue for a roundabout in that area.

Councilmember Gantt noted the rumor needs to be dispelled as it relates to annexations into the city of Stockbridge, stating the standards for the City of Stockbridge are high, and the codes are stringent.

Motion to approve ANNEXATION CASE #AX-2024-01 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Motion to approve COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-04 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Motion to approve REZONING CASE # RZ-2024-04 with Staff Recommended Conditions and Added Conditions: 10' sidewalks and landscaping to match what is in place along the RaceTrac that will connect and extend to Holloway Rd., and sidewalks that will start at Patrick Henry Parkway along the entire frontage up to Holloway Rd; streetlights, follow the Hwy. Corridor Plan and Patrick Henry Parkway Roadway Design Requirements was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0

11. TEXT AMENDMENT CASE #TX-2024-07.

Consideration of an ordinance to repeal Title 12, Sections 2.4.7, 2.5.3(F), 3.1, 3.2.24, and 15 of the Stockbridge Municode; to amend the Stockbridge Unified Development Code (UDC), Sections 2.4.7, 2.5.3 (F), 3.1, 3.2.24, and 15; and to add Section 3.2.41 under Chapter 3, Use Regulations of the Code of Ordinances, City of Stockbridge, Georgia, relating to the Downtown District and the Downtown Village Overlay District, by adding and removing certain uses from the list of prohibited uses, and by allowing them to be permitted uses, provided that certain requirements are met.

Presented by: Keedra Jackson, Chief Planner

Mr. Anderson noted the goal is to have the city's Code line up with the city's Economic Development vision.

Ms. Jackson gave an overview of the proposed amendments for the downtown district and referenced OR23-544 TX-2023-01. Noting staff recommends approval of the proposed amendments.

Ms. Jackson referenced Section 2.5.3. (f) of the Unified Development Code, striking #11 Tobacco, Vape shops, Cigar Bars and Hookah Lounges from the Prohibited Uses in the Downtown Village Overlay District.

Councilmembers expressed concerns with allowing Tobacco & Vape Shops in the downtown district and they need to be separated in the code.

Councilmember Thomas noted his concerns are on record regarding the ventilation in establishments with smoking.

Ms. Jackson noted Ordinance OR23-544 would therefore need to be amended to reflect Council's request and continued with the presentation noting the proposed amendments, and further noting Apartments would be allowed, Motels were being removed, and 4-star Hotels would be allowed, and 3-star hotels would be allowed with a Special Use Permit approved by the City Council.

Councilmember Alexander asked if there is a separate map that references the 3800 linear feet, noting the Downtown Development Authority map has a larger footprint.

The map was displayed.

Public Hearing Opened
Speakers in Favor - None
Speakers Opposed - None
Public Hearing Closed

The Council requested a copy of Ms. Jackson's PowerPoint presentation.

Motion to approve was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 4-0-1 (Barber Abstained, noting documents were not included in the Agenda Packet).

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

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

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson noted the case is a result of the Lottery Process whereas the city's population met the threshold to add two additional liquor stores, noting Mr. Patel received approval to move forward as one of the two

applicants, and noted the application meets all of the requirements of the city's Unified Development Code. Staff recommends approval.

Attorney Harold Buckley spoke on behalf of the Applicant and addressed questions and concerns from the City Council.

Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Attorney Tom Kirkbride on behalf of Ed's Public Safety

During the Public Hearing portion, Attorney Kirkbride noted trees had been cut down on his client property (Ed's Public Safety), noted a criminal complaint had been filed with the Stockbridge Police Department; stated renovations were being made to the property without obtaining a city permit that may potentially cause a floodplain issue, and stated the city had issued as Stop Work Order and a citation.

Mr. Gardiner confirmed the city's Code Enforcement Department had issued a citation.

Attorney Kirkbride stated his applicant hired a vendor to remove trees, and removed trees from Ed's Public Safety in error, and has offered to replace the trees; and noted his client, GRP, LLC, Girishkumar Patel. is not aware of a citation.

Public Hearing Closed

Attorney Washington stated the City Council must decide on the Special Use Permit and can take other matters as described into account.

Councilmember Thomas asked if the city issued a Stop Work Order.

Mr. Gardiner confirmed.

Councilmember Gantt expressed concerns regarding the allegations and that fees due the city may not have been paid, and if the law was broken.

Attorney Buckley requested a deferral to confirm the facts.

Mr. Thomas asked Attorney Kirkbride what his client was seeking from the city.

Mr. Kirkbride response was to make the City Council aware and wants quality measured progress.

Councilmember Barber opposed the proposed location stating the location is close to the current elementary school and future STEM school.

Mr. Patel noted the location on Rock Quarry Rd. was deemed suitable as it was in the city's advertisement.

Motion to defer SPECIAL USE PERMIT CASE #SP-2024-02. for a minimum of 60 days was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

NEW BUSINESS

13. Council consideration to approve the 2025 Employee Benefits Plan.

Presented by: Renee Wheeler, Human Resources Manager

Motion to approve the 2025 Employee Benefits Plan was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

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

- City Council Work Session Meeting **SPECIAL DATE, TUESDAY, NOVEMBER 19TH** at 6:00 p.m. - City Hall Council Chamber (Nov 19)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 19)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Nov 21)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Dec 2)
- Community Zoning and Information Meeting: Wednesday, December 4th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Dec 4)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Dec 5)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber Public Hearing – 2nd Reading and Adoption of the FY2025 Operating Budget (Dec 9)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00pm – Stockbridge City Hall Levi Meeting Room (Dec 10)
- Downtown Development Authority Meeting 2nd Tuesday of each month at the Downtown Connection Center at 6:00pm (Dec 10)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Dec 13)

UPCOMING CITY EVENTS/INITIATIVES

- Councilman Thomas will distribute FREE Smoke Detectors along with Fire Marshal Demetrius Wells on Saturday, November 16th at Smith-Barnes Elementary School from 10am - noon while supplies last.
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Monday, November 18th from 10am – noon at Stockbridge City Hall.

- Join Councilman Alphonso Thomas in partnership with Mayor Pro Tem Kyle Berry for the monthly Senior Bingo Bash on Wednesday, November 20th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilman Elton Alexander for a District 5 Town Hall on Thursday, November 21st from 7pm – 9pm at the Winslow Clubhouse 900 Maple Leaf Dr. McDonough, GA.
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – November 21st. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at thepeaceofmine@gmail.com for registration and additional information. **CANCELED**
- The City of Stockbridge will host a Drive-Thru Turkey Giveaway in the Amphitheater Parking Lot on Saturday, November 23rd beginning at 10:00am - while supplies last.
- Join the City of Stockbridge for the FREE Annual Holiday Festival and Tree Lighting Event on Friday, December 6th from 5:30 pm – 9pm in the Stockbridge Amphitheater Parking Lot.
- Join Mayor Anthony Ford for the monthly Meet the Mayor on Monday, December 16th from 10am – noon at City Hall.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.

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

MAYOR'S COMMENTS

Mayor Ford thanked citizens for exercising their right to vote and thanked the Henry County voters for passing SPLOST VI where those funds will be utilized to complete projects with the extended penny; noted Sprouts will have a Ribbon Cutting and Grand Opening on Friday morning at 6:30 a.m. at the Bridges of Jodeco; and noted the City of Stockbridge Homestead Exemption Referendum also passed; noted Locust Grove had a special election for Mayor, and Carlos Greer has been sworn in as the new Mayor; noted the is cold/flu season and asked their everyone get caught up on their shots and boosters; and wished everyone a Happy Thanksgiving.

Attorney Washington stated it was not necessary for the Council appointment of the City Treasurer, noting interviews have taken place, and that it would be at the Council's discretion to convene Executive Session for the confirmation of the Economic Development Director.

Motion to appoint Frank Milazi as the City Treasurer was made by Councilmember Gantt; Seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0 (Councilmember Barber was not present on the dais).

Motion to convene Executive Session for Personnel was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0. (Councilmember Barber was not present on the dais).

Councilmember Barber exited the meeting and was not present during Executive Session.

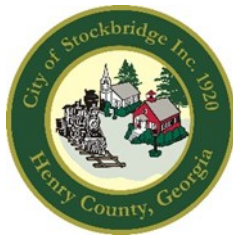
Motion to adjourn Executive Session was made by Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to reconvene the meeting and sign an Affidavit was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Motion to confirm the appointment of Gerald Sanders as the city's Economic Development Director was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Mr. Sanders thanked the Council for their vote of support and looks forward to working with everyone.

Motion to adjourn the meeting at 10:37 p.m. was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.



City of Stockbridge

AGENDA ITEM

MEETING DATE

November 12, 2024

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Right-of-Way Abandonment

BACKGROUND INFORMATION:

PROPOSED RIGHT OF WAY ABANDONMENT A 10,040-SQUARE FOOT (0.23 ACRE) RIGHT OF WAY REMNANT OF OLD ATLANTA ROAD BETWEEN CLIFFORD COURT & N. HENRY BOULEVARD.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT _____

ATTACHMENTS:

PROPOSED RIGHT OF WAY ABANDONMENT
A 10,040-SQUARE FOOT (0.23 ACRE) RIGHT OF WAY
REMNANT OF OLD ATLANTA ROAD BETWEEN
CLIFFORD COURT & N. HENRY BOULEVARD

STOCKBRIDGE, HENRY COUNTY, GEORGIA

AS OF

OCTOBER 7, 2024
(MOST RECENT INSPECTION DATE)

FILE # 11306.00R

CARR, RAHN & ASSOCIATES, INC.

PHONE: 404-836-7921

FAX: 678-686-5595

mrahn@carratlanta.com

www.carratlanta.com

PREPARED BY

MATTHEW J. RAHN, MAI

CARR, RAHN & ASSOCIATES, INC.
Real Estate Appraisers and Consultants

DENNIS H. CARR, MAI
MATTHEW J. RAHN, MAI

1770 THE EXCHANGE S.E.
SUITE 230
ATLANTA, GEORGIA 30339-2038

ASSOCIATES
JOHN F. PINNER
J. SAMUEL HAIR
DANIEL M. BURGESS

PHONE: (678) 686-5575
FAX: (678) 686-5595

October 10, 2024

Mr. Brandon Weiner
Vice President, Acquisitions & Development
Broward Development
3137 E Shadowlawn Ave NE
Atlanta, GA 30305

RE: **Old Atlanta Road ROW Abandonment:** A 10,040-square foot (0.23 acre) right of way remnant of Old Atlanta Road between Clifford Court and N. Henry Boulevard; District 12, Land Lot 71; Stockbridge, Henry County, Georgia.

Dear Mr. Weiner:

As requested, we inspected and appraised the referenced property. This appraisal addresses the market value of the fee simple interest in the subject property.

The date of this analysis and valuation is October 7, 2024, the most recent inspection date.

The subject property is a section of right of way of Old Atlanta Road proposed for abandonment. Recognizing that the subject has no independent development potential as a separate entity, the potential assemblage by an adjoining property would likely result in a value discount.

This report was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) as set forth by the Appraisal Foundation and in accordance with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the rules and regulations of the Georgia Real Estate Appraisers Board.

Submitted herewith is our appraisal report containing all pertinent facts and data gathered in our investigation. Reference is made to the "Limiting Conditions and Assumptions" and "Certification" of the appraisers which are included within the report.

CARR, RAHN & ASSOCIATES, INC.
Real Estate Appraisers and Consultants

Mr. Brandon Weiner
Broward Development

October 10, 2024
Page 2

A "Summary of Salient Facts and Conclusions" follows this letter. It has been a pleasure to serve you in this matter.

Respectfully Submitted,

CARR, RAHN & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Matthew Rahn", is written over a faint, circular embossed seal. The seal contains the text "Matthew J. Rahn, MAI" and "State of Georgia Certified General Real Property Appraiser (CG303999)".

Matthew J. Rahn, MAI
State of Georgia Certified General Real Property Appraiser (CG303999)

PROPOSED RIGHT OF WAY ABANDONMENT
A 10,040-SQUARE FOOT (0.23 ACRE) RIGHT OF WAY
REMNANT OF OLD ATLANTA ROAD BETWEEN
CLIFFORD COURT & N. HENRY BOULEVARD

STOCKBRIDGE, HENRY COUNTY, GEORGIA

AS OF

OCTOBER 7, 2024
(MOST RECENT INSPECTION DATE)

FILE # 11306.00R

CARR, RAHN & ASSOCIATES, INC.

PHONE: 404-836-7921

FAX: 678-686-5595

mrahn@carratlanta.com

www.carratlanta.com

PREPARED BY

MATTHEW J. RAHN, MAI

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property: A 10,040-square foot right of way remnant of Old Atlanta Road.

Location: Old Atlanta Road between Clifford Court and N. Henry Boulevard; District 12, Land Lot 71; Henry County, Georgia.

Tax ID: N/A.

Site Size: 10,040 square feet (0.23 acre)

Zoning: N/A.

Highest and Best Use: Assemblage with adjacent property.

Rights Appraised: Fee Simple.

Effective Valuation Date: October 7, 2024 (most recent date of inspection).

Date of Report: October 10, 2024.

Market Value Conclusion:

Total SF:	10,040
Value per SF: \$9.00 per SF x 40% contribution =	<u>\$3.60</u>
Total:	\$36,144
Rounded to:	\$36,100

Exposure Time (Assumed Time on Market Leading to Value Opinion): 12 months.

Marketing Period (Estimated Time to Sell Property at Concluded Opinion): 12 months.

Extraordinary Assumptions and Hypothetical Conditions:

N/A.

TABLE OF CONTENTS

IDENTIFICATION OF REAL ESTATE	1
IDENTIFICATION OF REAL PROPERTY	2
Current Ownership/Occupancy	2
Rights Appraised	2
TYPE AND DEFINITION OF VALUE	3
Market Value Definition	3
INTENDED CLIENT/USER OF THE APPRAISAL	4
INTENDED USE OF APPRAISAL	4
APPRAISAL DATES	4
SCOPE OF WORK	4
INDEPENDENCE OF THE APPRAISERS	5
HISTORY OF THE PROPERTY	5
Physical	5
Transfer	5
AREA DATA	6
Metropolitan Atlanta	6
Henry County	14
Neighborhood	18
PROPERTY DESCRIPTION	20
Conclusion	21
TAXES	22
ZONING	22
HIGHEST AND BEST USE	23
As Vacant	23
VALUATION PROCEDURE	24
Introduction	24
Cost, Income, and Sales Comparison Approaches	24
Approaches Employed	25
LAND VALUATION – FEE SIMPLE	25
MARKETABILITY/MARKETING PERIOD	29
LIMITING CONDITIONS AND ASSUMPTIONS	30
CERTIFICATION	32
QUALIFICATIONS OF MATTHEW J. RAHN, MAI	33

ADDENDA

EXHIBIT	I	AERIAL PHOTOGRAPH
EXHIBIT	II	SURVEY
EXHIBIT	III	SUBJECT PHOTOGRAPHS
EXHIBIT	IV	FLOOD PLAIN MAP
EXHIBIT	V	COMPARABLE LAND SALES
EXHIBIT	VI	APPRAISER STATE CERTIFICATION
EXHIBIT	VII	LANDLOCKED CASE STUDIES
EXHIBIT	VIII	ENGAGEMENT LETTER

Property: A 10,040-square foot right of way remnant of Old Atlanta Road.

Location: Old Atlanta Road between Clifford Court and N. Henry Boulevard; District 12, Land Lot 71; City of Stockbridge in Henry County, Georgia.

Tax ID: N/A.

Site Size: 10,040 square feet (0.23 acre)

Zoning: N/A.

Identifying Exhibits in Addenda:

Exhibit I:	Aerial Photograph
Exhibit II:	Survey
Exhibit III:	Subject Photographs
Exhibit IV:	Flood Plain Map

IDENTIFICATION OF REAL PROPERTY

Current Ownership/Occupancy

The subject property is public right of way owned by the City of Stockbridge.

Rights Appraised

The ownership interest in real property consists of a bundle of rights. When the entire bundle of rights is vested in the owner of the property, the ownership interest is referred to as the fee simple estate. When a portion of these rights is conveyed by lease, two interests in the property are created. The owner, or landlord, retains a leased fee estate, while the tenant acquires a leasehold estate. These ownership interests are defined as follows.

- **Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
- **Leased Fee Estate:** An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

- **Leasehold Estate:** The interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions.

As the subject is not encumbered by a long-term lease, this appraisal addresses the market value of the *fee simple* interest in the subject property.

TYPE AND DEFINITION OF VALUE

This appraisal addresses the market value of the fee simple interest in the subject property.

The date of this analysis and valuation is October 7, 2024, the most recent inspection date.

Recognizing that the subject has no independent development potential as a separate entity, the potential assemblage by an adjoining property would likely result in a value discount.

Market Value Definition

Market value is defined as the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.¹

¹ The Appraisal of Real Estate, 14th Edition, 2013, Published by the Appraisal Institute.

INTENDED CLIENT/USER OF THE APPRAISAL

The intended client is Broward Development and their representatives.

INTENDED USE OF APPRAISAL

This analysis and appraisal will be used to establish the market value of the subject property for the potential acquisition.

APPRAISAL DATES

Date of Valuation: October 7, 2024 (most recent date of inspection).

Date of Report: October 10, 2024

SCOPE OF WORK**Definition**

The term "Scope of Work" means the type and extent of research and analyses in an appraisal or appraisal review assignment.

Subject Property

This appraisal involves the valuation of a 10,040-square foot right of way parcel within the city limits of Stockbridge, Henry County. In analyzing the subject, we reviewed a tax plat, aerial photograph, survey, flood plain map, and county tax and zoning records. An on-site inspection was made, along with an inspection of the surrounding area.

Data

The data research program addressed sales of similar unimproved or marginally improved land tracts in the general vicinity of the subject or in nearby, similar areas. The time frame analyzed was four years. All data was appropriately confirmed.

Approaches Employed

In this analysis, the sales comparison approach was utilized to estimate the market value of the fee simple interest in the subject property. The cost and income approaches do not apply to vacant land and were not employed.

INDEPENDENCE OF THE APPRAISERS

The appraisers hereby acknowledge having previously appraised the subject property with a valuation date of September 2022. We have had no other involvement with the subject property in any capacity within the preceding three years.

HISTORY OF THE PROPERTY**Physical**

The subject is abandoned right of way known as Old Atlanta Road, a local street. The subject has been vacant for many years. The property is proposed for inclusion in commercial development.

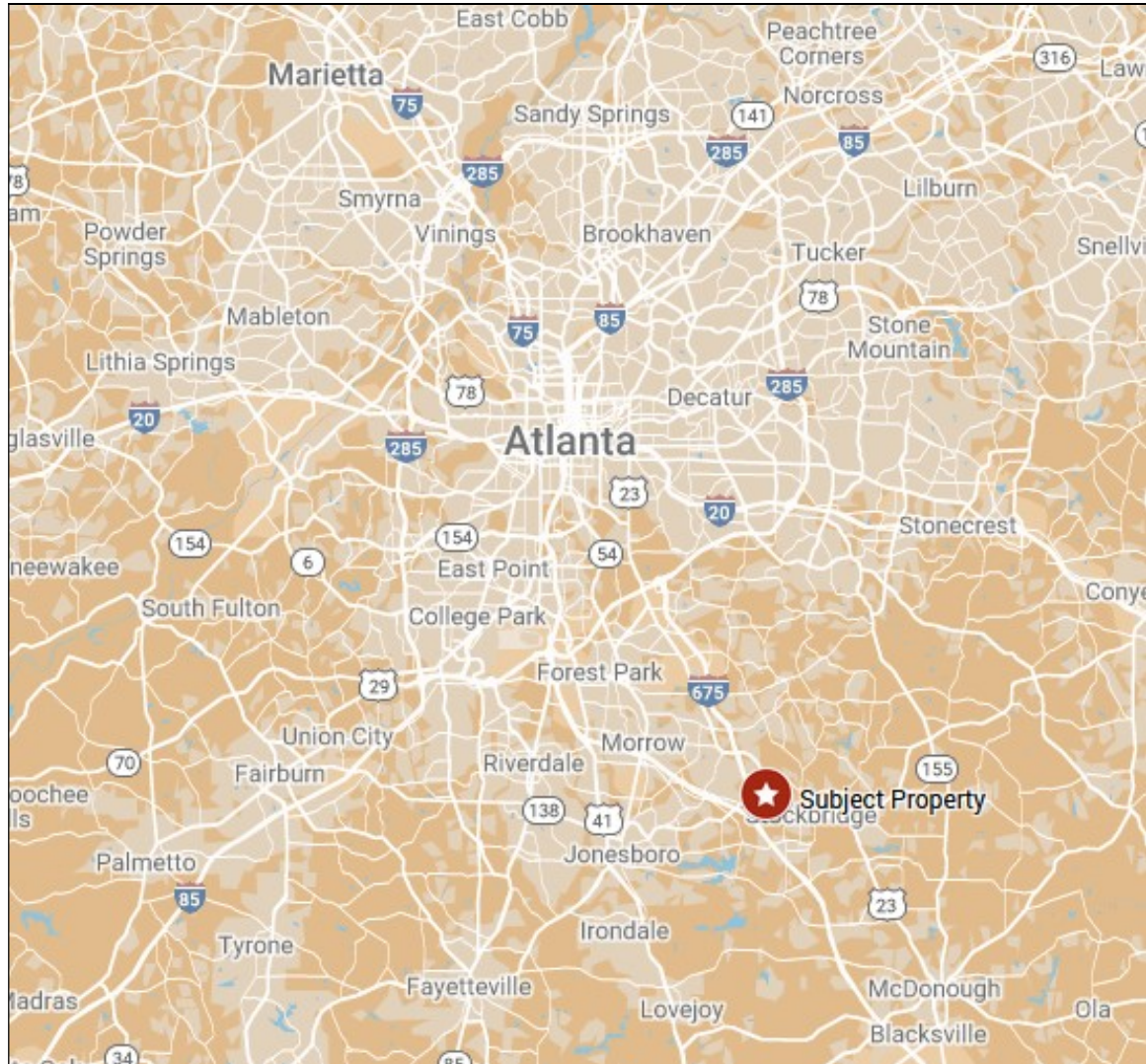
The 10,040-square foot portion of the right of way that is the subject of this appraisal has incorporated into the adjoining commercial property that will be developed with a self-storage facility.

Transfer

There have been no transfers of ownership of the subject property in the last five years.

AREA DATA

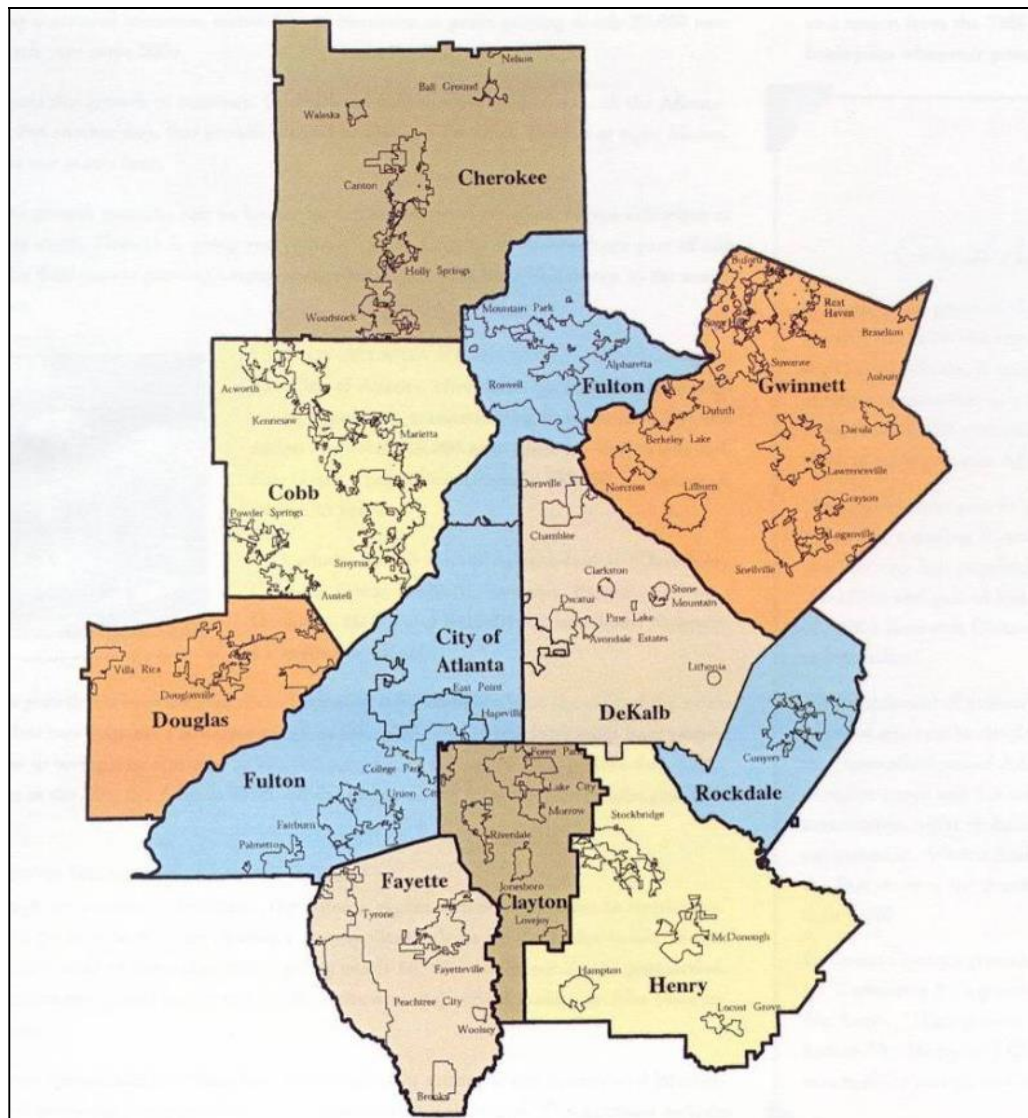
Metropolitan Atlanta



Metropolitan Atlanta is nationally recognized as the transportation, financial, governmental, and marketing center of the southeastern United States. Atlanta's development and rapid growth have been enhanced by its location near the geographic center of the southeast region. Atlanta is situated approximately 150 miles east of Birmingham; 330 miles southeast of Memphis; 235 miles southeast of Nashville; 220 miles southwest of Charlotte; 310 miles northwest of Jacksonville; and 480 miles northeast of New Orleans. This central location has spurred Atlanta's emergence as the transportation hub of the Southeast, while the absence of natural barriers has allowed growth in all directions.

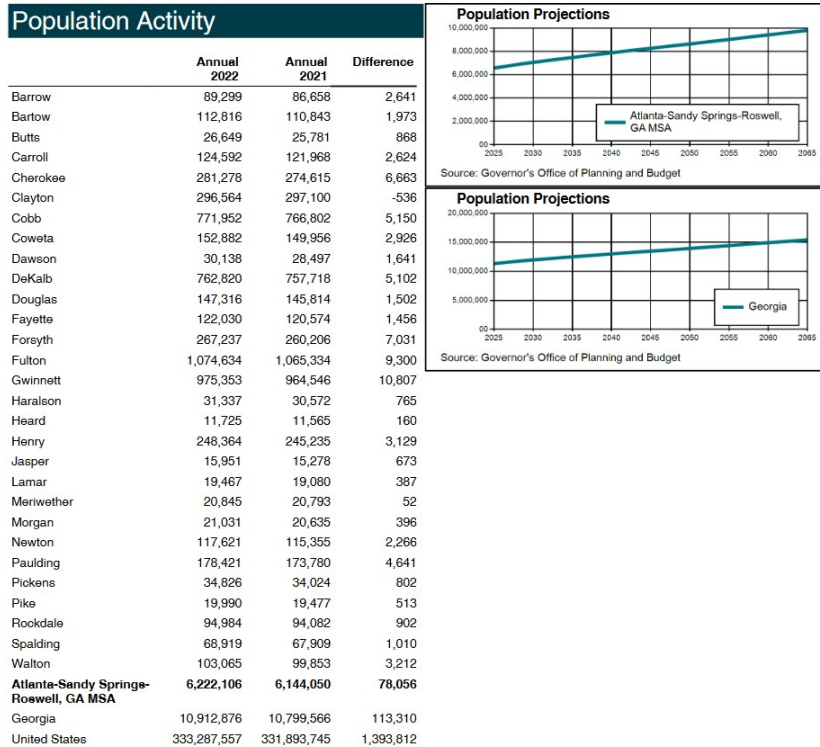
Originally consisting of Clayton, Cobb, DeKalb, Douglas, Fulton, Gwinnett, and Rockdale counties, the Standard Metropolitan Statistical Area (SMSA) was expanded in 1983 to include Butts, Cherokee, Fayette, Forsyth, Henry, Newton, Paulding, and Walton counties, which then comprised the 15-County Atlanta SMSA. In 1989, the SMSA was again expanded to include three more counties and redefined as a Metropolitan Statistical Area (MSA). In December 1992, Pickens, Bartow, and Carroll counties were added to the Atlanta MSA, while Butts County was removed.

Ten core counties have captured the preponderance of historical population growth. These counties, which include the City of Atlanta, are members of the Atlanta Regional Commission (ARC). The ARC serves as the regional planning agency. A map of the Atlanta Region follows:



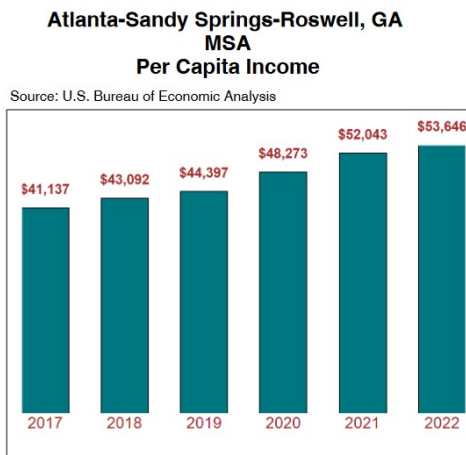
Historical demographic, economic, and real estate market statistics for the region are summarized:

Historical Population Statistics for the Atlanta Region



Source: Georgia Department of Labor; U.S. Census Bureau.

Historical Income Statistics for the Atlanta Region



Historical Residential Building Permits for the Atlanta Region

CBSA Totals

Housing Unit Building Permits for: Atlanta-Sandy Springs-Roswell, GA									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total Units	26,683	30,342	36,357	33,711	39,441	32,836	32,343	39,466	48,107
Units in Single-Family Structures	16,984	19,995	23,100	24,937	26,506	26,261	28,629	31,560	26,623
Units in All Multi-Family Structures	9,699	10,347	13,257	8,774	12,935	6,575	3,714	7,906	21,484
Units in 2-unit Multi-Family Structures	40	30	48	30	98	42	96	78	184
Units in 3- and 4-unit Multi-Family Structures	217	167	102	127	87	115	228	151	398
Units in 5+ Unit Multi-Family Structures	9,442	10,150	13,107	8,617	12,750	6,418	3,390	7,677	20,902

Housing Unit Building Permits for: Atlanta-Sandy Springs-Roswell, GA									
	2005	2006	2007	2008	2009	2010	2011	2012	2013
Total Units	73,144	68,495	44,943	19,362	6,567	7,608	8,668	14,395	24,337
Units in Single-Family Structures	61,837	54,156	31,262	12,057	5,455	6,417	6,248	9,182	14,864
Units in All Multi-Family Structures	11,307	14,339	13,681	7,305	1,112	1,191	2,420	5,213	9,473
Units in 2-unit Multi-Family Structures	164	226	188	44	8	10	26	20	50
Units in 3- and 4-unit Multi-Family Structures	140	484	481	175	110	80	37	174	157
Units in 5+ Unit Multi-Family Structures	11,003	13,629	13,012	7,086	994	1,101	2,357	5,019	9,266

Labor Statistics for the Atlanta Region

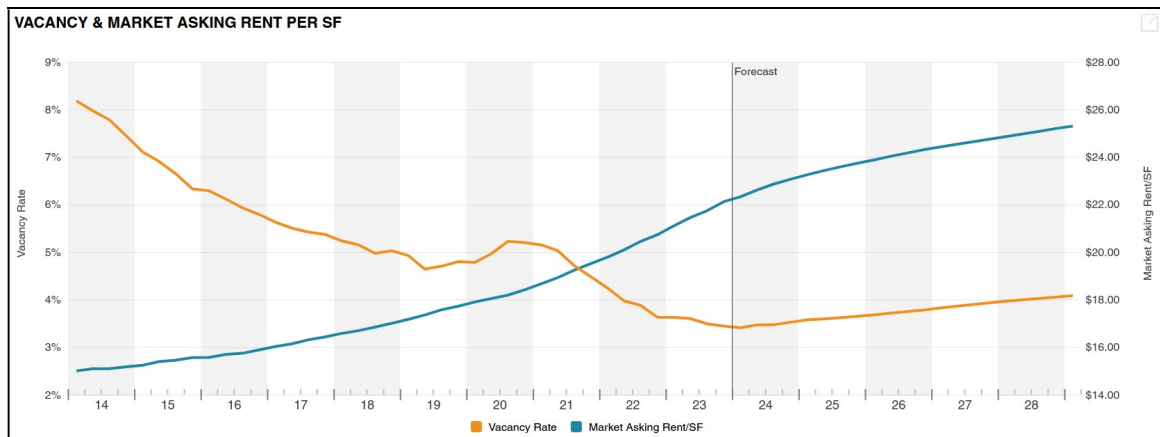
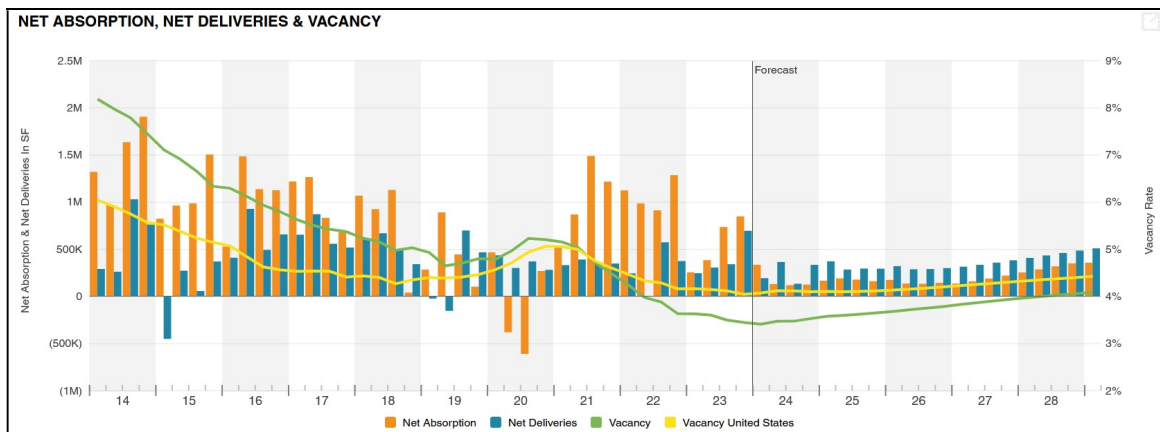
Labor Force Activity											
ANNUAL AVERAGES											
	Labor Force			Employed			Unemployed			Rate	
	2021	2022	% Change	2021	2022	% Change	2021	2022	% Change	2021	2022 % Change
Barrow	42,196	43,097	2.1%	40,959	42,011	2.6%	1,237	1,086	-12.2%	2.9%	2.5% -13.8%
Bartow	51,348	52,316	1.9%	49,547	50,813	2.6%	1,801	1,503	-16.5%	3.5%	2.9% -17.1%
Butts	11,150	11,337	1.7%	10,747	11,023	2.6%	403	314	-22.1%	3.6%	2.8% -22.2%
Carroll	56,235	57,286	1.9%	54,166	55,530	2.5%	2,069	1,756	-15.1%	3.7%	3.1% -16.2%
Cherokee	139,672	142,815	2.3%	136,005	139,453	2.5%	3,667	3,362	-8.3%	2.6%	2.4% -7.7%
Clayton	140,190	140,266	0.1%	131,371	134,705	2.6%	8,819	5,501	-37.6%	6.3%	3.9% -38.1%
Cobb	423,814	431,657	1.9%	410,068	420,518	2.5%	13,746	11,139	-19.0%	3.2%	2.6% -18.8%
Coweta	76,347	77,762	1.9%	73,799	75,691	2.6%	2,548	2,071	-18.7%	3.3%	2.7% -18.2%
Dawson	13,137	13,427	2.2%	12,784	13,097	2.4%	353	330	-6.5%	2.7%	2.5% -7.4%
DeKalb	400,986	405,397	1.1%	382,863	392,693	2.6%	18,123	12,704	-29.9%	4.5%	3.1% -31.1%
Douglas	74,094	75,159	1.4%	70,903	72,718	2.6%	3,191	2,441	-23.5%	4.3%	3.2% -25.0%
Fayette	58,281	59,593	2.3%	56,582	58,040	2.6%	1,699	1,553	-8.6%	2.9%	2.6% -10.3%
Forsyth	127,280	130,295	2.4%	124,100	127,293	2.5%	3,180	3,032	-4.7%	2.5%	2.3% -8.0%
Fulton	599,596	575,874	1.1%	543,672	557,586	2.6%	25,924	18,288	-29.5%	4.6%	3.2% -30.4%
Gwinnett	492,929	501,409	1.7%	475,852	487,916	2.5%	17,077	13,493	-21.0%	3.5%	2.7% -22.9%
Haralson	12,772	13,028	2.0%	12,324	12,634	2.5%	448	394	-12.1%	3.5%	3.0% -14.3%
Heard	5,247	5,330	1.6%	5,044	5,171	2.5%	203	159	-21.7%	3.9%	3.0% -23.1%
Henry	118,859	120,701	1.5%	113,922	116,898	2.6%	4,937	3,803	-23.0%	4.2%	3.2% -23.8%
Jasper	7,076	7,207	1.9%	6,849	7,019	2.5%	227	188	-17.2%	3.2%	2.6% -18.8%
Lamar	8,263	8,391	1.5%	7,918	8,116	2.5%	345	275	-20.3%	4.2%	3.3% -21.4%
Meriwether	8,900	8,991	1.0%	8,442	8,649	2.5%	458	342	-25.3%	5.1%	3.8% -25.5%
Morgan	9,532	9,703	1.8%	9,223	9,442	2.4%	309	261	-15.5%	3.2%	2.7% -15.0%
Newton	53,489	54,323	1.6%	51,158	52,466	2.6%	2,331	1,857	-20.3%	4.4%	3.4% -22.7%
Paulding	89,524	91,455	2.2%	86,832	89,068	2.6%	2,692	2,387	-11.3%	3.0%	2.6% -13.3%
Pickens	15,564	15,924	2.3%	15,127	15,515	2.6%	437	409	-6.4%	2.8%	2.6% -7.1%
Pike	8,997	9,208	2.3%	8,742	8,960	2.5%	255	248	-2.7%	2.8%	2.7% -3.6%
Rockdale	44,637	45,269	1.4%	42,608	43,698	2.6%	2,029	1,571	-22.6%	4.5%	3.5% -22.2%
Spalding	29,015	29,358	1.2%	27,678	28,383	2.5%	1,337	975	-27.1%	4.6%	3.3% -28.3%
Walton	47,033	48,037	2.1%	45,534	46,703	2.6%	1,499	1,334	-11.0%	3.2%	2.8% -12.5%
Atlanta-Sandy Springs-Roswell, GA	3,136,163	3,184,616	1.5%	3,014,819	3,091,839	2.6%	121,344	92,776	-23.6%	3.9%	2.9% -25.6%
MSA											
Georgia	5,179,121	5,234,275	1.1%	4,977,562	5,075,093	2.0%	201,559	159,182	-21.0%	3.9%	3.0% -23.1%
United States	161,204,000	164,287,000	1.9%	152,581,000	158,291,000	3.7%	8,623,000	5,996,000	-30.5%	5.3%	3.6% -32.1%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

Metro Atlanta Retail Market Statistics from Costar – Fourth Quarter 2023

AVAILABILITY	MARKET	NATIONAL INDEX	INVENTORY	MARKET	NATIONAL INDEX
Market Asking Rent/SF	\$22.20 ↓	\$24.80 ↓	Existing Buildings	28,882 ↓	1,080,369 ↓
Vacancy Rate	3.4% ↓	4.1% ↓	Inventory SF	374M ↓	12B ↓
Vacant SF	12.8M ↓	494M ↓	Average Building SF	13K ↓	11.1K ↓
Availability Rate	3.5% ↓	4.8% ↓	Under Construction SF	914K ↓	51.5M ↓
Available SF Direct	12.8M ↓	558M ↓	12 Mo Delivered SF	1.7M ↓	49.1M ↓
Available SF Sublet	304K ↓	18M ↓			
Available SF Total	13.1M ↓	575M ↓			
Months on Market	8.8	11.4			
DEMAND	MARKET	NATIONAL INDEX	SALES	MARKET	NATIONAL INDEX
12 Mo Net Absorption SF	2.3M ↓	45.9M ↓	12 Mo Transactions	1,093 ↓	34,829 ↓
12 Mo Leased SF	6.1M ↓	199M ↓	Market Sale Price/SF	\$220 ↓	\$249 ↓
6 Mo Leasing Probability	31.7%	33.3%	Average Market Sale Price	\$2.8M ↓	\$2.8M ↓
			12 Mo Sales Volume	\$2.1B ↓	\$49.7B ↓
			Market Cap Rate	6.8% ↓	6.8% ↓



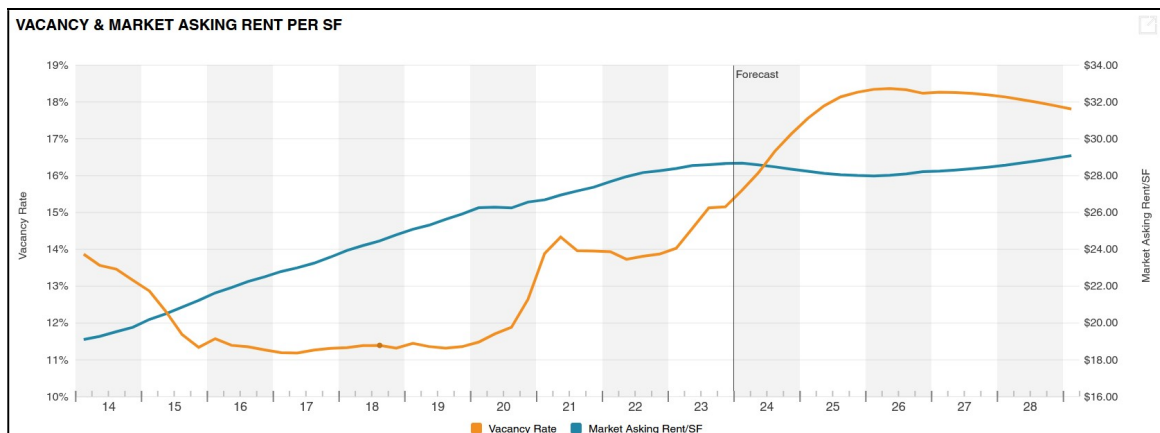
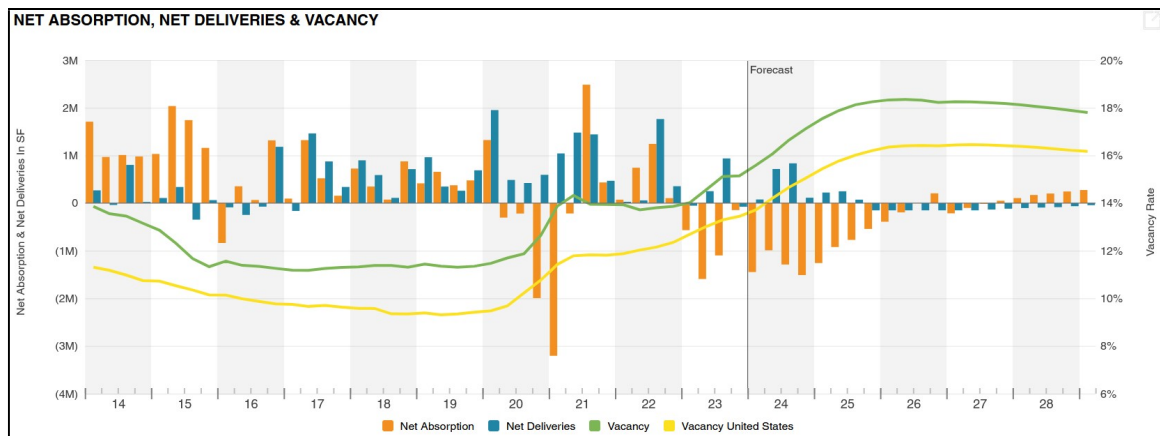
Metro Atlanta Office Market Statistics from Costar – Fourth Quarter 2023

AVAILABILITY		MARKET	NATIONAL INDEX
Market Asking Rent/SF		\$28.66 ↗	\$35.27 ↗
Vacancy Rate		15.6% ↗	13.7% ↗
Vacant SF		52.8M ↗	1.2B ↗
Availability Rate		19.0% ↗	16.6% ↗
Available SF Direct		57.1M ↗	1.2B ↗
Available SF Sublet		8.3M ↗	205M ↗
Available SF Total		64.9M ↗	1.4B ↗
Months on Market		12.7	13.5

DEMAND		MARKET	NATIONAL INDEX
12 Mo Net Absorption SF		(4.6M) ↘	(63.7M) ↘
12 Mo Leased SF		11.5M ↘	306M ↘
6 Mo Leasing Probability		31.7%	34.8%

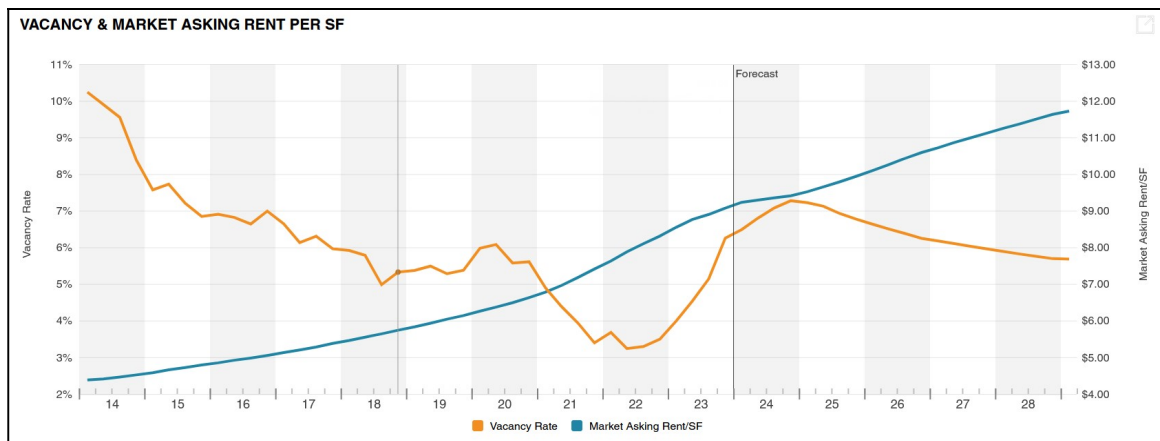
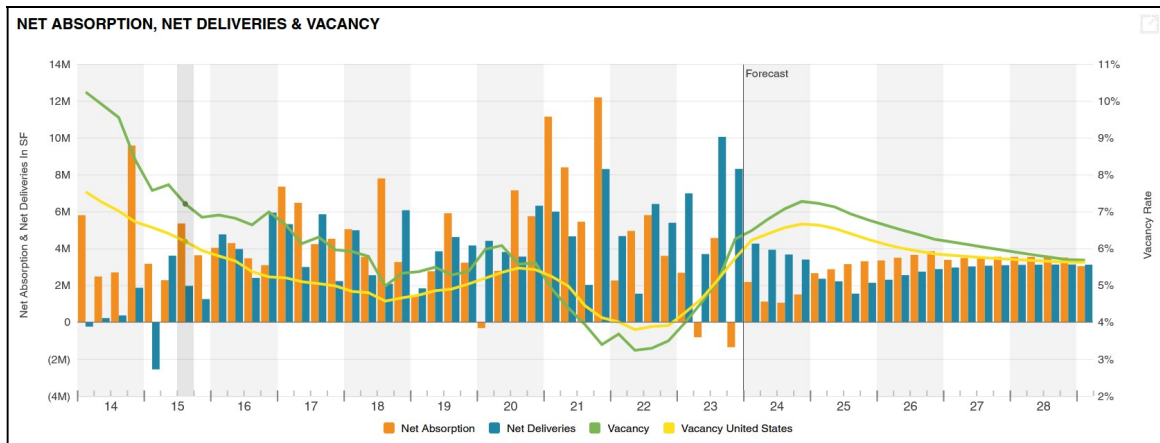
INVENTORY		MARKET	NATIONAL INDEX
Existing Buildings		16,784 ↗	349,851 ↗
Inventory SF		338M ↗	8.4B ↗
Average Building SF		20.2K ↗	24.1K ↗
Under Construction SF		3.1M ↘	105M ↘
12 Mo Delivered SF		1.7M ↘	54.5M ↘

SALES		MARKET	NATIONAL INDEX
12 Mo Transactions		724 ↘	13,593 ↘
Market Sale Price/SF		\$209 ↘	\$288 ↘
Average Market Sale Price		\$4.3M ↘	\$7M ↘
12 Mo Sales Volume		\$1.3B ↘	\$32.8B ↘
Market Cap Rate		8.2% ↗	8.3% ↗



Metro Atlanta Industrial Market Statistics from Costar – Fourth Quarter 2023

AVAILABILITY	MARKET	NATIONAL INDEX	INVENTORY	MARKET	NATIONAL INDEX
Market Asking Rent/SF	\$9.13 ↓	\$11.92 ↓	Existing Buildings	16,952 ↓	480,739 ↓
Vacancy Rate	6.3% ↓	6.0% ↓	Inventory SF	831M ↓	18.9B ↓
Vacant SF	52.7M ↓	1.1B ↓	Average Building SF	49K ↓	39.3K ↓
Availability Rate	9.0% ↓	8.6% ↓	Under Construction SF	18.7M ↓	413M ↓
Available SF Direct	67.3M ↓	1.5B ↓	12 Mo Delivered SF	26.5M ↓	519M ↓
Available SF Sublet	10.3M ↓	170M ↓			
Available SF Total	76.8M ↓	1.7B ↓			
Months on Market	5.3	6.0			
DEMAND	MARKET	NATIONAL INDEX	SALES	MARKET	NATIONAL INDEX
12 Mo Net Absorption SF	4.2M ↓	126M ↓	12 Mo Transactions	645 ↓	16,200 ↓
12 Mo Leased SF	33.5M ↓	763M ↓	Market Sale Price/SF	\$106 ↓	\$149 ↓
6 Mo Leasing Probability	40.2%	45.2%	Average Market Sale Price	\$5.3M ↓	\$5.9M ↓
			12 Mo Sales Volume	\$3B ↓	\$55.6B ↓
			Market Cap Rate	6.7% ↓	7.2% ↓

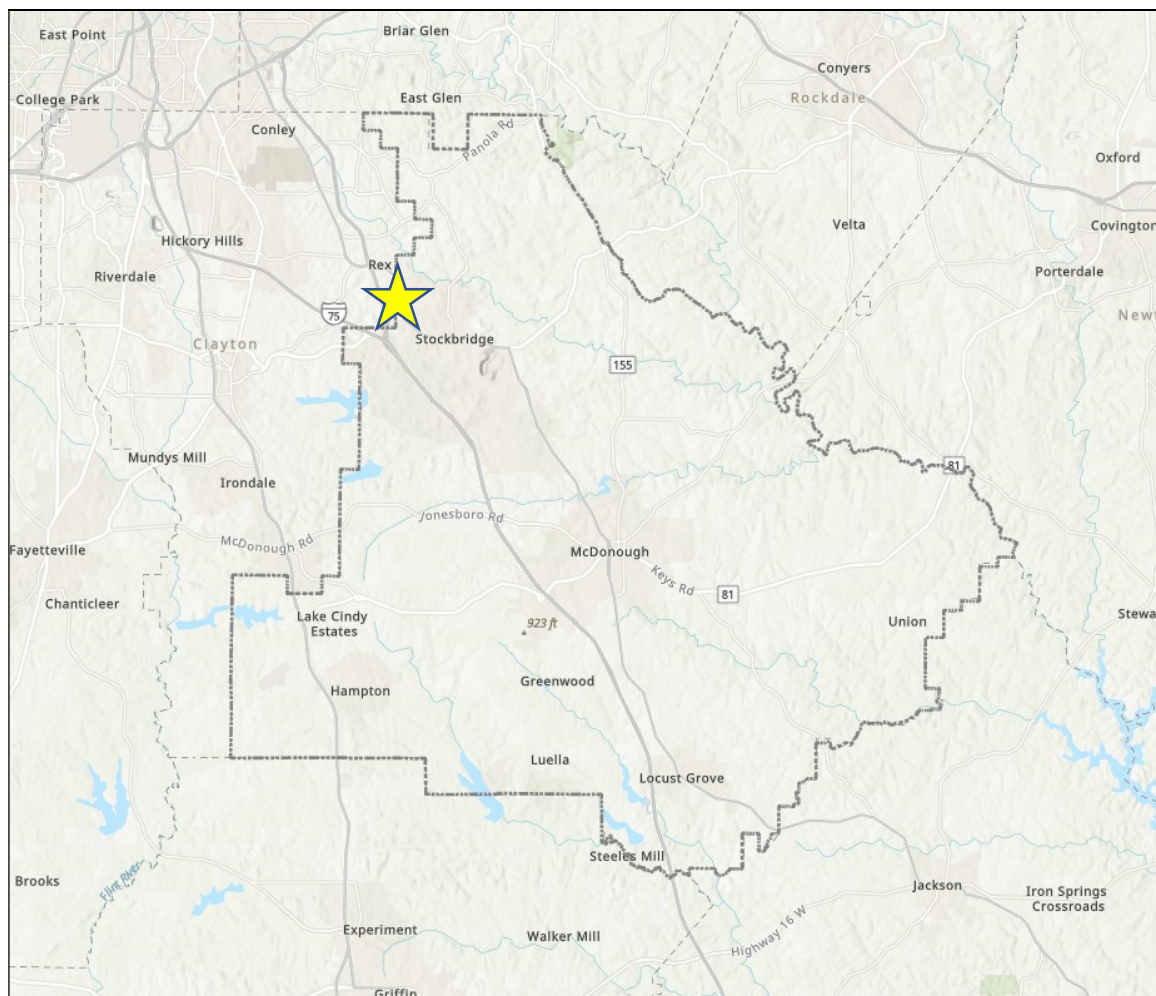


Metropolitan Atlanta's position as the economic and population center of the southeastern United States is attributable to a central geographic location, an extensive transportation infrastructure including the nation's busiest airport, extensive telecommunications infrastructure, and a perceived high quality of life. The international exposure associated with Atlanta's sponsorship of the 1996 Olympic Games has advanced the city's position as a recognized commercial gateway for overseas trade. A lack of natural boundaries surrounding the city has contributed to extensive urban sprawl.

The historical residential building permit data reflects Atlanta's overall market conditions in recent years. Atlanta was in a robust, overheated economy from 2001 to 2007. In the Summer of 2007, however, the economic downturn began with the collapse of the sub-prime mortgage market. Followed by the collapse of the financial markets in the Fall of 2008, Atlanta dipped into recessionary conditions which extended from 2007 through most of 2011. Most of the counties forming the MSA began to experience recovery during 2011, and steady recovery has characterized the general market since. Some counties have recovered in a dynamic fashion, but other counties still show gradual recovery.

Over the long-term, however, Atlanta's diversity should insulate the region from long lasting economic downturns, with steady increases in all market sectors anticipated for the next several years.

Henry County



Henry County forms the southeastern boundary of the Metropolitan Atlanta Area. The northwestern portion of the county is located approximately 10 radial miles southeast of the Atlanta Central Business District (CBD), while the southeastern portion of the county is located about 35 radial miles from the Atlanta Central Business District. Historically rural-agricultural in character, Henry County has experienced significant suburban growth as a “bedroom” community in recent years. Most of the growth has paralleled the I-75 corridor in northern Henry County.

Population

Henry County comprises approximately 323 square miles and is one of the 28 counties that comprise the Atlanta Metropolitan Statistical Area (MSA) and is a member of the 10-core counties comprising the Atlanta Region. During the 1990s, Henry County emerged as one of the top ten fastest growing counties in the entire United States. Henry County

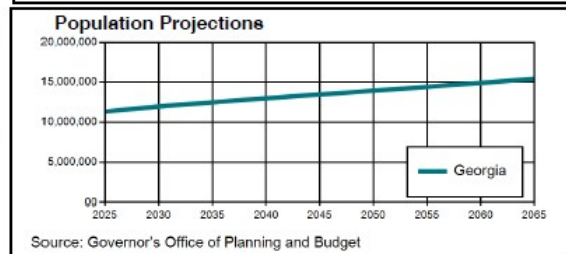
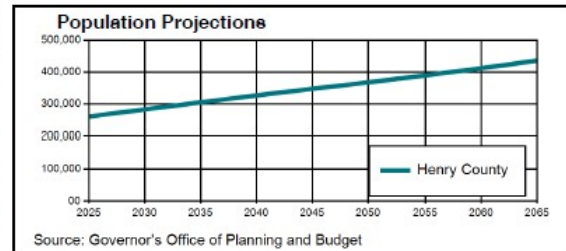
population surged an astonishing 61.6% from 2000 to 2009, according to information from the Atlanta Regional Commission. According to the recent data, Henry County is also the 9th most populous county in the state.

The following chart from the Georgia Department of Labor shows historic, current, and projected population for the county:

Population Activity

	Annual 2023	Annual 2022	Difference
Henry	254,613	248,364	6,249
Butts	26,887	26,649	238
Clayton	298,300	296,564	1,736
DeKalb	762,992	762,820	172
Newton	120,135	117,621	2,514
Rockdale	95,987	94,984	1,003
Spalding	69,946	68,919	1,027
Henry Area	1,628,860	1,615,921	12,939
Georgia	11,029,227	10,912,876	116,351
United States	334,914,895	333,287,557	1,627,338

Source: Georgia Department of Labor; U.S. Census Bureau.



As shown, the population of Henry County in 2023 was estimated at 254,613, making it the 9th most populous county in Georgia. This represents an increase of 2.5% since 2022.

Employment

As of August 2019, the most recent data, the Henry County labor force was 113,544 with 109,132 employed, equating to an unemployment rate of 3.9%. This is a decline from the reported rate of 4.3% in August 2018. Henry County's unemployment rate is only slightly higher than the August 2019 rates for the State of Georgia and Atlanta MSA at 3.6% and 3.5%, respectively.

The largest employers in Henry County follow:

Top Ten Largest Employers - 2024*

Henry County	Henry Area	COUNTY
Employbridge Southeast	Childrens Healthcare of Atlanta	DeKalb
Exel Logistics	Delta Air Lines, Inc.	Clayton
Genco I, Inc.	Emory Healthcare, Inc.	DeKalb
Georgia Power Company	Emory University	DeKalb
Henry Medical Center, Inc.	Georgia Perimeter College	DeKalb
McDonalds	Progressive Casualty Insurance Company	Henry
Progressive Casualty Insurance Company	Publix Super Markets, Inc.	DeKalb
Publix Super Markets, Inc.	Southwest Airlines Company	Clayton
The Home Depot	State Farm Mutual Auto Insurance Company	DeKalb
Walmart	Walmart	DeKalb

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the First Quarter of 2024. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

Transportation

Transportation in Henry County is considered well developed and a key component to the county's growth. Interstate 75 was constructed in the 1960s and bisects the county from north to south, providing access to the Atlanta Central Business District to the north and Middle and Southern Georgia to the south. North/south routes paralleling I-75 include US Highway 23/State Route 42, which connects the cities of Locust Grove, McDonough and Stockbridge; and US Highway 19/41, which connects the City of Hampton with I-75 near Hartsfield International Airport.

Major east/west roadways include State Route 138 connecting Stockbridge with I-75; Hudson Bridge Road/Eagles Landing Parkway; Jodeco Road; Jonesboro Road; and State Route 20 which provides a direct connector route between Hampton and McDonough. Each of these east/west corridors have interchanges with I-75 and have been in varying stages of concentrated commercial development proximate to I-75. A linkage of local streets and roads connects the residentially developed areas of the county to these main thoroughfares. A network of railroads, the primary operators of which are CSX and Norfolk Southern, also traverse the county. A local/regional airport is located in Hampton, adjacent to the Atlanta Motor Speedway.

Services and Infrastructure

The Henry County Water and Sewage Authority is responsible for water treatment for all of Henry County. Sewer service and capacity are available in some portions of the county. However, lack of sewer service/capacity in many areas of Henry County has resulted in Henry County having a greater percentage of new residential development on septic service than most other core Metro Atlanta counties in recent years.

Building Permits

The single-family housing market continues to dominate in Henry County. New development in all sectors of the county slowed significantly in 2009 through 2012, due to the effects of the economic downturn. However, beginning in 2013, the housing market began to improve, indications of renewed activity.

The following charts provide information pertaining to Henry County's building permit figures (Single-Family) for years 2018 to 2023.

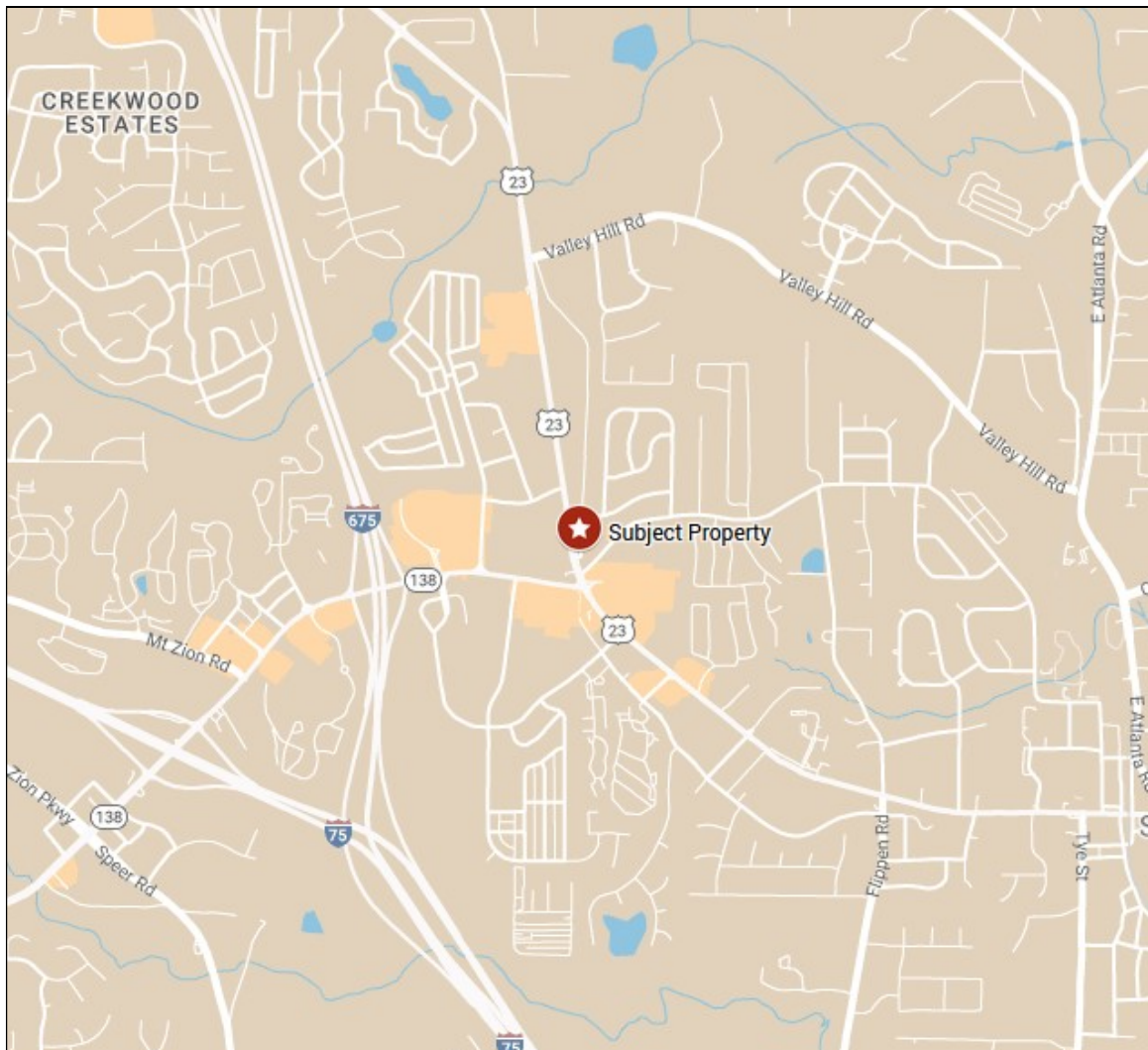
Housing Unit Building Permits for: Henry County, GA						
	2018	2019	2020	2021	2022	2023
Total Units	1,905	1,821	1,867	2,486	2,915	2,131
Units in Single-Family Structures	1,905	1,689	1,770	2,118	1,595	1,681
Units in All Multi-Family Structures	0	132	97	368	1,320	450
Units in 2-unit Multi-Family Structures	0	0	0	0	6	0
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	67	0
Units in 5+ Unit Multi-Family Structures	0	132	97	368	1,247	450

As illustrated by the previous charts, the issued building permits have increased in the last five years.

Conclusions

In the short-term, a poor lending environment and general deleveraging from consumers and developers has adversely impacted all sectors of the real estate market. The housing market has suffered, with many sales generally involving foreclosed or distressed properties. However, the housing market currently reflects improved conditions. Retail properties are reflecting increased vacancies and the demand for sites for new development is very limited. However, long-term prospects for Henry are considered more favorable, although one cannot anticipate a balanced real estate market in the county for several years. As an outlying suburban Atlanta county, with a fairly diversified employment base, adequate roadway systems, and an abundance of undeveloped land, population should increase in future years. Long-term expectations are for continued expansion of Henry County in all market sectors. Such growth is anticipated to be focused proximate to the I-75 corridor, with growth anticipated to proceed to southern and eastern portions of the county as undeveloped land inventory declines.

Neighborhood



The subject property is situated on the south side of Old Atlanta Road between Clifford Court and N. Henry Boulevard just east of Interstate 675 in the city of Stockbridge in Henry County. Although geographic boundaries are not exact, the subject neighborhood is generally identified as the area of residential, commercial and industrial uses lying along the Interstate 675 corridor, east of Interstate 75 and south of Interstate 285.

The subject is located approximately 16.0 miles southeast of the Atlanta Central Business District, and although geographic boundaries are not exact, the neighborhood is generally defined as the US 23/GA 42 corridor beginning at the interchange of I-675 in Clayton County and extending south into the City of Stockbridge of northern Henry County. The land uses along this section of the US 23/GA 42 corridor is characterized by a mixture of commercial, office, industrial, single-family and multi-family residential uses.

Access to the neighborhood is considered good. US 138/23/42 has a full diamond interchange with Interstate 675. At the subject project's location, the US 138/23/42 corridor is primarily a two-lane collector street that connects the neighborhood with the City of Stockbridge and Interstates 75 and 675 to the west. Interstate 75 is the major interstate artery that bisects Clayton County and Henry County from north/northwest to south/southeast, serving as the primary connecting route into Metropolitan Atlanta and onto South Georgia and parts of Florida. Interstate 675 provides the neighborhood northwesterly access to Interstate 285, which serves as a perimeter by-pass of Atlanta.

The general area developed 40 to 50 years ago as a rural residential community characterized by residences on small frontage sites on the major collector roads. In the late 1960s and early 1970s, suburban expansion with numerous single-family subdivisions took place on larger more backland oriented tracts. As the residential base expanded, daily-needs retail and highway service uses were built along the major traffic corridors, with a particularly intense concentration along Georgia Highway 42 and around the interchanges of Interstate 675. After this development phase, however, development patterns shifted dramatically away from the area, and the neighborhood was relatively static for an extended period from the mid-1970s to the late 1980s.

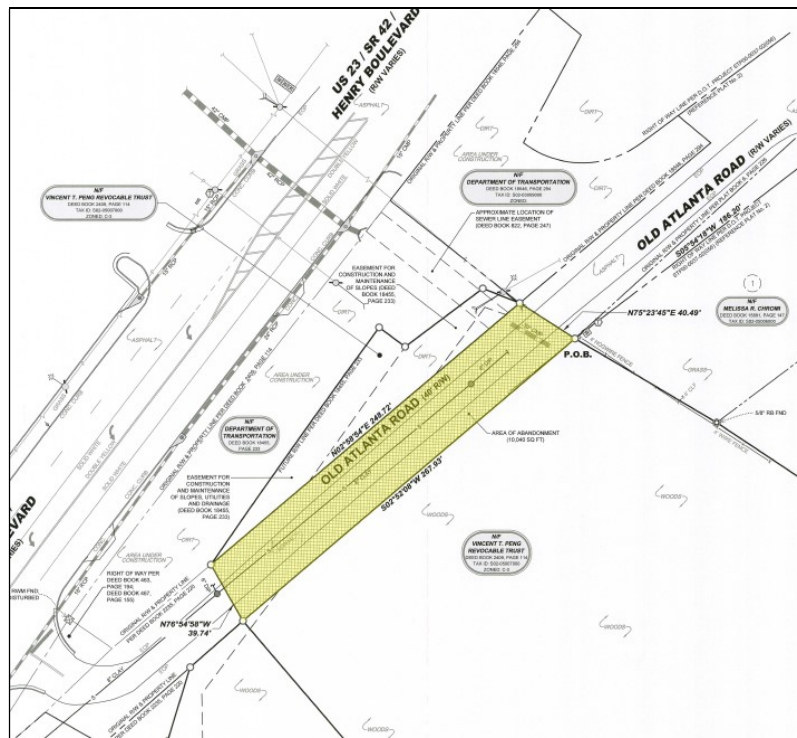
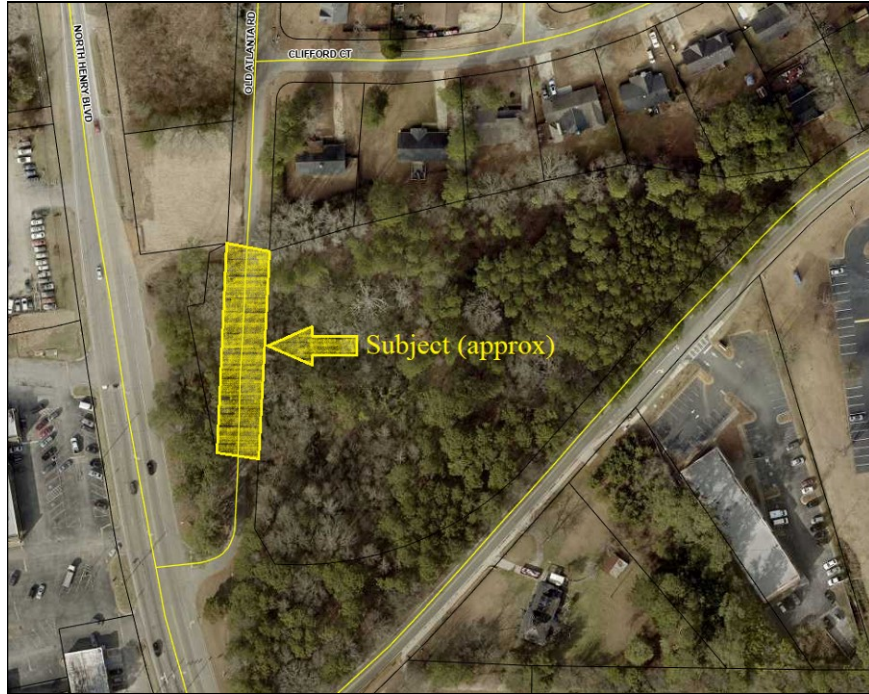
In the subject market area, growth in virtually all sectors was occurring at a rapid pace during the booming years of 2001 through mid-2007. During this time, the economic engine that primarily fueled expansion was the rapid residential growth that was occurring in DeKalb County in its suburban areas. The residential growth fueled demand for complimentary commercial uses such as the subject, and prices were increasing at a rapid rate during that era.

In mid-2007, the market turned abruptly with the collapse of the sub-prime mortgage market and following collapse of the housing market. In the fall of 2008, the economic situation was further amplified by the collapse of the capital markets, signaling the beginning of an economic downturn. The years 2008-2009 witnessed many foreclosures, and prices in all real estate categories dropped tremendously.

The outlook for the area and corridor is one of stability with little change in the established land use pattern. There remains land to be redeveloped, but market demand is somewhat static at this point and time.

PROPERTY DESCRIPTION

Reference is made to the following survey and aerial photograph:



On-Site

Location:	South end of Old Atlanta Road between Clifford Court and N. Henry Boulevard; District 12, Land Lot 71; City of Stockbridge in Henry County, Georgia.
Site Size:	10,040 square feet (0.23 acre)
Frontage:	The subject has no frontage as it is a portion of Old Atlanta Road.
Topography:	Generally level.
Shape:	Trapezoid, elongated.
Ground Cover:	Cleared area with asphalt pavement and wooded areas and both sides.
Drainage:	Appears adequate.
Flood Plain:	None. (See "Flood Plain Map" in Addenda).
Easements:	Typical utility easements.

Off-Site

Access:	Average.
Exposure/Visibility:	Average.
Utilities:	All public utilities available, including sewer.

Conclusion

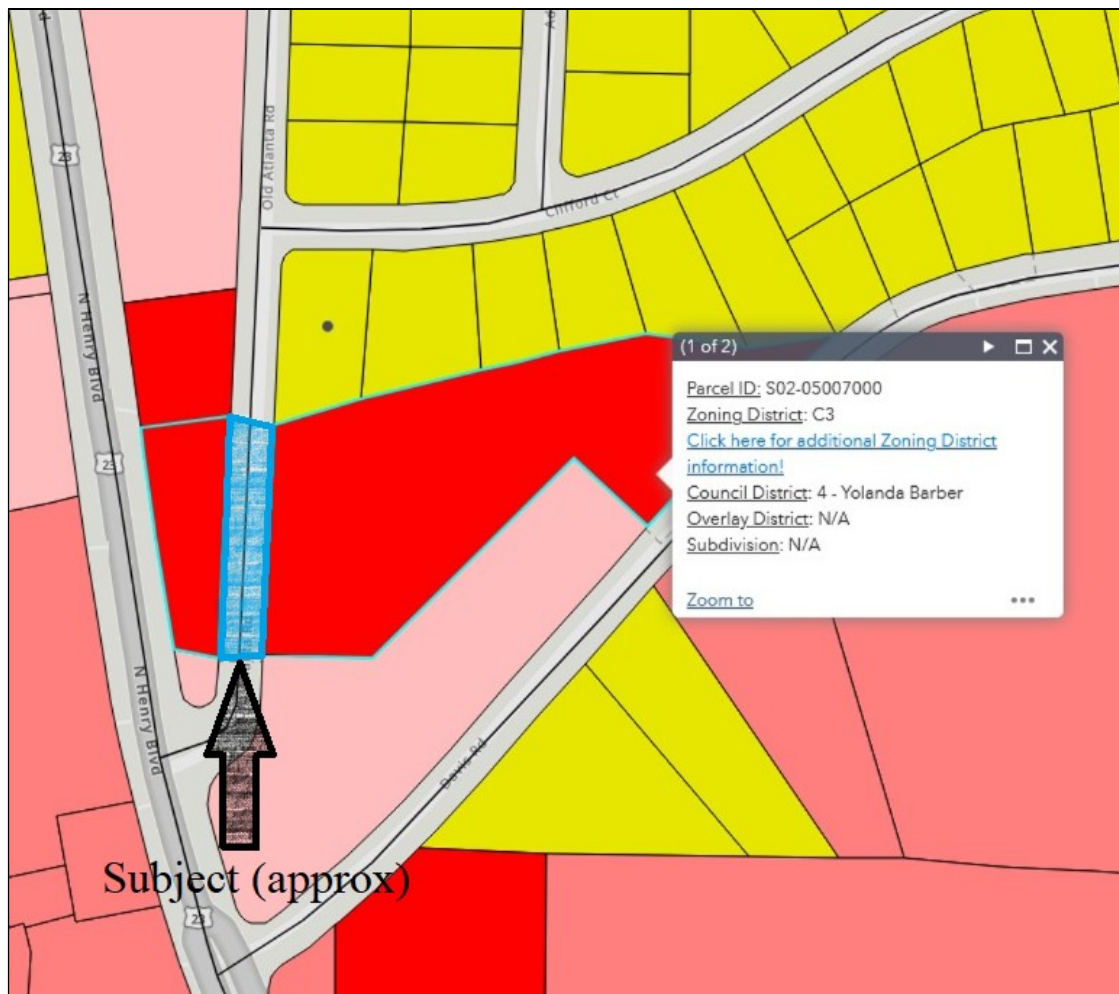
The subject property is well located along a local road; however, its small size and elongated shape preclude independent development.

TAXES

The property is public right of way and is, therefore, not subject to taxation.

ZONING

The subject property is public right of way and does not carry a zoning classification. Reference is made to the following City of Stockbridge zoning map:



As illustrated on the zoning map, the subject primarily lies adjacent to the C3 district (Heavy Commercial District). Allowable uses include but are not limited to, automobile and truck sales, commercial kennels for pet boarding, farmer's markets, motels and hotels, and electrical, plumbing, gutter and HVAC contractors, and storage facilities. The subject's physical characteristics, however, preclude independent development.

HIGHEST AND BEST USE

The "Highest and Best Use" of a property is defined as that logical, legal, and most probable use which will yield the greatest net income to the land over a sustained period of time. It is also that available use or program of probable future utilization, which produces the highest present land value.

The highest and best use analysis involves a consideration of four separate tests. The four primary considerations are the property's (1) physical constraints, (2) legally permitted uses, (3) financially feasible uses, and (4) the maximally productive use. Of the concluded possible uses, tests of feasibility are conducted, when necessary, and of the feasible uses, the one that produces the highest net return today is then concluded to be the highest and best use. A discussion of these issues follows.

As Vacant

As a separate entity, the subject has no independent development potential, so the highest and best use would relate more to the adjoining tracts. The adjoining tracts are illustrated:



The subject is bordered by two properties, both of which are proposed for a commercial development.

The assemblage candidates have common ownership and similar highest and best uses. While not physically contiguous, the unity of use of these parcels effectively allows these assemblage candidates to be considered one larger parcel, or economic unit.

Recognizing that the subject would have little utility as a separate entity, the highest and best use is assemblage. The assemblage of the subject right of way with the assemblage candidates benefits the assemblage candidate by creating one contiguous parcel. The two parcels are proposed for a commercial development. While the assemblage candidate would obviously benefit from the abandonment of the subject right of way, recognition is given to the fact that the adjoining properties would not be compelled to buy.

VALUATION PROCEDURE

Introduction

The valuation process is employed to develop a supportable estimate of the market value of the property appraised. It involves analyses of the property by utilizing specific appraisal procedures which typically reflect the application of one or more of the primary methods for analyzing real property data--the sales comparison, income capitalization (income), and cost analyses (cost); or in some cases, the development approach which is a combination of the three primary methods. One or more of these approaches is used in all estimations of value, depending on the type of property, the function of the appraisal, and quality and quantity of data available for analysis.

Cost, Income, and Sales Comparison Approaches

The cost approach is based on the premise that the value of a property can be indicated by estimating the current cost to construct a reproduction or replacement including entrepreneurial profit, less the amount of depreciation evident in the improvements, to which is added the value of the underlying land. This approach to value is particularly useful when applied to new or nearly new improvements where there is little measurable depreciation; and as a test of the feasibility of constructing proposed improvements. Current costs for constructing improvements are derived from cost estimators, cost estimating publications, builders, and constructors. Depreciation is measured by physical observation and market research. Land value is estimated separately utilizing a sales comparison analysis.

The income capitalization (income) approach is utilized to measure the present value of the future benefits of property ownership (cash flow and reversion). The indication of value by this approach results from analyses of historical operating data for the subject (when available), and for similar comparable properties. From analysis of this data, income and expense estimates are established for the subject property, and the resulting net operating income is converted into a present value estimate by the process of capitalization. The rates or factors used for capitalization are derived by the investigation of acceptable rates of return reflected by recent transfers of comparable properties.

The sales comparison approach is properly utilized where an adequate number of properties of similar type have been sold recently, or are currently for sale, in the subject market. The indication of value by this approach results from comparison of recent transactions involving similar properties, with adjustments made to the sales price for various dissimilar elements or features that, in our opinion, would influence the value of the property.

Approaches Employed

In this analysis, the sales comparison approach was utilized to estimate the market value of the fee simple interest in the subject property. The cost and income approaches do not apply to vacant land and were not employed.

LAND VALUATION – FEE SIMPLE

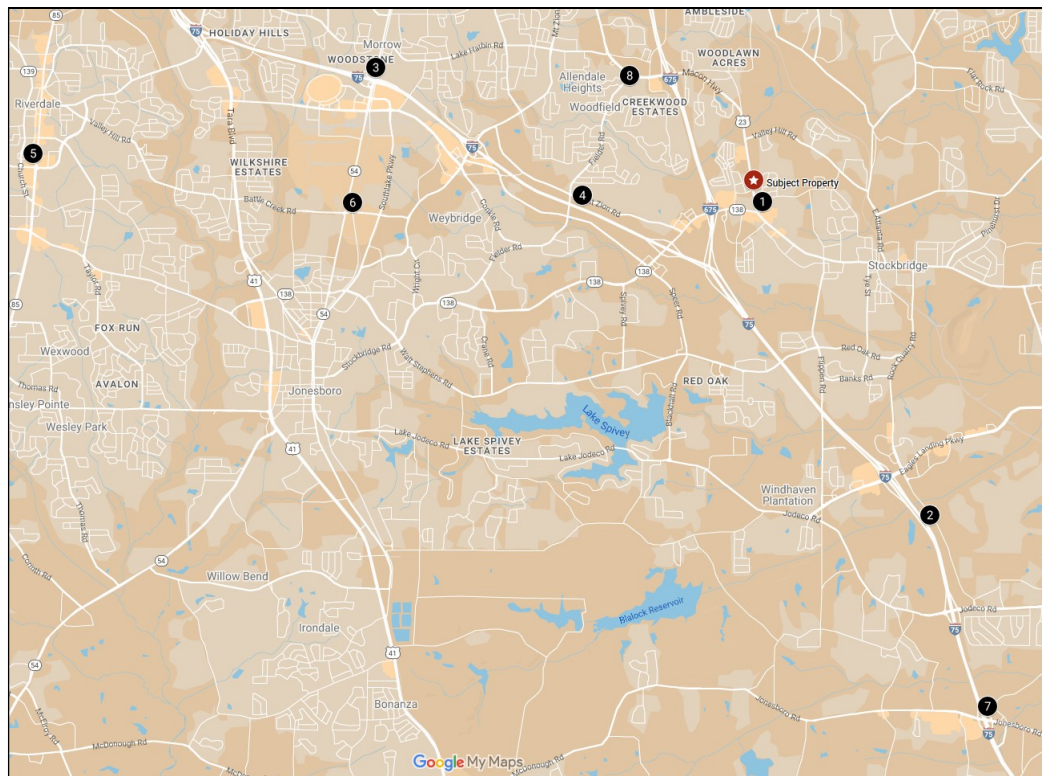
Under this premise, the valuation relates to the adjoining assemblage candidates. As previously shown, the two adjacent properties total 0.16 and 3.72 acres, respectively, and the total acreage is 3.88 acres. For the purposes of this analysis and valuation we have identified land tracts with similar utility to the combined assemblage candidate.

It is recognized that the adjoining property has use for the subject, but a discount would likely be realized to reflect a market transaction. Under this premise, the subject is viewed as having the equivalent utility as a landlocked tract.

In addressing the market value of the fee simple interest in the adjoining tracts, sales of similar tracts reflecting industrial use potential are analyzed. These are detailed in the Addenda. They are summarized in the chart that follows, with a map identifying the location of each relative to the subject property on the map following the chart.

COMPARABLE LAND SALES SUMMARY TABLE

No.	Property	Location	Sale Date	Sale Price	Size (Acre)	Size (SF)	Price Acre	Price (Sq. Ft.)
1	12 Old Atlanta Road		May-24	\$1,470,000	3.880	169,000	\$378,895	\$8.70
2	2555 Patrick Henry Parkway		Oct-23	\$2,513,700	7.980	347,609	\$315,000	\$7.23
3	6459 Jonesboro Road		Aug-23	\$800,000	0.824	35,893	\$970,886	\$22.29
4	2878 Mt. Zion Road		Aug-23	\$125,000	0.960	41,818	\$130,207	\$2.99
5	7009 GA Highway 85		Feb-23	\$690,000	1.967	85,703	\$350,704	\$8.05
6	7330 Jonesboro Road		Jun-22	\$1,131,667	1.709	74,464	\$662,003	\$15.20
7	125 Foster Drive		Feb-22	\$710,000	2.186	95,205	\$324,853	\$7.46
8	6391 Highway 42		Jul-21	\$430,000	1.564	68,128	\$274,935	\$6.31



The comparable sales all involve fee simple transfers at cash or cash equivalent prices, the transactions having resulted from open market negotiations. No adjustments are required for right conveyed, financing, or conditions of sale. Variances that warrant consideration for adjustment relate to location, physical characteristics, and market conditions (time of sale).

The comparable land sales range from \$1.88 to \$22.29 per square foot.

Land Sale 1 is the sale of the subject. Only a slight upward adjustment is needed for time. The subject's value should be at to slightly above the \$8.70 per square foot sale price.

Land Sale 2 is located along Patrick Henry Parkway. Situated southeast of the subject, this comparable requires an upward adjustment for its more secondary location. Further upward adjustments are necessary for size and market conditions. The comparable indicates a value for the subject greater than \$7.23 per square foot.

Land Sale 3 is located along Jonesboro Road west of the subject. The overall locational characteristics of this comparable are considered superior to those of the subject, and a downward adjustment is required. An upward adjustment is warranted for market conditions. The much smaller size of the comparable warrants a downward adjustment. Overall, a net downward adjustment is required to the \$22.29 per square foot price of this comparable.

Land Sale 4 is located along Mount Zion Road to the west of the subject. The comparable's location is inferior to the subject's immediate area regarding the density of surrounding commercial developments, requiring an upward locational adjustment. An additional upward adjustment is necessary for market conditions. A downward adjustment is necessary for the smaller size of the comparable. No further adjustments are warranted, and the subject's value should be higher than \$2.99 per square foot.

Land Sale 5 is located in Riverdale along GA Highway 85 and is situated west of the subject. This comparable requires an upward adjustment for market conditions. A downward adjustment is required for the smaller size. An upward adjustment is warranted for this more secondary location compared to that of the subject. The net adjustment is upward, indicating a value for the subject greater than \$8.05 per square foot.

Land Sale 6 is located along Jonesboro Road west of the subject. An upward adjustment is warranted for market conditions. The superior locational characteristics of this comparable warrant downward adjustment. Further downward adjustment is necessary for size. The subject's value should be below the \$15.20 per square foot price of this comparable.

Land Sale 7 is located along Foster Drive. Situated off Interstate 75, the locational characteristics of this comparable are considered similar to those of the subject. A downward adjustment is necessary for size. The comparable sold in February 2022, and an upward adjustment for market conditions is warranted. The net adjustment is upward, and the comparable indicates a value for the subject greater than \$7.46 per square foot.

Land Sale 8 is the sale of two assembled tax parcels that are located at intersection of Highway 42 and Fielder Road northwest of the subject. The comparable need an upward adjustment for market conditions (time). The comparable's corner parcel is zoned for commercial use, and the adjacent lot is zoned for residential use. The comparable's

location is inferior to the subject's immediate area regarding the density of surrounding commercial developments, requiring an upward locational adjustment. A downward adjustment is warranted for the comparable's smaller size. An upward adjustment is necessary for the comparable's land area zoned for residential use. The subject's value should be above the comparable's \$6.31 per square foot sales price.

Considering the necessary adjustments, the subject assemblage candidates' values should be greater than Land Sales 2, 4, 5, 7, and 8, the highest of which is \$8.05 per square foot, lower than Land Sales 3 and 5, the lowest of which is \$15.20 per square foot, and near the subject's previous sale of \$8.70 per square foot. We therefore conclude a value for the subject's assemblage candidates of **\$9.00 per square foot**.

Reference is made to the "Landlocked Case Studies" included in the Addenda. The results of these case studies follow:

Landlocked Case Studies

<u>Case Study #</u>	<u>Landlocked Sale</u>			<u>Non Landlocked Sales</u>			<u>Diminution Factor</u>	<u>Remarks</u>
	Date	Acres	Price/Acre	Date	Acres	Price/Acre		
1	Dec-94	1.47	\$6,802	Dec-94	0.87	\$80,400	91.54%	The parcel is landlocked. It adjoins commercial development along Old National Highway in Fulton County.
2	Apr-96	5.360	\$51,325	Aug-96	1.460	\$210,527	75.62%	The parcel is landlocked. It adjoins a public housing complex along Memorial Drive in DeKalb County.
3	May-95	1.450	\$155,172	May-95	0.930	\$236,559	34.40%	The parcel has impaired access. A commercial property along Old Milton Parkway in Fulton County.
4	Nov-99	20.180	\$1,487	Jul-00	45.590	\$4,264	65.13%	The parcel has impaired access. A residential property near the City of College Park in Fulton County.
5	Jun-03	142.390	\$3,745	Feb-02	29.870	\$9,180	59.20%	The parcel is landlocked. It adjoins residential uses east of Highway 20 in Rockdale County.
6	Jan-07	0.653	\$24,502	Apr-07	0.840	\$119,048	79.42%	The parcel is landlocked. It adjoins residential uses along I-20 in Fulton County.
	Jan-07	0.653	\$24,502	Apr-07	0.170	\$117,647	79.17%	
7	Feb-05	5.500	\$4,000	Jun-05	5.500	\$31,818	87.43%	The parcel is landlocked. It adjoins residential uses in southeast Atlanta in Fulton County.
8	Oct-07	4.845	\$55,728	Jan-07	2.220	\$94,595	41.09%	The Parcel is landlocked. It adjoins an industrial parcel on Old Norcross Road in Gwinnett County.
9	Apr-08	3.431	\$285,754	Jul-07	1.713	\$1,167,408	75.52%	0.76 acres, or 22%, of the parcel is landlocked. It adjoins residential parcels and is located on Solomon Street in Fulton County.
	Apr-08	3.431	\$285,754	Oct-07	9.876	\$1,772,021	83.87%	
	Apr-08	3.431	\$285,754	Jul-05	1.225	\$1,448,806	80.28%	
10	Jan-07	0.653	\$24,503	Apr-07	0.170	\$117,650	79.2%	Landlocked residential lots in southeast Atlanta. These lots are assembled and lie only one lot east of road access.
11	Apr-11	0.215	\$43,565	Apr-11	0.143	\$159,289	72.7%	Landlocked residential lots in southeast Atlanta. The first lot lies two lots from road access while the second transaction represents three non-contiguous tax parcels that require several assemblages to gain access.
	Apr-11	0.718	\$32,605					
12	Aug-11	0.190	\$11,337	Apr-11	0.143	\$159,289	92.88%	Landlocked residential lots that sold at auction. Each lot required at least three lots for assemblage to gain road access.
	Aug-11	0.165	\$12,987				91.85%	
	Aug-11	0.159	\$12,439				92.19%	
13	Oct-14	0.843	\$3,559	Mar-13	0.630	\$87,302	95.92%	Landlocked parcel between rail line and old apt. project. Acq'n by apt owner provides sewer & access.
				Mar-15	1.29	\$108,527	96.72%	

The subject property would allow the non-contiguous assemblage candidates to be combined into one large tract, which would increase the functional utility of the parent tract. The assemblage candidates, however, are under no compulsion to buy. Considering the case studies, as well as the attractiveness of the subject property to the assemblage candidates, the diminution in value of the subject is reasonably estimated at 60.0% of the value if having full development potential (40% contribution). This diminution is near the midpoint of the range of the case studies but is considered reasonable.

The market value of the fee simple interest in the subject property is calculated:

Total SF:	10,040
Value per SF: \$9.00 per SF x 40% contribution =	<u>\$3.60</u>
Total:	\$36,144
Rounded to:	\$36,100

MARKETABILITY/MARKETING PERIOD

The marketing-exposure period for the subject at our concluded value is estimated at 12 months. The estimated marketing period is based on sales trends for similar properties and discussions with local brokers who are actively involved in the sale of this property type. The most probable purchaser would be an end user for some form of commercial use which is the most prevalent buyer profile for this type of property in this submarket.

LIMITING CONDITIONS AND ASSUMPTIONS

The analysis and the attached report are made subject to the following conditions and assumptions:

1. Any legal description or surveys reported herein are assumed accurate. Any sketches, plats, or drawings included herein are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility concerning such matters.
2. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in fee simple unless discussed otherwise in the report. The property is considered free and clear of existing liens, assessments, and encumbrances, except as noted.
3. The analyst assumes no liability for structural features not visible on an ordinary careful inspection, or any responsibility for sub-surface conditions.
4. Unless otherwise noted herein, it is assumed that there are no encroachments or zoning violations of any regulations affecting the subject property.
5. The property is assumed to be under competent and aggressive management unless otherwise stated.
6. Certain information used in the report was provided by sources that are considered reliable but cannot be guaranteed.
7. Any value estimates reported herein apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interest is set forth in the report.
8. Any division of the land and improvement values estimated herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
9. We are not required to give testimony or attendance in court by reason of this analysis or report, with reference to the property in question, unless arrangements have previously been made.
10. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the author; this limitation pertains to any valuation conclusions, the identity of the analyst or the firm, and any reference to the Appraisal Institute or to the designations.

11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as petroleum-based products, asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may have an effect on the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.
12. Any forecasts or projections included in this report are utilized to assist in the valuation process and are based upon current market conditions, anticipated short-term supply and demand factors, as well as a stable economy. These forecasts are therefore subject to changes in future conditions that cannot be accurately predicted by the appraisers and could affect the future income and/or value forecasts.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I hereby acknowledge having previously appraised the subject property with a valuation date of September 2022. I have had no other involvement with the subject property in any capacity within the preceding three years.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the Georgia Real Estate Appraiser Classification and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
9. I have made a personal inspection of the property that is the subject of this report.
10. Daniel M. Burgess, my appraisal associate, provided significant real property appraisal assistance.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Matthew J. Rahn, MAI
State of Georgia Certified General Real Property Appraiser (CG303999)

QUALIFICATIONS OF MATTHEW J. RAHN, MAI

Currently president of Carr, Rahn & Associates, Inc., a real estate appraisal and consulting firm with an office in Atlanta, Georgia. Exclusively engaged in real estate valuation and consulting since 2005.

Type of Work Performed:

Experience includes market research and appraisal analyses for a diverse array of property types including: commercial, industrial, and residential sites; large acreage tracts; retail and general commercial buildings; office buildings; places of worship; flood plain and green space; residential subdivisions; and multi-family properties. Additional consultation / appraisal experience includes highest and best use analysis, feasibility, and Department of Transportation acquisition analyses. Valuations performed include current, prospective, and retrospective market valuation. Interests appraised include fee simple, leasehold, and leased fee. Have also provided litigation support and qualified as an expert witness in federal and superior courts.

Education:

Bachelor of Science in Management, Georgia Institute of Technology (2003).

Successfully completed and received credit for numerous courses conducted by the Appraisal Institute.

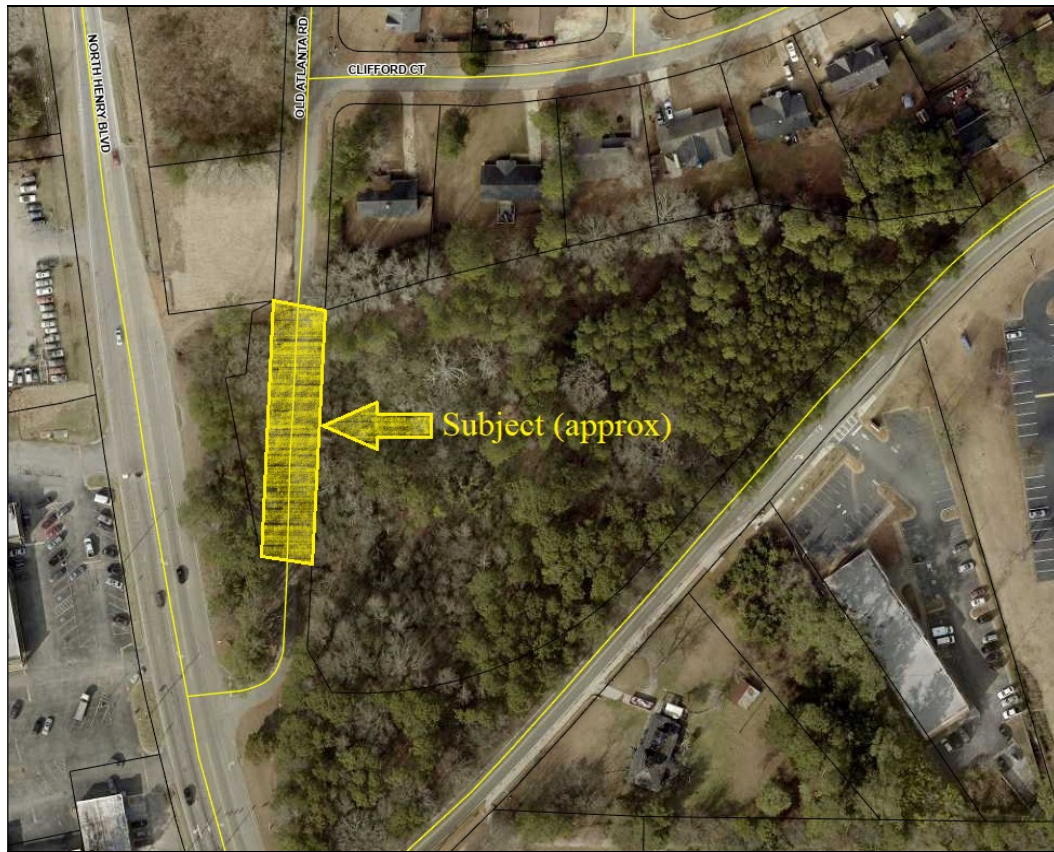
Clients:

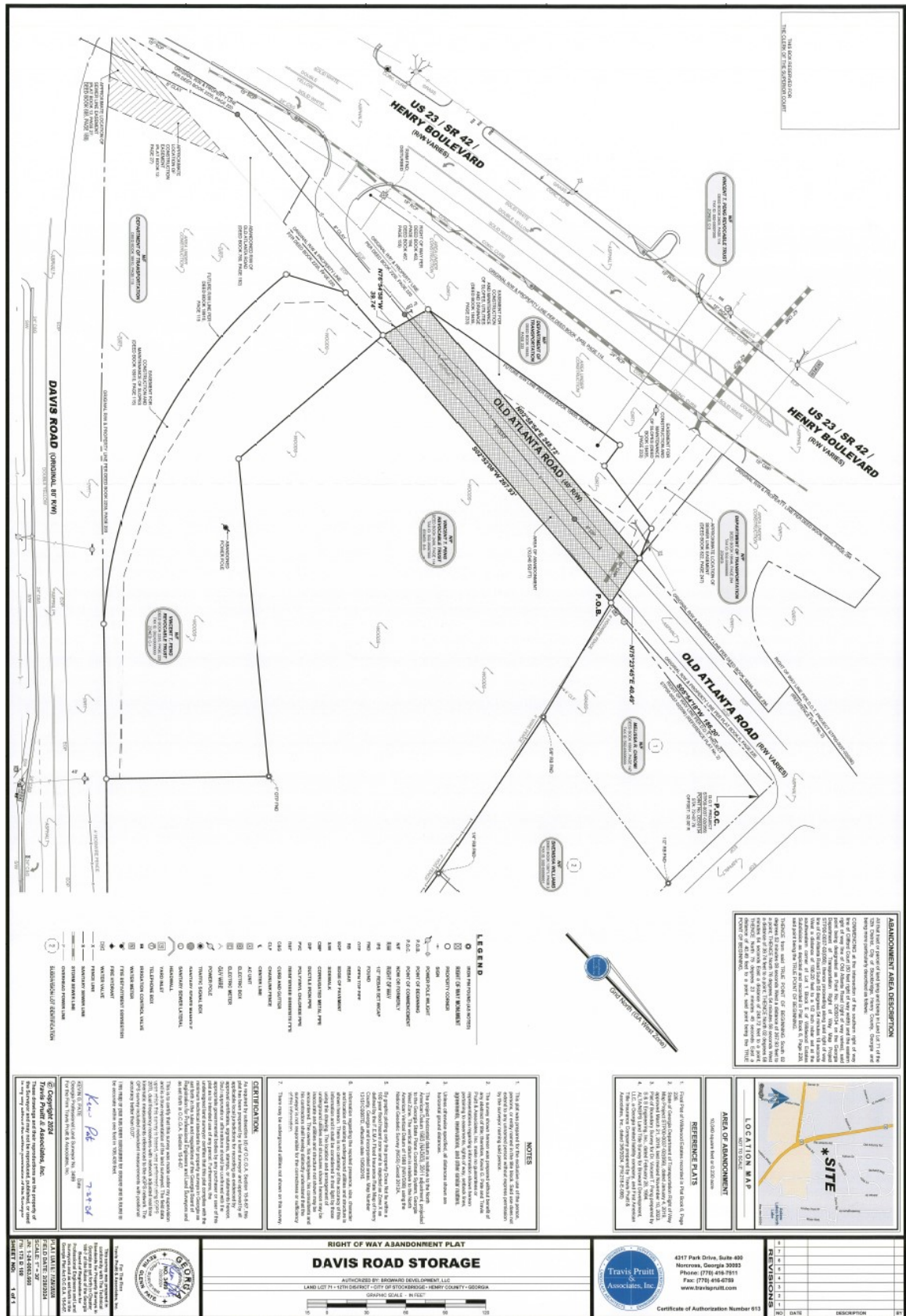
Lending institutions, various agencies of federal, state, and local governments, law firms, institutions, and private corporations and individuals.

State Licensing / Certifications:

Designated Member of the Appraisal Institute (MAI)
State of Georgia Certified General Real Property Appraiser (303999) [Renews Annually]
Level 3 Appraiser for Georgia Department of Transportation
Georgia Department of Transportation Approved Cost Estimator (C-9, C-9-A, and C-10)
2024 Alternate Regional Representative – Atlanta Chapter of the Appraisal Institute

A D D E N D A







View toward the subject facing south from N Henry Boulevard.



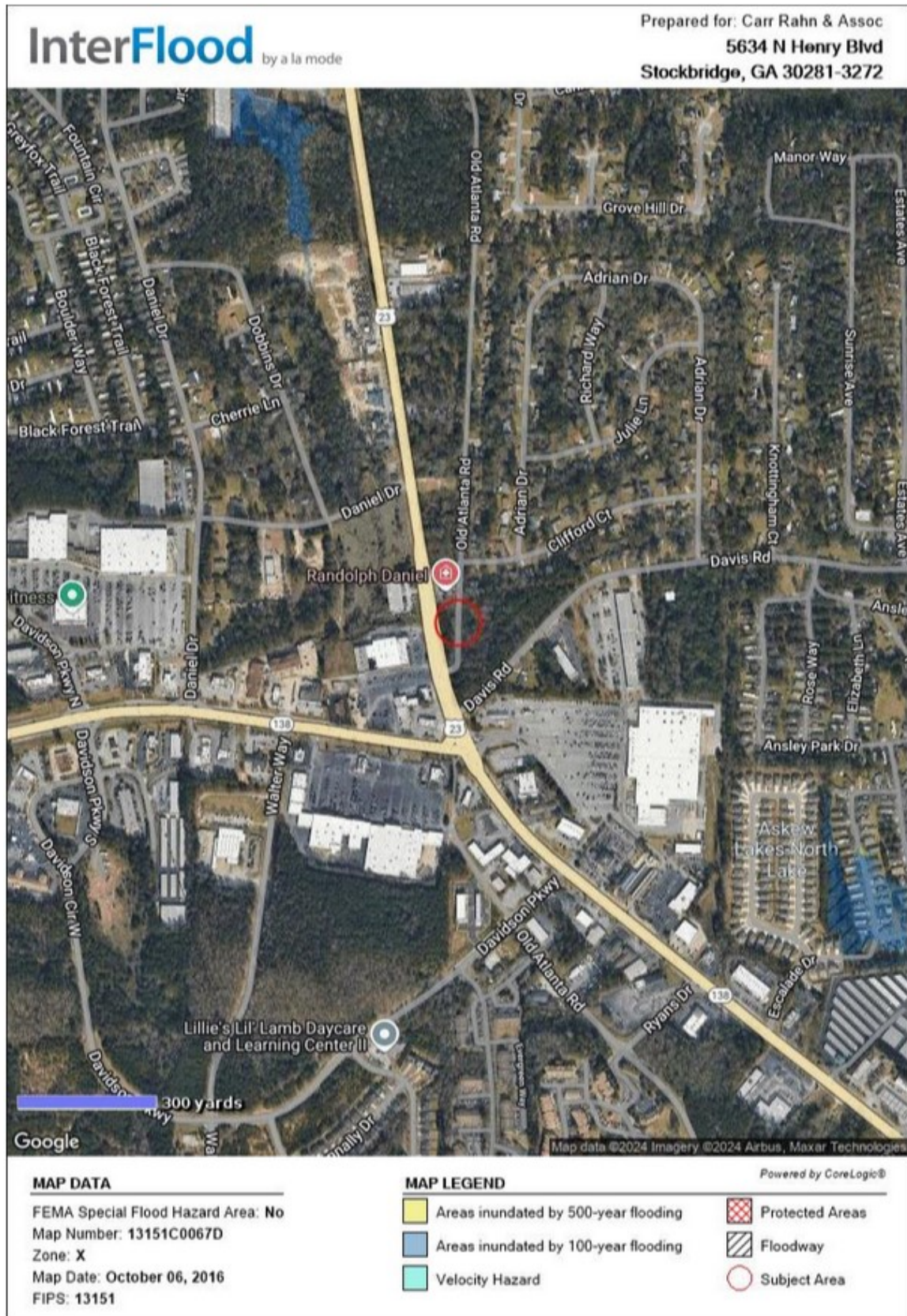
View toward the subject facing northeast from N Henry Boulevard.



View of the subject facing north from the southern entrance to Old Atlanta Road.



View toward the subject facing south along Gilbert Road.



LAND SALE NO. 1



PT-61 (Rev. 2/18)		To be filed in HENRY COUNTY		PT-61 075-2024-003719	
SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Vincent T. Peng as Trustee of the Vincent T. Peng Revocab ...*			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 203 Montrose Dr			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$1,470,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY McDonough, GA 30253 USA		DATE OF SALE 5/23/2024	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Davis Drive Storage, LLC			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 3137 E. Shadowlawn Avenue, NE			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$1,470,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30305 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$1,470.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY HENRY	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER S02-05008000 and S02-05007000		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 12	ACRES	LAND LOT 71	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 19340	DEED PAGE 744	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: Vincent T. Peng as Trustee of the Vincent T. Peng Revocable Trust dated March 17 1989

Property Identification

Property ID 21991
 Property Type Commercial Land
 Address 12 Old Atlanta Road
 City, State Zip Stockbridge, Georgia
 County Henry
 Tax ID 0S02-05-008-000, 0S02-05-007-000

Sale Data

Seller Vincent T. Peng as Trustee of the Vincent T. Peng
 Revocable Trust
 Buyer Davis Drive Storage, LLC
 Sale Date 05-23-2024
 Sale Status Closed
 Deed Book/Page 19340-744
 Verification Seller
 Verification Phone 770-991-1000
 Verification Date 10-08-2024
 Confirmed By Daniel Burgess

Sales Price	\$1,470,000
Adjustments (\$)	\$0
Adjusted Price	\$1,470,000

Land Data

Land Size	3.87971 acres or 169,000 SF
Primary Frontage (FT)	321.00
Secondary Frontage (FT)	810.00
Utilities	All available, including sewer
Topography	Rolling to Sloping
Shape	Irregular
Grade	At and above road grade
Drainage	Appears Adequate
Access	Average
Flood Plain	No
Zoning	C-3-Henry County;

Indicators

Sale Price/Gross Acre	\$378,894
Sale Price/Gross SF	\$8.70
Sale Price/ FF	\$4,579.44

Remarks

This is the sale of two non contiguous parcels, that have a right of way abandonment running between them. The buyer plans to develop a self-storage complex on the property.

LAND SALE NO. 2



PT-61 (Rev. 2/18)				To be filed in HENRY COUNTY		PT-61 075-2023-007486	
SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION			
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Shama Hospitality and Henry Parkway Partners, LLC				Exempt Code If no exempt code enter NONE		NONE	
MAILING ADDRESS (STREET & NUMBER) 2529 Grey Moss Court				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$2,513,700.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Duluth, GA 30097 USA		DATE OF SALE 10/11/2023		1A. Estimated fair market value of Real and Personal property		\$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only		\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Eagles Landing IL-AL Investors, LLC				3. Amount of liens and encumbrances not removed by transfer		\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 4423 Pheasant Ridge Road, Suite 301				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$2,513,700.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Roanoke, VA 24014 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$2,513.70	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))							
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION				SUITE NUMBER	
COUNTY HENRY		CITY (IF APPLICABLE) McDonough		MAP & PARCEL NUMBER 052-01025026		ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK		
SECTION E – RECORDING INFORMATION (Official Use Only)							
DATE	DEED BOOK 19294	DEED PAGE 1737	PLAT BOOK	PLAT PAGE			

ADDITIONAL BUYERS
None

Property Identification

Property ID 21737
Property Type Commercial Land
Address 2555 Patrick Henry Parkway
City, State Zip Mc Donough, Georgia 30253
County Henry
Tax ID 052-01025026

Sale Data

Seller Shama Hospitality and Henry Parkway Partners, LLC
Buyer Eagles Landing IL-AL Investors, LLC
Sale Date 10-11-2023
Sale Status Closed
Deed Book/Page 19294-1737
Verification Buyer
Verification Phone 912-898-1486
Verification Date 04-17-2024
Confirmed By Daniel Burgess

Sales Price	\$2,513,700
Adjustments (\$)	\$0
Adjusted Price	\$2,513,700

Land Data

Land Size	7.98000 acres or 347,609 SF
Primary Frontage (FT)	692.00
Utilities	All available, including sewer
Topography	Level to slightly rolling
Shape	Irregular
Grade	At and above road grade
Drainage	Appears Adequate
Visibility	Average
Access	Average
Flood Plain	Yes
Zoning	OI-Henry County;

Indicators

Sale Price/Gross Acre	\$315,000
Sale Price/Gross SF	\$7.23
Sale Price/ FF	\$3,632.51

Remarks

This is the sale of a vacant land tract along Patrick Henry Parkway in an area characterized by industrial uses. The land tract was vacant at the time of purchase, and the buyer plans to build an assisted living and specialty care facility.

LAND SALE NO. 3



PT-61 (Rev. 2/18)		To be filed in CLAYTON COUNTY		PT-61 031-2023-005433	
SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME ANT SAVINGS CORP			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 1701 Bagdad Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$800,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Cedar Park, TX 78613 USA		DATE OF SALE 8/17/2023	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME AMIN	FIRST NAME AKSHAY	MIDDLE	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 132 Orchard Park Drive			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$800,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY McDonough, GA 30253 USA		Check Buyers Intended Use () Residential (X) Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$800.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 6459		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Jonesboro Road			SUITE NUMBER
COUNTY CLAYTON	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 12114C A006		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 12	ACRES	LAND LOT 113 and 114	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 13553	DEED PAGE 97	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
PATEL, RINKESH

Property Identification

Property ID 21494
Property Type Commercial Land
Address 6459 Jonesboro Road
City, State Zip Morrow, Georgia 30260
County Clayton
Tax ID 12114C A006

Sale Data

Seller Ant Savings Corp
Buyer Akshay Amin
Sale Date 08-17-2023
Sale Status Closed
Deed Book/Page 13553-97
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale Arm's Length
Verification Date 09-21-2023

Sales Price	\$800,000
Adjustments (\$)	\$0
Adjusted Price	\$800,000

Land Data

Land Size	0.82400 acres or 35,893 SF
Primary Frontage (FT)	180.00
Secondary Frontage (FT)	250.00
Utilities	All available, including sewer
Topography	Generally level
Shape	Irregular
Grade	At road grade
Drainage	Appears adequate
Visibility	Average
Flood Plain	No
Zoning	Mixed Use Development District, Morrow;

Indicators

Sale Price/Gross Acre	\$970,874
Sale Price/Gross SF	\$22.29
Sale Price/ FF	\$4,444.44

Remarks

This is the sale of a former convenience store site that was vacant at the time of sale. The property is located just north of the Interstate 75 on-ramp in an area characterized by commercial, hotel, and multifamily uses. The property previously had access along both frontages, but is likely that a new use will require a shift in driveways away from the intersection.

LAND SALE NO. 4



PT-61 (Rev. 2/18)		To be filed in CLAYTON COUNTY		PT-61 031-2023-005109	
SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Nitneil Corporation			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) P.O. Box 341			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$125,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Runtsville, AL 35804 USA		DATE OF SALE 8/9/2023	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Grant Stubbs Holdings, Inc.			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1324 S. Zack Hinton Parkway			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$125,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY McDonough, GA 30253 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$125.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 2878		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Mount Zion Road			SUITE NUMBER
COUNTY CLAYTON	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 12075B-A005		ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 12th	ACRES	LAND LOT 75	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 13544	DEED PAGE 372	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

Property Identification

Property ID 21990
Property Type Commercial Land
Address 2878 Mount Zion Road
City, State Zip Jonesboro, Georgia
County Clayton
Tax ID 12075B A 005

Sale Data

Seller Nitneil Corporation
Buyer Grant Stubbs Holdings, Inc.
Sale Date 08-09-2023
Sale Status Closed
Deed Book/Page 13544-372
Verification Seller Agent
Verification Phone 404-863-4163
Verification Date 10-08-2024
Confirmed By Daniel Burgess

Sales Price	\$125,000
Adjustments (\$)	\$0
Adjusted Price	\$125,000

Land Data

Land Size	0.96001 acres or 41,818 SF
Primary Frontage (FT)	120.00
Utilities	All available, including sewer
Topography	Gently Rolling
Shape	Rectangular
Grade	At and below road grades
Drainage	Appears Adequate
Access	Average
Flood Plain	No
Zoning	GB-Clayton County;

Indicators

Sale Price/Gross Acre	\$130,207
Sale Price/Gross SF	\$2.99
Sale Price/ FF	\$1,041.67

Remarks

This is the sale of a vacant land parcel that was previously improved with a church. The land was vacant at the time of purchase.

LAND SALE NO. 5



PT-61 (Rev. 2/18)		To be filed in CLAYTON COUNTY		PT-61 031-2023-001004	
SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME HALLE PROPERTIES, L.L.C., an Arizona limited liability company			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 20225 N. Scottsdale Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$690,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Scottsdale, AZ 85255 USA		DATE OF SALE 2/21/2023	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME TOP RIVERDALE LLC, a Georgia limited liability company			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 3100 Medlock Bridge Road, Bldg. 500			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$690,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Norcross, GA 30088 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$690.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 7009		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION HWY 85			SUITE NUMBER
COUNTY CLAYTON		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 13170B B007	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 13th	ACRES	LAND LOT 170	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 13357	DEED PAGE 184	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

Property Identification

Property ID 21491
Property Type Commercial Land
Address 7009 GA Highway 85
City, State Zip Riverdale, Georgia 30274
County Clayton
Tax ID 13170B B007

Sale Data

Seller Halle Properties, LLC
Buyer Top Riverdale, LLC
Sale Date 02-21-2023
Sale Status Closed
Deed Book/Page 13357-184
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale Arm's Length
Verification Keith Valentine, selling broker
Verification Phone 678-718-1882
Verification Date 09-21-2023

Sales Price	\$690,000
Adjustments (\$)	\$0
Adjusted Price	\$690,000

Land Data

Land Size	1.96747 acres or 85,703 SF
Primary Frontage (FT)	200.00
Secondary Frontage (FT)	231.00
Utilities	All available, including sewer
Topography	Level to slightly rolling
Shape	Trapezoid
Grade	Above street grade
Drainage	Appears adequate
Visibility	Average
Flood Plain	No
Zoning	GC, General Commercial, City of Riverdale;

Indicators

Sale Price/Gross Acre	\$350,704
Sale Price/Gross SF	\$8.05
Sale Price/ FF	\$3,450.00

Remarks

This is the sale of a vacant commercial lot. The property had been listed for sale for many years and had previously been used as a restaurant. No improvements remained at the time of sale. The area is characterized by commercial development including multiple anchored shopping centers. The property has two frontages; however, access is only available from GA Highway 85.

LAND SALE NO. 6



PT-61 (Rev. 2/18)		To be filed in CLAYTON COUNTY		PT-61 031-2022-005845	
SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME ACRE Jonesboro LLC, a Georgia limited liability company			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 3715 Northside Parkway, NW Building 400, Suite 515			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$1,131,667.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30327 USA		DATE OF SALE 6/3/2022	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME QLD2 Properties, LLC, a Georgia limited liability company			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2199 Glenmore Lane			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$1,131,667.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Snellville, GA 30078 USA		Check Buyers Intended Use () Residential (x) Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$1,131.70
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 7330		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Jonesboro Road			SUITE NUMBER
COUNTY CLAYTON		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 12080D B002	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 12	ACRES	LAND LOT 80	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 13031	DEED PAGE 400	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

Property Identification

Property ID 21490
Property Type Commercial Land
Property Name Take 5 Oil Change
Address 7330 Jonesboro Road
City, State Zip Morrow, Georgia 30260
County Clayton
Tax ID 12080D B002

Sale Data

Seller ACRE Jonesboro, LLC
Buyer QLD2 Properties, LLC
Sale Date 06-03-2022
Sale Status Closed
Deed Book/Page 13031-400
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale Arm's Length
Verification Mike Alterman, listing agent
Verification Phone 678-358-7650
Verification Date 09-21-2023

Sales Price	\$1,131,667
Adjustments (\$)	\$0
Adjusted Price	\$1,131,667

Land Data

Land Size	1.70946 acres or 74,464 SF
Primary Frontage (FT)	168.00
Utilities	All available, including sewer
Topography	Level to Sloping
Shape	Trapezoid
Grade	Above street grade
Drainage	Appears adequate
Visibility	Average
Flood Plain	No
Zoning	GB, General Business, Clayton County;

Indicators

Sale Price/Gross Acre	\$662,003
Sale Price/Gross SF	\$15.20
Sale Price/ FF	\$6,736.11

Remarks

This is the sale of a vacant lot subsequently developed with a Take 5 Oil Change retail business. The property has shared access with the Bojangles restaurant adjacent to the south. The property is located in an area characterized by commercial development, which includes restaurants, gas stations, and car dealerships.

LAND SALE NO. 7



PT-61 (Rev. 2/18)		To be filed in HENRY COUNTY		PT-61 075-2022-001353	
SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME SHOPPES AT HENRY CROSSING LLC			Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 420 NORTH MAIN STREET			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$710,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY EAST PEORIA, IL 61611 USA		DATE OF SALE 2/4/2022	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME AGREE STORES, LLC			3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 70 EAST LONG LAKE ROAD			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$710,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY BLOOMFIELD HILLS, MI 48304 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$710.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 100		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION FOSTER Drive		SUITE NUMBER	
COUNTY HENRY		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 05401021006; 05301002000	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 18864	DEED PAGE 196	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

Property Identification

Property ID 21723
Property Type Commercial Land
Address 125 Foster Drive
City, State Zip Mc Donough, Georgia 30253
County Henry
Tax ID 054-01021006, 053-01002000

Sale Data

Seller Shoppes at Henry Crossing, LLC
Buyer Agree Stores, LLC
Sale Date 02-04-2022
Sale Status Closed
Deed Book/Page 18864-196
Verification Buyer
Verification Phone 248-737-4190
Verification Date 04-17-2024
Confirmed By Daniel Burgess

Sales Price	\$710,000
Adjustments (\$)	\$0
Adjusted Price	\$710,000

Land Data

Land Size	2.18561 acres or 95,205 SF
Primary Frontage (FT)	750.00
Utilities	All available, including sewer
Topography	Level to slightly rolling
Shape	Irregular
Grade	At and above road grade
Drainage	Appears Adequate
Visibility	Average
Access	Average
Flood Plain	No
Zoning	C3-Henry County;

Indicators

Sale Price/Gross Acre	\$324,852
Sale Price/Gross SF	\$7.46
Sale Price/ FF	\$946.67

Remarks

This is the purchase of two contiguous vacant commercial lots that were purchased and combined to build an auto glass shop, the property is in an area that is characterized by commercial uses, with high density in the immediate proximity.

LAND SALE NO. 8



PT-61 (Rev. 2/18)		To be filed in CLAYTON COUNTY		PT-61 031-2021-006780	
SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION		
SELLER'S LAST NAME Hoover	FIRST NAME Wallace	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 3751 Jim Moore Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$430,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Dacula, GA 30019 USA		DATE OF SALE 7/29/2021	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Shifa Real Estate Investments, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1654 Morningdale Circle			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$430,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Duluth, GA 30097 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$430.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A) 6391		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Highway 42		SUITE NUMBER	
COUNTY CLAYTON		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 12119D B008 & 10	ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 12591	DEED PAGE 742	PLAT BOOK	PLAT PAGE	
ADDITIONAL BUYERS None					

Property Identification

Property ID 20706
Property Type Commercial Land
Address 6391 Highway 42
City, State Zip Rex, Georgia 30273
County Clayton
Tax ID 12119D B008 & 12119D B010
Geographic Location Southeast corner of Highway 42 and Fielder Road

Sale Data

Seller Wallace Hoover
Buyer Shifa Real Estate Investments, LLC
Sale Date 07-29-2021
Sale Status Recorded
Deed Book/Page 12591-742
Property Rights Fee Simple
Financing Typical
Conditions of Sale Arm's Length
Days on Market 503
Verification Broker - 404-366-8873

Sales Price	\$430,000
Adjustments (\$)	\$0
Adjusted Price	\$430,000

Land Data

Land Size	1.56400 acres or 68,128 SF
Usable Site (Acres)	1.56400
Usable Site (% of Total)	100.0%
Number of Lots	2
Primary Frontage (FT)	340.00
Utilities	All available including sewer
Visibility	Good
Access	Average to good
Flood Plain	No
Zoning	RS-110 & GB;

Indicators

Sale Price/Gross Acre	\$274,936
Sale Price/Gross SF	\$6.31
Sale Price/ Usable Acre	\$274,936
Sale Price/ Usable SF	\$6.31
Sale Price /Lot	\$215,000
Sale Price/ FF	\$1,264.71

Remarks

This is the sale of two assembled tax parcels. The property is located at the intersection of Highway 42 and Fielder Road. The corner parcel is zoned commercial, and the adjacent lot is zoned for residential use.

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

MATTHEW J RAHN

303999

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

1402412037545031

MATTHEW J RAHN

303999
Status ACTIVE

END OF RENEWAL
07/31/2025

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
220 Peachtree Street, N.E.
Atlanta, GA 30303-1005



LYNN DEMPSEY
Real Estate Commissioner

1402412037545031

MATTHEW J RAHN

303999
Status ACTIVE

END OF RENEWAL
07/31/2025

CERTIFIED GENERAL REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
220 Peachtree Street, N.E.
Atlanta, GA 30303-1005



LYNN DEMPSEY
Real Estate Commissioner

1402412037545031

LANDLOCKED CASE STUDIES

Landlocked Case Studies

Case Study #	<u>Landlocked Sale</u>			<u>Non Landlocked Sales</u>			<u>Diminution Factor</u>	<u>Remarks</u>
	Date	Acres	Price/Acre	Date	Acres	Price/Acre		
1	Dec-94	1.47	\$6,802	Dec-94	0.87	\$80,400	91.54%	The parcel is landlocked. It adjoins commercial development along Old National Highway in Fulton County.
2	Apr-96	5.360	\$51,325	Aug-96	1.460	\$210,527	75.62%	The parcel is landlocked. It adjoins a public housing complex along Memorial Drive in DeKalb County.
3	May-95	1.450	\$155,172	May-95	0.930	\$236,559	34.40%	The parcel has impaired access. A commercial property along Old Milton Parkway in Fulton County.
4	Nov-99	20.180	\$1,487	Jul-00	45.590	\$4,264	65.13%	The parcel has impaired access. A residential property near the City of College Park in Fulton County.
5	Jun-03	142.390	\$3,745	Feb-02	29.870	\$9,180	59.20%	The parcel is landlocked. It adjoins residential uses east of Highway 20 in Rockdale County.
6	Jan-07 Jan-07	0.653 0.653	\$24,502 \$24,502	Apr-07 Apr-07	0.840 0.170	\$119,048 \$117,647	79.42% 79.17%	The parcel is landlocked. It adjoins residential uses along I-20 in Fulton County.
7	Feb-05	5.500	\$4,000	Jun-05	5.500	\$31,818	87.43%	The parcel is landlocked. It adjoins residential uses in southeast Atlanta in Fulton County.
8	Oct-07	4.845	\$55,728	Jan-07	2.220	\$94,595	41.09%	The Parcel is landlocked. It adjoins an industrial parcel on Old Norcross Road in Gwinnett County.
9	Apr-08 Apr-08 Apr-08	3.431 3.431 3.431	\$285,754 \$285,754 \$285,754	Jul-07 Oct-07 Jul-05	1.713 9.876 1.225	\$1,167,408 \$1,772,021 \$1,448,806	75.52% 83.87% 80.28%	0.76 acres, or 22%, of the parcel is landlocked. It adjoins residential parcels and is located on Solomon Street in Fulton County.
10	Jan-07	0.653	\$24,503	Apr-07	0.170	\$117,650	79.2%	Landlocked residential lots in southeast Atlanta. These lots are assembled and lie only one lot east of road access.
11	Apr-11 Apr-11	0.215 0.718	\$43,565 \$32,605	Apr-11	0.143	\$159,289	72.7%	Landlocked residential lots in southeast Atlanta. The first lot lies two lots from road access while the second transaction represents three non-contiguous tax parcels that require several assemblages to gain access.
12	Aug-11 Aug-11 Aug-11	0.190 0.165 0.159	\$11,337 \$12,987 \$12,439	Apr-11	0.143	\$159,289	92.88% 91.85% 92.19%	Landlocked residential lots that sold at auction. Each lot required at least three lots for assemblage to gain road access.
13	Oct-14	0.843	\$3,559	Mar-13 Mar-15	0.630 1.29	\$87,302 \$108,527	95.92% 96.72%	Landlocked parcel between rail line and old apt. project. Acq'n by apt owner provides sewer & access.

LANDLOCKED CASE STUDIES

The following case studies represent comparisons between landlocked tracts and nearby tracts having typical road frontage and exposure. The case studies are detailed on the following pages, and summarized in the following charts. A brief discussion follows each summary.

Case Study 1

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/Acre</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
1-A (Landlocked)	12/94	\$10,000	1.47	\$6,802	8.5%
1-B	12/94	\$70,000	0.87	\$80,400	--

Percentage Price Reduction for Landlocked Parcel:

91.5%

The properties representing Case Study 1 are located along Old National Highway in South Fulton County, near the City of College Park and Hartsfield International Airport. Sale 1-A adjoins commercially developed parcels which front Old National Highway, and has no road frontage or access. Sale 1-B is located at the corner of Old National Highway and Jerome Road. This property has good access and exposure, attributed to its corner orientation. This sale represents a typical commercial site along Old National Highway.

LAND SALE 1-A**Location Data**

Location:	Old National Highway District 13, LL 68	
City:	College Park	
County:	Fulton	
State/Zip:	Georgia	30349
Assessor's Parcel No(s):	13-0068-0-195	
Atlas Reference:	N/A	

Physical Data

Type:	Commercial Sale	
Land Area:	Gross	Usable
Acres:	1.47	1.47
Square Feet:	64,033	64,033
Topography:	Level, At Street Grade	
Shape:	Rectangular	
Utilities:	All	
Zoning:	C1	
Allowable Building Area:	N/A	
Floor Area Ratio:	N/A	
No. of units:	N/A	
Frontage:	N/A	
Max FAR:	N/A	

Sale Data

Transaction Type:	Sale
Date of Transaction:	12/94
Marketing Time:	N/A
Grantor:	Quintus Associates LTD.
Grantee:	KS Entrepreneurial LTD.
Document No.:	19123-163
Sale Price:	\$10,000
Financing:	Cash to Seller
Cash Equivalent Price:	\$10,000
Required Capital Cost:	N/A
Adjusted Sale Price:	\$10,000
Verification:	Grantor

Analysis

Use At Sale:	Vacant
Proposed Use or Development:	N/A
Price Per Acre:	\$6,802
Price Per Square Foot of Land Area:	\$0.16
Price Per Unit:	N/A
Price Per Square Foot of Building:	N/A

Comments

This tract is landlocked. Located behind a branch bank and a small retail building. Also adjoins a shopping center parking lot.

94SOLDNQUINKSEN

LAND SALE 1-B**Location Data**

Location:	Southwest Corner of Old National Highway and Jerome Road; Dist. 13, Land Lot 93	
City:	Fulton County	
County:	Fulton	
State/Zip:	Georgia	30349
Assessor's Parcel No(s):	13-0093-120	
Atlas Reference:	N/A	

Physical Data

Type:	Commercial Sale	
Land Area:	Gross	Usable
Acres:	0.87	0.87
Square Feet:	37,925	37,925
Topography:	Level, At Street Grade	
Shape:	Rectangular	
Utilities:	All Public Available	
Zoning:	Commercial	
Allowable Building Area:	N/A	
Floor Area Ratio:	N/A	
No. of units:	N/A	
Frontage:	185.00,200.00	
Max FAR:	N/A	

Sale Data

Transaction Type:	Sale
Date of Transaction:	12/94
Marketing Time:	N/A
Grantor:	Chevron USA
Grantee:	Solid Equities, Inc.
Document No.:	BOOK 19074, PAGE 132
Sale Price:	\$70,000
Financing:	Cash to Seller
Cash Equivalent Price:	\$70,000
Required Capital Cost:	N/A
Adjusted Sale Price:	\$70,000
Verification:	Grantee

Analysis

Use At Sale:	N/A
Proposed Use or Development:	N/A
Price Per Acre:	\$80,400
Price Per Square Foot of Land Area:	\$1.85
Price Per Unit:	N/A
Price Per Square Foot of Building:	N/A

Comments

Well located at a secondary intersection along Old National Highway.

94SOLDNCHEVSOLI

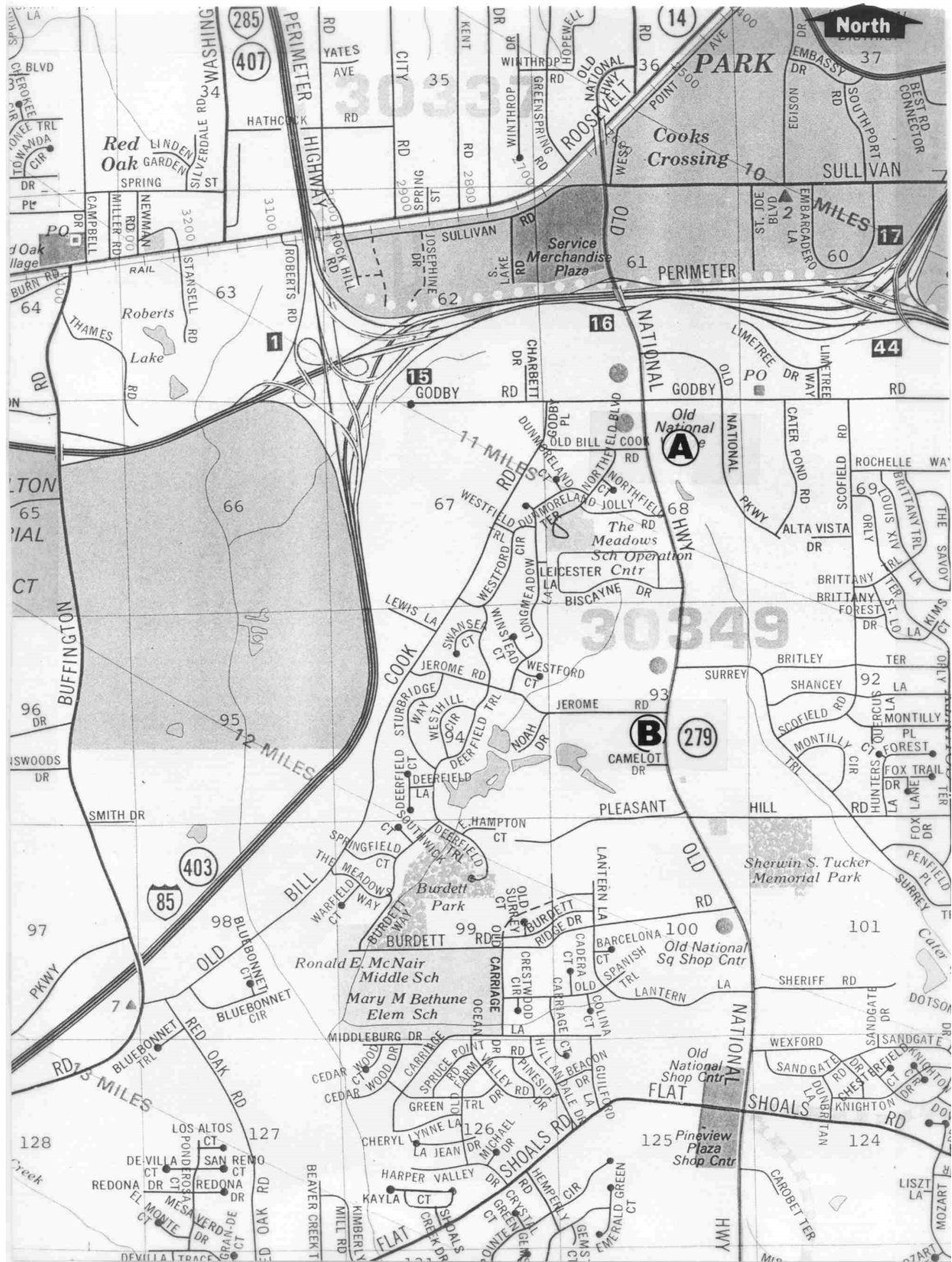


Sale 1-A



Sale 1-B





Case Study 2

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
2-A (Landlocked)	04/96	\$275,000	5.36	\$51,325	24.4%
2-B	08/96	\$308,000	1.46	\$210,527	--

Percentage Price Reduction for Landlocked Parcel: 75.6%

The properties in Case Study 2 are located along Memorial Drive in DeKalb County. Sale 2-A adjoins a public housing complex but had no direct road frontage at the time of sale. This tract was purchased for assemblage by the adjoining land owner. Sale 2-B is located as an outparcel of Avondale Mall, and represents a well located commercial site.

LAND SALE 2-A**Location Data**

Location:	East side of Memorial Drive, adjoining Housing Complex; District 18, Land Lot 43	
City:	Stone Mountain	
County:	DeKalb	
State/Zip:	Georgia	30083
Assessor's Parcel No(s):	18-043-02-004	
Atlas Reference:	N/A	

Physical Data

Type:	Apartment	
Land Area:	Gross	Usable
Acres:	5.36	5.36
Square Feet:	233,394	233,394
Topography:	Gently Rolling	
Shape:	Irregular	
Utilities:	All Public Available	
Zoning:	RM85	
Allowable Building Area:	N/A	
Floor Area Ratio:	N/A	
No. of units:	N/A	
Frontage:	N/A	
Max FAR:	N/A	

Sale Data

Transaction Type:	Sale
Date of Transaction:	04/96
Marketing Time:	N/A
Grantor:	Fred T. Koto Testamentary Trust
Grantee:	Housing Authority of the County of DeKalb
Document No.:	BOOK 8971, PAGE 092
Sale Price:	\$275,000
Financing:	Cash to Seller
Cash Equivalent Price:	\$275,000
Required Capital Cost:	N/A
Adjusted Sale Price:	\$275,000
Verification:	Grantee

Analysis

Use At Sale:	Older House
Proposed Use or Development:	Public Housing
Price Per Acre:	\$51,325
Price Per Square Foot of Land Area:	\$1.18
Price Per Unit:	N/A
Price Per Square Foot of Building:	N/A

Comments

This transaction represents a landlocked parcel adjoining an existing apartment complex. The site was improved with an older single-family residence at the time of sale, which offered no contributory value.

96SMEMOFREDHOUS

LAND SALE 2-B**Location Data**

Location: 3614 memorial Drive, across from Midway Road; District 15, Land Lot 217

City: Avondale Estates

County: DeKalb

State/Zip: Georgia 30002

Assessor's Parcel No(s): 15-217-04-023

Atlas Reference: N/A

Physical Data

Type: Commercial Sale

Land Area:	Gross	Usable
Acres:	1.46	1.46
Square Feet:	63,728	63,728

Topography: Generally Level

Shape: Irregular

Utilities: All Public Available

Zoning: Commercial

Allowable Building Area: N/A

Floor Area Ratio: N/A

No. of units: N/A

Frontage: 425.00

Max FAR: N/A

Sale Data

Transaction Type: Sale

Date of Transaction: 08/96

Marketing Time: N/A

Grantor: Partridge Green, inc.

Grantee: Genuine Parts Company

Document No.: BOOK 9090, PAGE 324

Sale Price: \$308,000

Financing: Cash to Seller

Cash Equivalent Price: \$308,000

Required Capital Cost: N/A

Adjusted Sale Price: \$308,000

Verification: Bruce Williams (Seller's Rep.)

Analysis

Use At Sale: Vacant Land

Proposed Use or Development: NAPA Auto Parts Store

Price Per Acre: \$210,527

Price Per Square Foot of Land Area: \$4.83

Price Per Unit: N/A

Price Per Square Foot of Building: N/A

Comments

Well located as an outparcel to Avondale Mall.

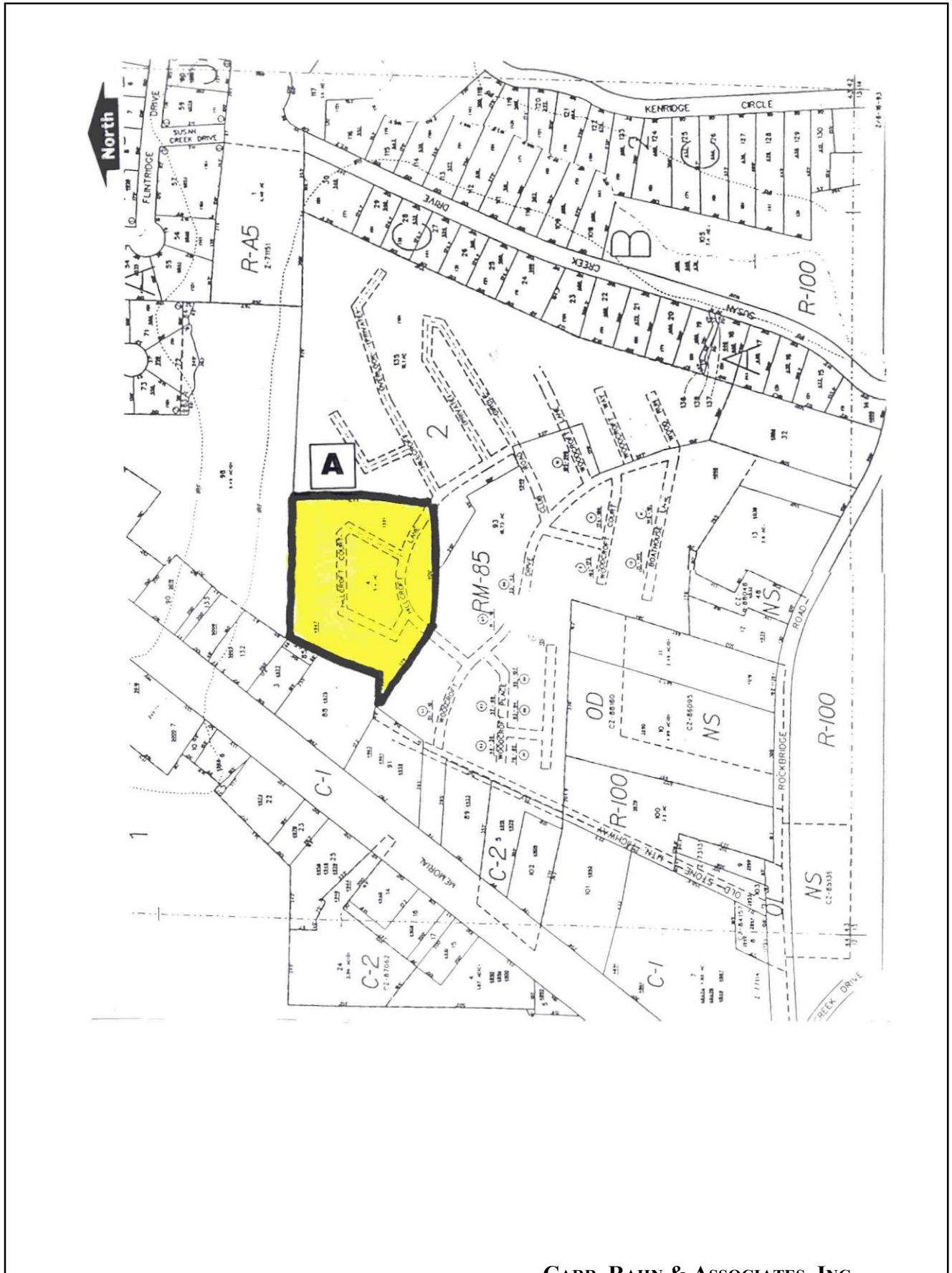
96SMEMOPARTGENU

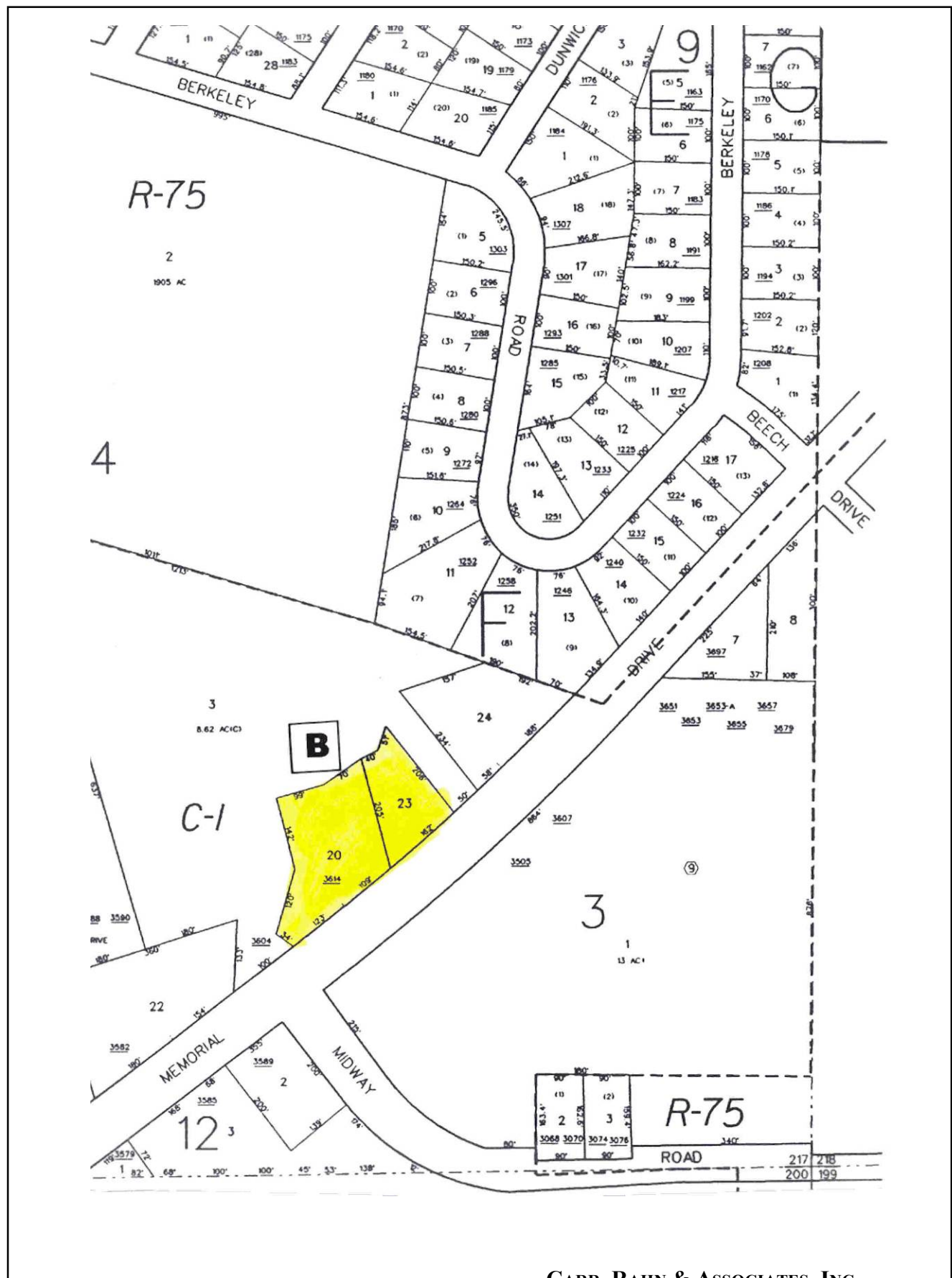


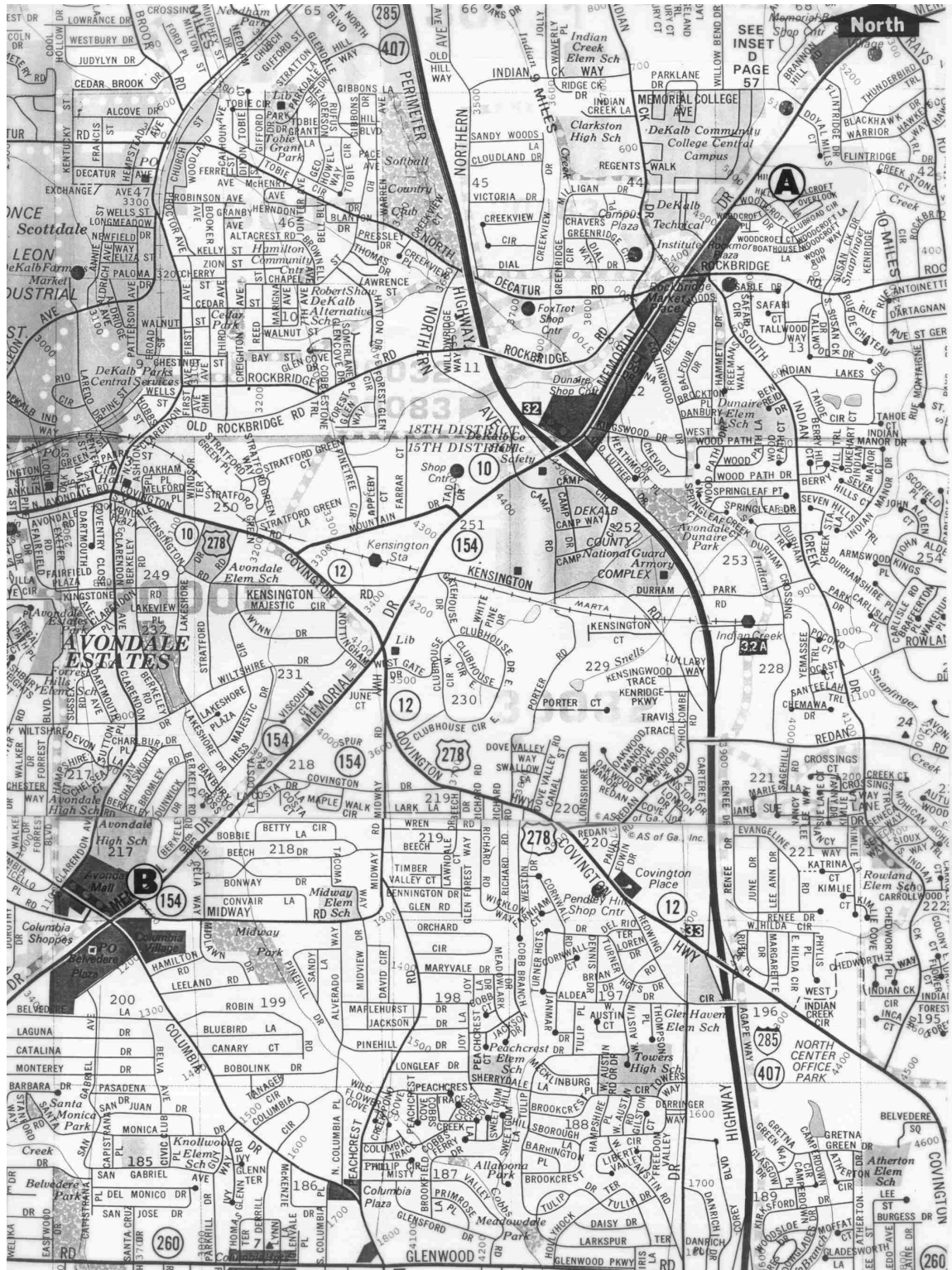
Sale 2-A



Sale 2-B







Case Study 3

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
3-A (Impaired Access)	05/95	\$225,000	1.45	\$155,172	65.6%
3-B	05/95	\$220,000	0.93	\$236,559	--

Percentage Price Reduction for Landlocked Parcel: 34.4%

The properties in Case Study 3 are located along Old Milton Parkway (formerly known as State Bridge Road) in North Fulton County. Parcel 3-A is located behind 3-B and was accessed only via an access easement. Although not actually land locked, it did have restricted access, which would have hampered development as a separate entity. The same buyer for assemblage purposes purchased these contiguous tracts concurrently. However, the buyer indicated that the prices were negotiated separately. At the time of sale, the buyer had planned the assemblage for development, so the value reduction for this case study's impaired access parcel was not so severe as the reductions reflected by Case Studies 1 and 2.

LAND SALE 3 A&B**Location Data**

Location: South side of Old Milton Pkwy. (fka State Bridge Road) at Morris Rd.; Dist. 1, Sect. 2, LL 856
 City: North Fulton County
 County: North Fulton
 State/Zip: Georgia 30022
 Assessor's Parcel No(s): 1-2-297-0-0856-029 & 024
 Atlas Reference: N/A

Physical Data

Type: Commercial Sale
 Land Area:

Gross	Usable
2.38	2.38
103,673	103,673

 Acres: 2.38
 Square Feet: 103,673
 Topography: Hilly
 Shape: Irregular
 Utilities: All Public Available
 Zoning: O&I Conditional (CUP)
 Allowable Building Area: N/A
 Floor Area Ratio: N/A
 No. of units: N/A
 Frontage: 200.00,420.00
 Max FAR: N/A

Sale Data

Transaction Type: Sale
 Date of Transaction: 05/95
 Marketing Time: N/A
 Grantor: Reuben McMullen
 Grantee: Herbert A. Mendel, et al
 Document No.: BOOK 19647, PAGE 007
 Sale Price: \$445,000
 Financing: Cash to Seller
 Cash Equivalent Price: \$445,000
 Required Capital Cost: N/A
 Adjusted Sale Price: \$445,000
 Verification: Herbert Mendel

Analysis

Use At Sale: Vacant Land & Residence
 Proposed Use or Development: Waffle House
 Price Per Acre: \$186,974
 Price Per Square Foot of Land Area: \$4.29
 Price Per Unit: N/A
 Price Per Square Foot of Building: N/A

Comments

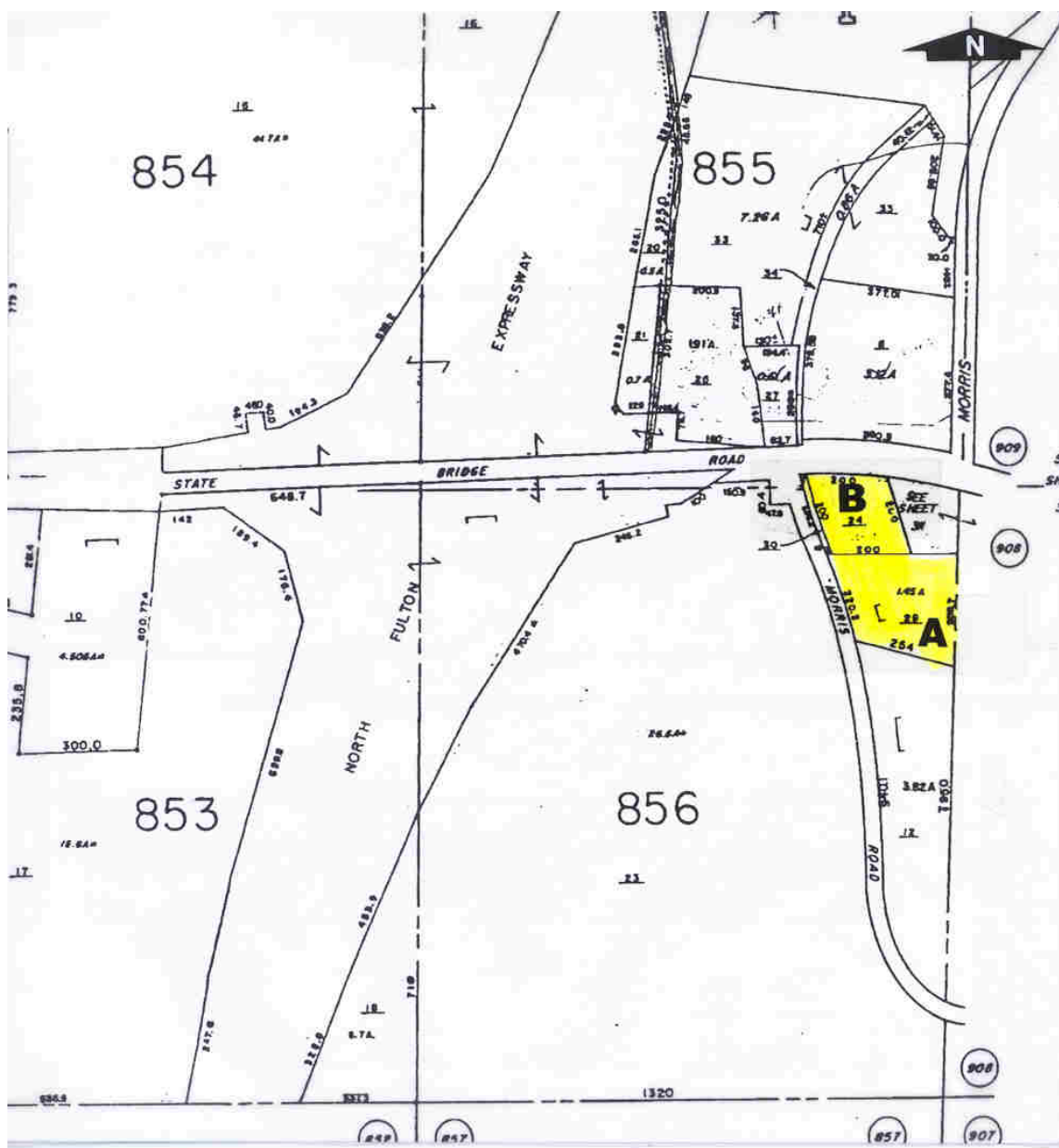
This transaction represents an assemblage of two adjoining tracts, one of which had access via an access easement. The buyer reported that the tract fronting State Bridge Road contained 40,511 square feet (0.93 acre) and was purchased for \$220,000, which equates to \$5.43 per square foot. The rear tract contained 63,162 square feet (1.45 acres) and was purchased for \$225,000, which equates to \$3.56 per square foot. The rear tract had improvements which did not contribute to overall value.

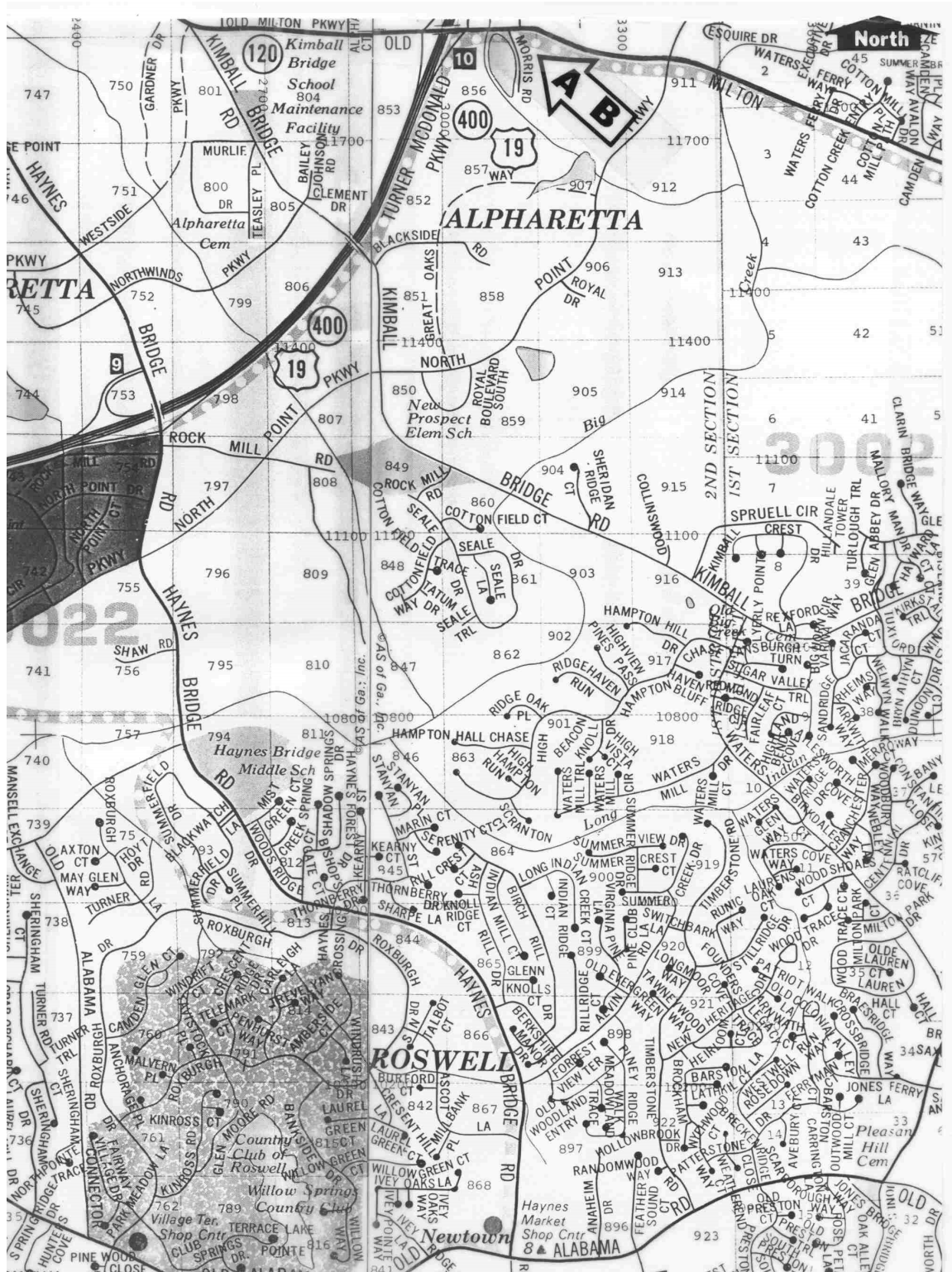
95SOLDMMCMUMEND



Sale 3-A
Sale 3-B







Case Study 4

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
4-A (Impaired Access)	11/99	\$30,000	20.18	\$1,487	34.9%
4-B	01/00	\$194,400	45.59	\$4,264	--

Percentage Price Reduction for Landlocked Parcel:**65.1%**

The properties in Case Study 4 are located in South Fulton County near the City of College Park and Hartsfield International Airport. Parcel 4-A is a landlocked parcel located east of Buffington Road with frontage to Interstate 85. A rock quarry abuts the northern boundary. Parcel 4-B is located on Koweta Road and has good access and exposure. It represents a typical AG-1 zoned site in South Fulton County.

LAND SALE NO. 4A**Property Identification**

Record ID	1300
Property Type	Agricultural, Residential Acreage
Property Name	Vulcan
Address	East of Buffington Rd. abutting west side of I-85, Fulton County, Georgia 30331

Sale Data

Grantor	Catherine Lewis Carroll
Grantee	Vulcan Lands
Sale Date	November 9, 1999
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to seller
Verification	Owner; Confirmed by Merrill Lee

Sale Price	\$30,000
-------------------	----------

Land Data

Zoning	AG-1, Residential
Topography	Rolling, steep.
Utilities	All but sewer
Shape	Irregular
Landscaping	Trees, brush
Flood Info	Some flood
Drainage	Appears adequate
Access	None direct

Land Size Information

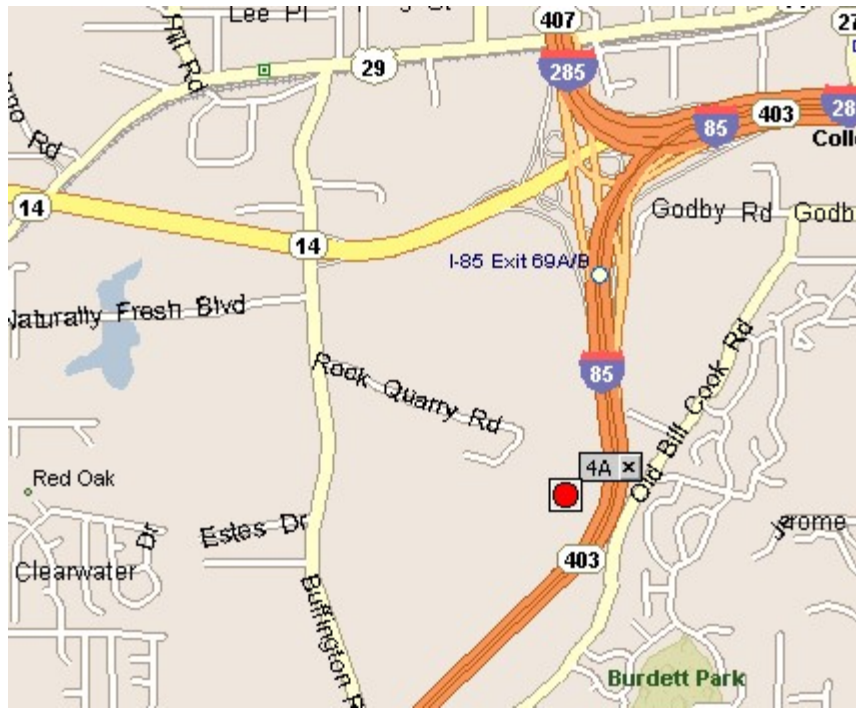
Gross Land Size	20.180 Acres or 879,041 SF
Front Footage	1500 ft I-85

Indicators

Sale Price/Gross Acre	\$1,487
Sale Price/Gross SF	\$0.03
Sale Price/Front Foot	\$20

Remarks

This landlocked tract has approximately 6.5 acres (32%) of flood plain. It abuts a Vulcan rock quarry. This tract was zoned AG1 at time of purchase.



LAND SALE NO. 4B**Property Identification**

Record ID	984
Property Type	Agricultural, Residential Acreage
Address	Fulton County, Georgia, 30349
Location	North side of Koweta Road just east of Wexford Road
Tax ID	9F-28-01-0122-055

Sale Data

Grantor	Marie Hudgins
Grantee	Charles Garrison
Sale Date	July 27, 2000
Deed Book/Page	29365/309
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to seller
Verification	Tom Wilson, Broker; Confirmed by Merrill Lee

Sale Price	\$194,400
-------------------	-----------

Land Data

Zoning	AG-1, Residential
Topography	Rolling
Utilities	All but sewer
Shape	Irregular
Landscaping	Trees, brush
Flood Info	Some flood
Drainage	Appears adequate
Access	Good from frontage

Land Size Information

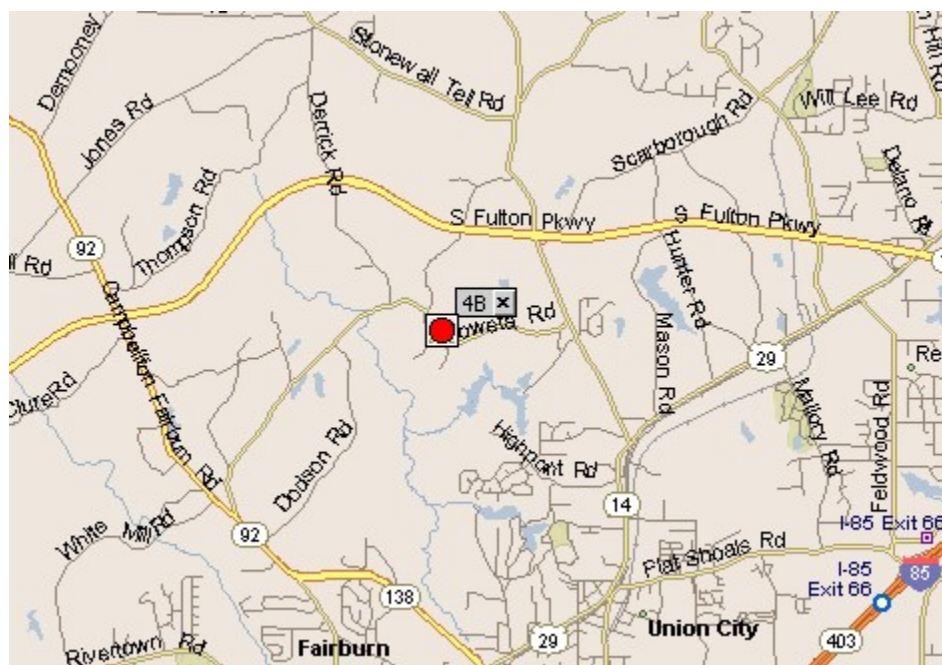
Gross Land Size	45.590 Acres or 1,985,900 SF
Front Footage	1500 ft Koweta Road

Indicators

Sale Price/Gross Acre	\$4,264
Sale Price/Gross SF	\$0.10
Sale Price/Front Foot	\$130

Remarks

This tract has some flood plain, which is typical for the area. This tract was zoned AG1 at time of purchase with the understanding that Fulton County would approve rezoning. This is part of an assemblage of 300+ acres. After two deferrals and a 7 to 0 vote against rezoning the case is now before Federal court.



Case Study 5

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
5-A Landlocked	Jun-03	\$533,251	142.39	\$3,745	40.8%
5-B	Feb-02	\$274,200	29.87	\$9,180	--

Percentage Price Reduction for Landlocked Parcel: 59.2%

The properties in Case Study 5 are located in North Rockdale County near Walton County line. Parcel 5-A is a landlocked parcel located east of Hwy 20. Parcel 4-B is located on Miller Bottom Road and has good access and exposure. It represents a typical Residential zoned site in North Rockdale County.

LAND SALE NO. 5-A**Property Identification**

Record ID	2297
Address	Conyers, Rockdale County, Georgia,
Location	Landlocked parcel off of Ga. Hwy 20

Sale Data

Grantor	Hodges, William A. et al
Grantee	Rockdale County
Sale Date	June 4, 2503
Deed Book/Page	2728-91
Conditions of Sale	Arm's length
Financing	Cash to seller at closing
Verification	Andy Shipp

Sale Price	\$533,251
-------------------	-----------

Land Size Information

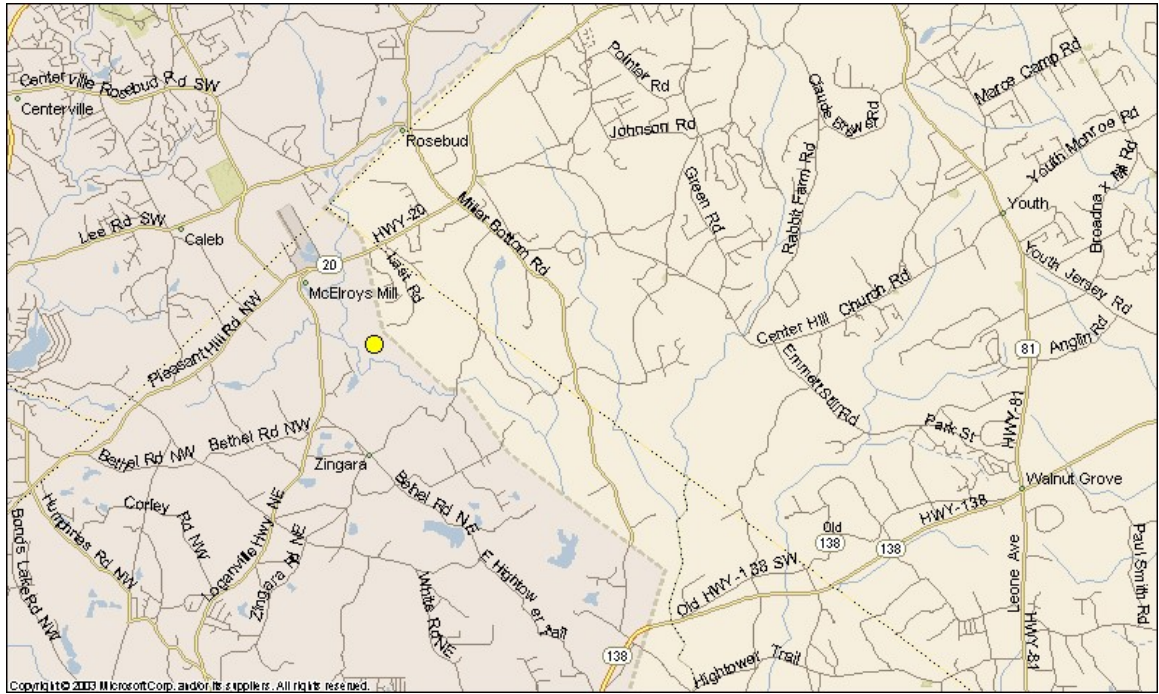
Gross Land Size	142.390 Acres or 6,202,508 SF
------------------------	-------------------------------

Indicators

Sale Price/Gross Acre	\$3,745
Sale Price/Gross SF	\$0.09

Remarks

This is landlocked parcel.



LAND SALE NO. 5-B**Property Identification**

Record ID	2298
Property Type	Residential, Residential Acreage
Address	3179 Miller Bottom Rd., Loganville, Rockdale County, Georgia 30052
Location	E. side of Miller Bottom Rd., approximately 2 miles North of Hwy 138
H and B Use	residential
Present Use	residential

Sale Data

Grantor	Saad, Victor
Grantee	Saad, Sammy
Sale Date	February 21, 2002
Deed Book/Page	2308-339
Property Rights	Fee Simple
Financing	Cash to seller
Verification	First CLS

Sale Price	\$274,200
-------------------	-----------

Land Data

Topography	Rolling
Shape	Irregular
Flood Info	None noted
Drainage	Adequate
Easement	Normal utility
Access	Good

Land Size Information

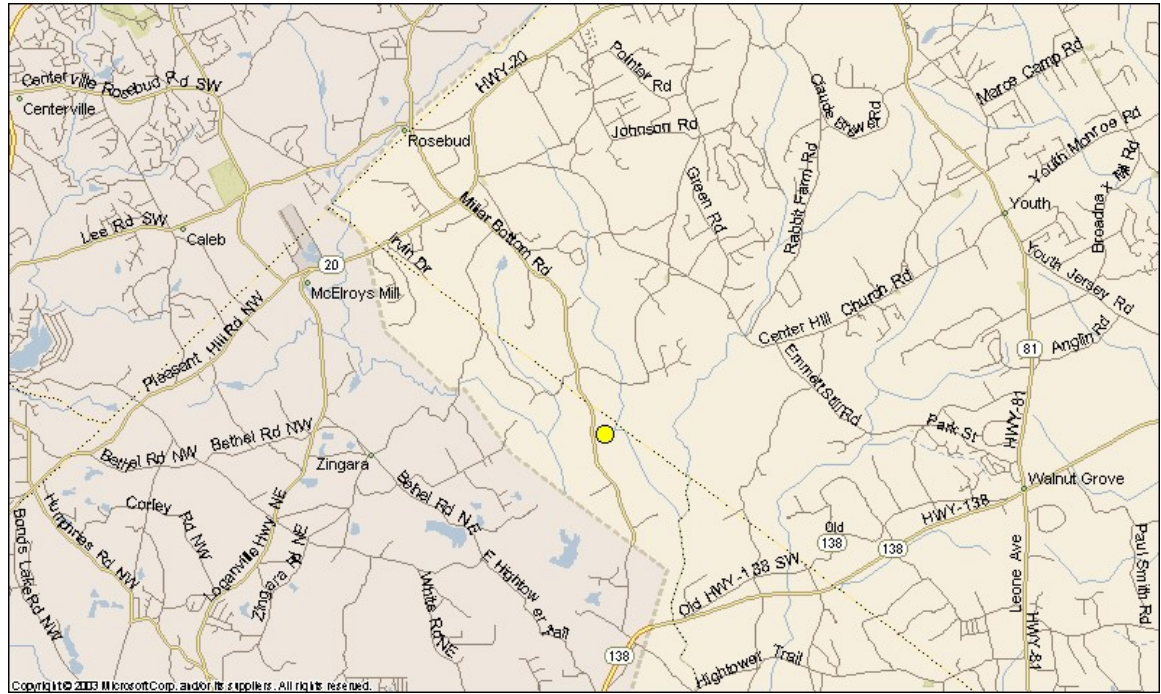
Gross Land Size	29.870 Acres or 1,301,137 SF
------------------------	------------------------------

Indicators

Sale Price/Gross Acre	\$9,180
Sale Price/Gross SF	\$0.21

Remarks

This has since been developed into a subdivision.



Case Study 6

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
6-A Landlocked	Jan-07	\$16,000	28,445	\$0.56	20.6% (avg.)
6-B	Apr-07	\$100,000	36,590	\$2.73	--
6-C	Apr-07	\$20,000	7,405	\$2.70	--

Percentage Price Reduction for Landlocked Parcel: 79.4%

The properties in Case Study 6 are located in central Fulton County with frontage along I-20. Parcel 6-A is a landlocked represents an assemblage of two landlocked parcels to the Trust for Public Land. The parcels are one property removed from public road frontage. Parcel 6-B is located two blocks south of the land locked property. Parcel 6-C is a small lot located adjacent to the landlocked properties. The two non-landlocked properties represent typical residential zoned lots in the West End area of Fulton County.

Land Sale No. 6-A**Property Identification**

Record ID	3297
Property Type	Residential, Single-Family Lot
Address	Northeast quadrant of Enota Place and abandoned right of way of Chicamauga Avenue, Atlanta, Fulton County, Georgia 30310
Tax ID	14-0140-0002-011 & -012
District	14
Land Lot	140

Sale Data

Grantor	Mattie Jo Sims
Grantee	The Trust for Public Land
Sale Date	January 26, 2007
Deed Book/Page	44354/80
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Kia Ball, grantee; September 24, 2007; Other sources: Deed, Inspection, Confirmed by Matt Rahn

Sale Price	\$16,000
-------------------	----------

Land Data

Zoning	R-4, Residential
Topography	Rolling
Utilities	All public available, including sewer
Shape	Irregular
Flood Info	None noted
Drainage	Appears adequate
Easements	Typical utility
Access	Landlocked

Land Size Information

Gross Land Size	0.653 Acres or 28,445 SF
------------------------	--------------------------

Indicators

Sale Price/Gross Acre	\$24,502
Sale Price/Gross SF	\$0.56

Remarks

This is the assemblage sale of two landlocked parcels in the West End area of Atlanta. The lots were purchased as greenspace and are one lot removed from access to Enota Place.

Land Sale No. 6-B**Property Identification**

Record ID	3301
Property Type	Residential, Single-Family Acreage
Address	1393 Lucile Avenue, Atlanta, Fulton County, Georgia 30310
Location	North side of Lucile Avenue at the terminus of Muse Street
Tax ID	0014-0140-0005-073
District	14
Land Lot	140

Sale Data

Grantor	Union Goal, LLC
Grantee	The Trust for Public Land
Sale Date	April 20, 2007
Deed Book/Page	44971/644
Property Rights	Fee Simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Kia Bell, grantee; September 24, 2007; Other sources: Deed, Inspection, Appraisal, Confirmed by Matt Rahn

Sale Price	\$100,000
-------------------	-----------

Land Data

Zoning	R4, Residential
Topography	Generally level
Utilities	All public available
Shape	Generally rectangular
Flood Info	None noted
Drainage	Appears adequate
Easements	Typical utility
Access	Good from frontage
Depth	540

Land Size Information

Gross Land Size	0.840 Acres or 36,590 SF
Front Footage	130 ft Total Frontage: 50 ft Lucile Avenue; 80 ft Greenwich Street

Indicators

Sale Price/Gross Acre	\$119,048
Sale Price/Gross SF	\$2.73
Sale Price/Front Foot	\$769

Remarks

This is the sale of a single family lot in the West End area of Atlanta. The northern portion of the property is encumbered with a railroad easement. There is a steep drop off adjacent to the west of the property down to the abandoned railroad tracks.

Land Sale No. 6-C**Property Identification**

Record ID	3298
Property Type	Residential, Single-Family Lot
Address	314 Enota Place, Atlanta, Fulton County, Georgia 30310
Location	East side of Enota Place at its terminus
Tax ID	14-0140-0002-016
District	14
Land Lot	140

Sale Data

Grantor	Joel Johnson
Grantee	The Trust for Public Land
Sale Date	April 09, 2007
Deed Book/Page	44792/586
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Kia Ball, grantee; September 24, 2007; Other sources: Deed, Inspection, Confirmed by Matt Rahn

Sale Price	\$20,000
-------------------	----------

Land Data

Zoning	R-4, Residential
Topography	Rolling
Utilities	All public available, including sewer
Shape	Irregular
Flood Info	None noted
Drainage	Appears adequate
Easements	Typical utility
Access	Fair

Land Size Information

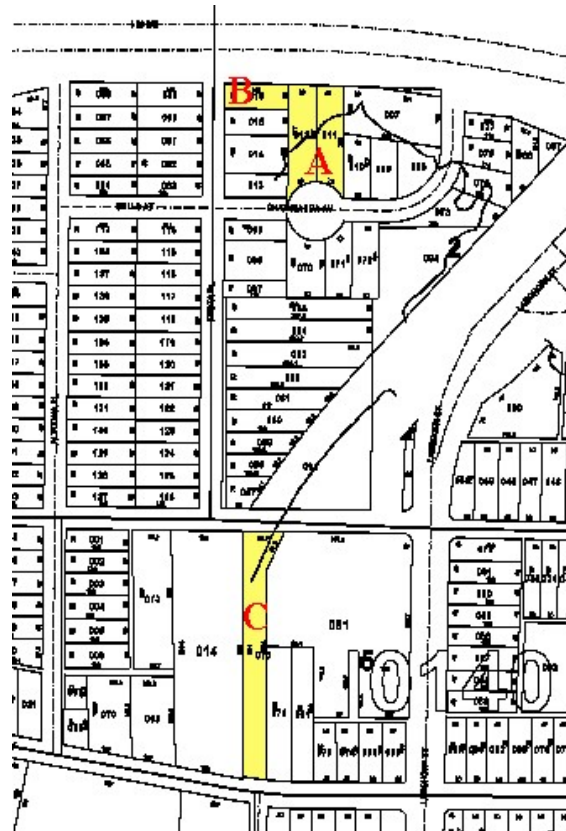
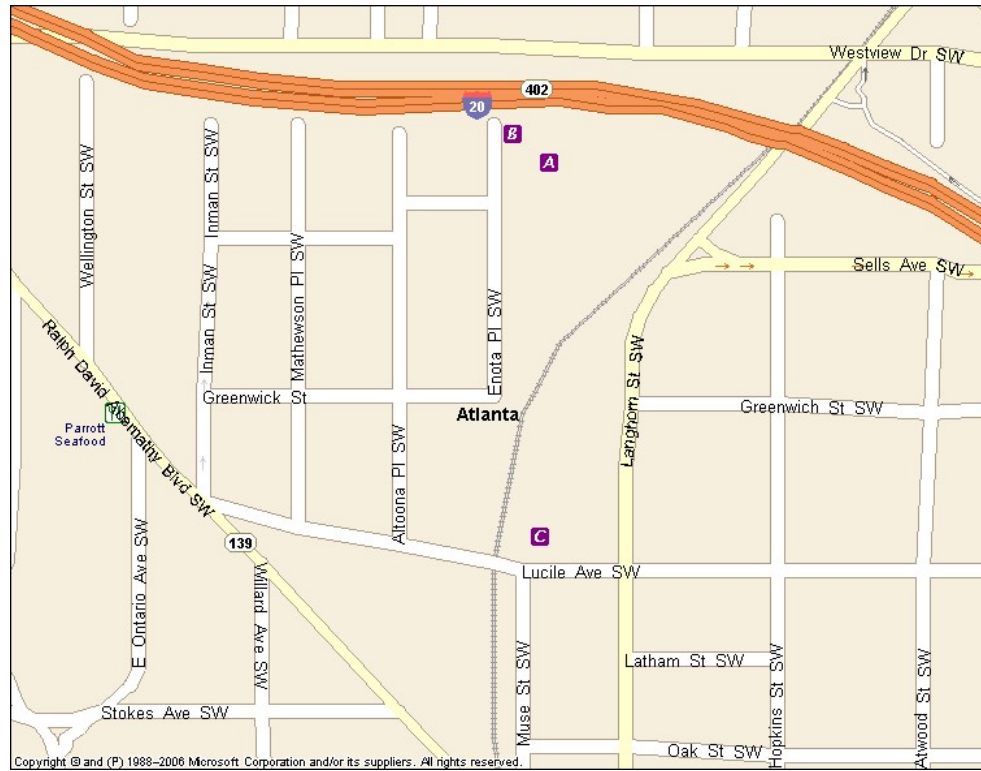
Gross Land Size	0.170 Acres or 7,405 SF
------------------------	-------------------------

Indicators

Sale Price/Gross Acre	\$117,650
Sale Price/Gross SF	\$2.70

Remarks

This lot is located at the terminus of Enota Place in the West End area of Atlanta.



Case Study 7

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
7-A	Feb-05	\$22,000	5.50	\$4,000	12.6%
7-B	Jun-05	\$175,000	5.50	\$31,818	--

Percentage Price Reduction for Landlocked Parcel:**87.4%**

The transactions in Case Study 7 involve a residentially-zoned land tract in southeast Atlanta. The property was landlocked when purchased in February 2005. The subsequent transaction in June 2005, involved the purchase of the tract by Browns Mill Properties, LLC. Browns Mill Properties owned several adjacent sites that gave the subject of this case study access to several different roadways in the area.

Land Sale No. 7-A**Property Identification**

Record ID	3621
Property Type	Residential, Single-Family Acreage
Address	Landlocked parcel near the southwest corner of River Ridge Drive and Susy Griffin Road, Atlanta, Fulton County, Georgia 30354
Tax ID	14-0062-LL-013
District	14
Land Lot	62

Sale Data

Grantor	J.B. Davis Jr. and Barbara M. Davis
Grantee	Beriv, Inc. and Cecil R. Turner
Sale Date	February 09, 2005
Deed Book/Page	39392/408
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Cecil Turner, grantee; Other sources: Deeds, Tax Records, Confirmed by Matt Rahn

Sale Price	\$22,000
-------------------	----------

Land Data

Zoning	R-4, Residential
Topography	Gently rolling
Utilities	All available, including sewer
Shape	Irregular
Flood Info	Significant encumbrance along western edge
Drainage	Appears adequate
Easements	Typical utility
Access	Landlocked

Land Size Information

Gross Land Size	5.500 Acres or 239,580 SF
------------------------	---------------------------

Indicators

Sale Price/Gross Acre	\$4,000
Sale Price/Gross SF	\$0.09

Remarks

This is the sale of a landlocked property with some flood plain encumbrance in southeast Atlanta.

Land Sale No. 7-B**Property Identification**

Record ID	3622
Property Type	Residential, Single-Family Acreage
Address	Landlocked parcel near the southwest corner of River Ridge Drive and Susy Griffin Road, Atlanta, Fulton County, Georgia 30354
Tax ID	14-0062-LL-013
District	14
Land Lot	62

Sale Data

Grantor	Beriv, Inc. and Cecil R. Turner
Grantee	Browns Mill Properties, LLC
Sale Date	June 28, 2005
Deed Book/Page	40752/129
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Cash to seller
Verification	Cecil Turner, grantor; Other sources: Deeds, Tax Records, Confirmed by Matt Rahn

Sale Price	\$175,000
-------------------	-----------

Land Data

Zoning	R-4, Residential
Topography	Gently rolling
Utilities	All available, including sewer
Shape	Irregular
Flood Info	Significant encumbrance along western edge
Drainage	Appears adequate
Easements	Typical utility
Access	Landlocked

Land Size Information

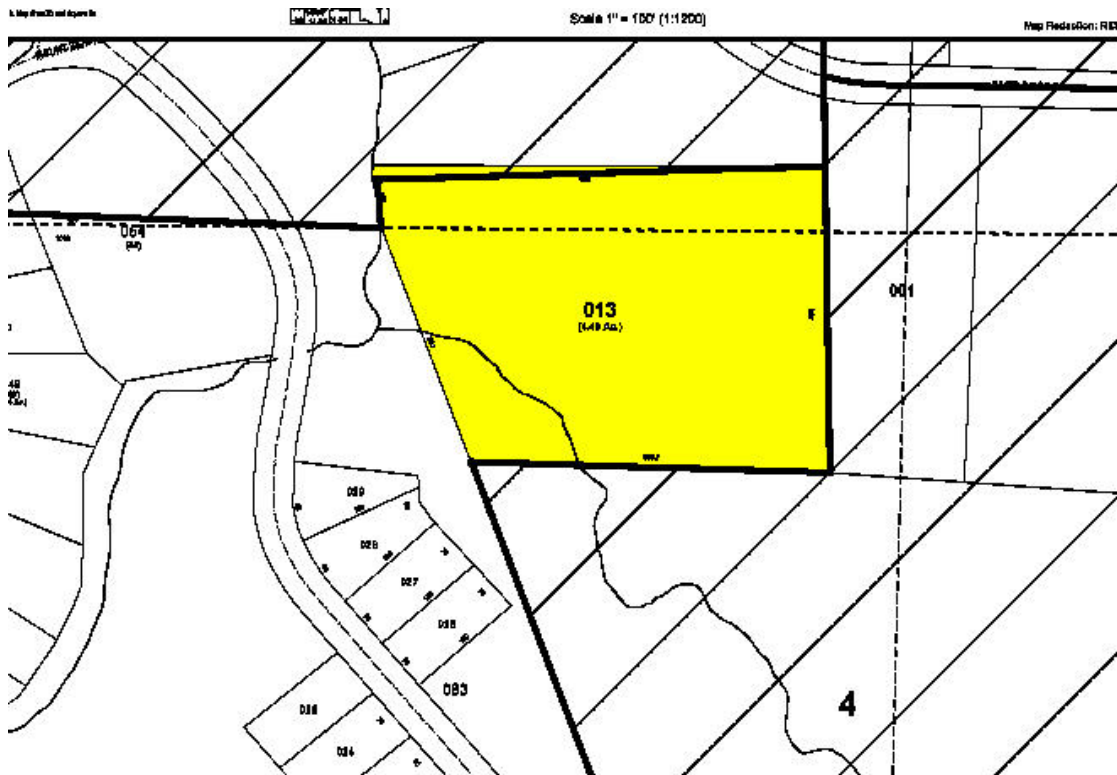
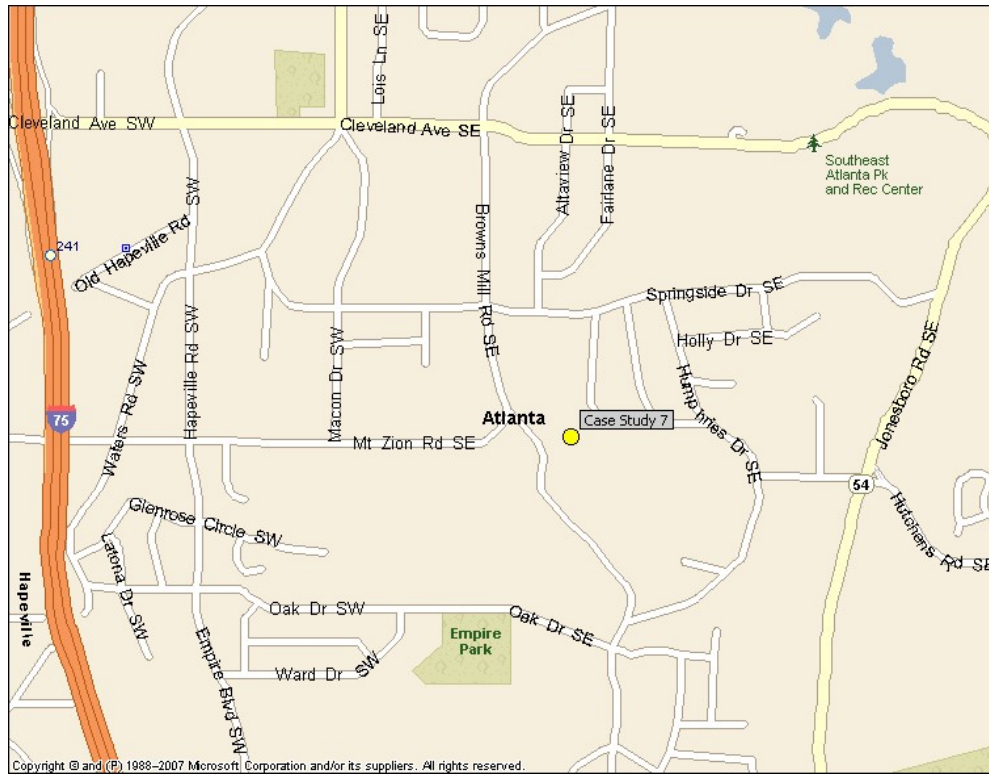
Gross Land Size	5.500 Acres or 239,580 SF
------------------------	---------------------------

Indicators

Sale Price/Gross Acre	\$31,818
Sale Price/Gross SF	\$0.73

Remarks

This is the sale of a landlocked property with some flood plain encumbrance in southeast Atlanta. The grantor owned several other properties that gave this tract access to Browns Mill Road.



Case Study 8

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
8-A Landlocked	U/C Oct-07	\$270,000	4.845	\$55,727	58.9%
8-B	Jan-06	\$210,000	2.220	\$94,595	--

Percentage Price Reduction for Landlocked Parcel: 41.1%

The properties in Case Study 8 are located in central Gwinnett County within the city of Lawrenceville. Parcel 8-A is located on the south side of Old Norcross Road just east of Winer Industrial Way. This parcel has only 40 feet of frontage along Old Norcross Road adjacent to an active railroad crossing and is considered landlocked. Parcel 8-B is located on the north side of Industrial Park Drive near the Gwinnett County Airport and has good access and exposure. It represents a typical Industrial zoned tract within the city of Lawrenceville.

**Pending Land Sale No. 8-A****Property Identification**

Record ID	3523
Property Type	Industrial, Industrial Acreage
Address	South side of Old Norcross Road, approximately 570 feet east of Winer Industrial Way, Lawrenceville, Gwinnett County, Georgia
Tax ID	No Tax I.D.
District	5
Land Lot	113

Sale Data

Grantor	CSX Transportation Inc.
Grantee	Weeks Properties, LLC
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	All cash to seller at closing
Verification	Contract, Inspection, Grantee Mike Weeks; Confirmed by Terry Price
Contract Price	\$270,000

Land Data

Zoning	Light Industrial
Topography	Gently rolling to sloping
Utilities	All available
Flood Info	None
Drainage	Appears adequate
Easements	Typical utility
Access	No legal access

Land Size Information

Gross Land Size	4.845 Acres or 211,048 SF
	4.845 Acres or 211,048 SF
Front Footage	40 ft Old Norcross Road

Indicators

Sale Price/Gross Acre	\$55,728
Sale Price/Gross SF	\$1.28
Sale Price/ Acre	\$55,728
Sale Price/ SF	\$1.28

Remarks

THIS IS THE PENDING SALE of a 4.845- acre tract with no legal access to the site due to its small amount of road frontage adjacent to an active railroad crossing. The property is considered (Landlocked). The parcel is under contract to an adjacent property owner which can provide access and sewer. The purchaser plans to utilize a portion of the property to expand parking for his business and sell the remaining portion to an industrial user after he provides an access roadway and sewer from his adjacent property.

Land Sale No. 8 B**Property Identification**

Record ID	2560
Property Type	Industrial, Industrial Acreage
Address	Lawrenceville, Gwinnett County, Georgia 30045
Location	North side of Industrial Park Drive about 600 feet west of Hosea Road
Tax ID	5177-027F
District	5
Land Lot	177

Sale Data

Grantor	Pure Fun Properties, LLC
Grantee	EO Vick Construction Company, Inc.
Sale Date	January 16, 2007
Deed Book/Page	47483/723
Property Rights	Fee Simple
Conditions of Sale	Arm's Length
Financing	Cash to Seller
Verification	Todd Harrison (Grantor); 770-267-6196, Other sources: Public Records, Deed, Confirmed by Jay Hembree

Sale Price	\$210,000
-------------------	-----------

Land Data

Zoning	M1, Light Industrial
Topography	Generally level
Utilities	All available including sanitary sewer
Shape	Elongated rectangle

Flood Info	None noted
Drainage	Appears adequate
Easements	Typical utility assumed
Access	Average

Land Size Information

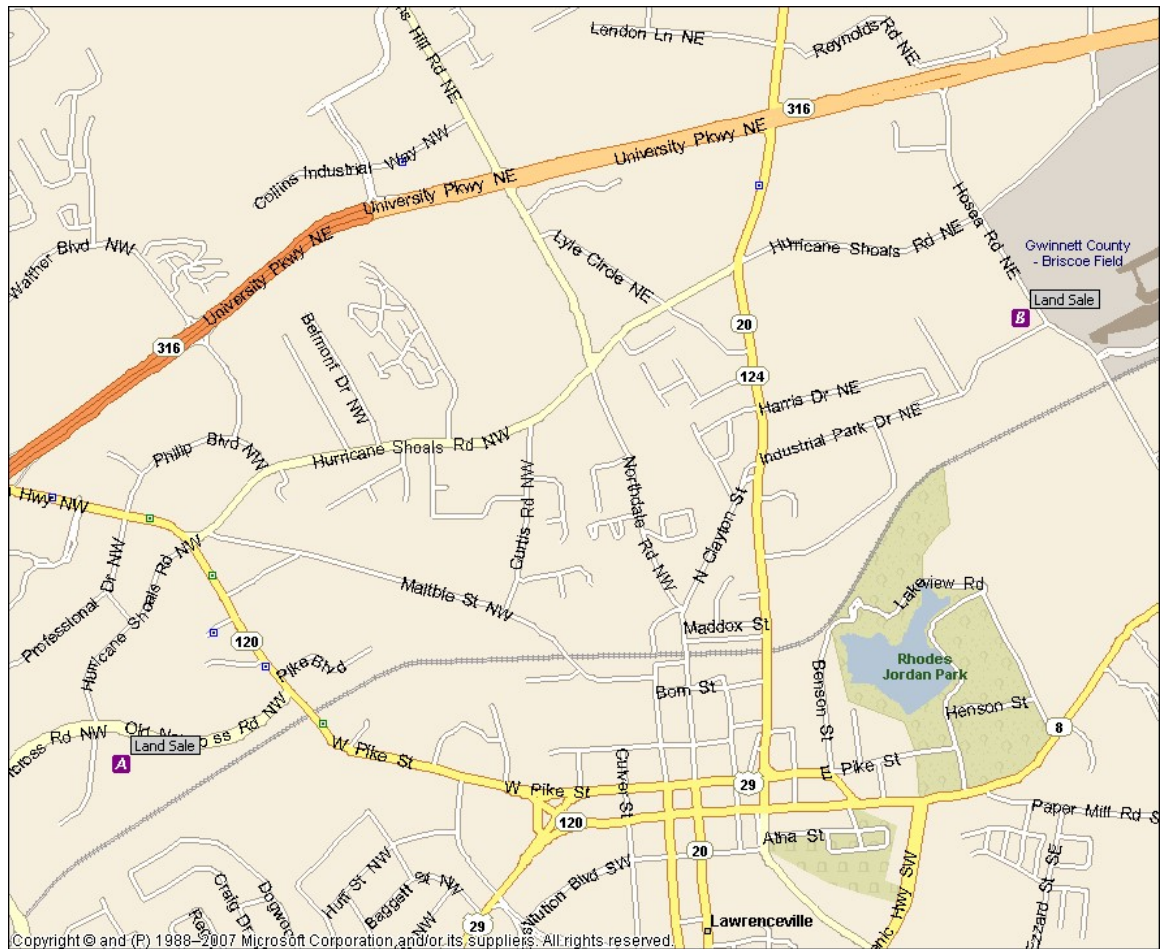
Gross Land Size	2.220 Acres or 96,703 SF
Front Footage	165 ft Industrial Park Drive

Indicators

Sale Price/Gross Acre	\$94,595
Sale Price/Gross SF	\$2.17

Remarks

The land has an elongated configuration with minimal road frontage relative to the depth. All utilities are available to the tract including sanitary sewer. Purchased on speculation anticipating future light industrial use.



Sale 8-A and & 8-B

Case Study 9

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
9-A Landlocked	Apr-08	\$980,422	3.431	\$285,754	
9-B	Jul-07	\$2,000,000	1.713	\$1,167,234	24.48%
9-C	Oct-07	\$17,500,000	9.876	\$1,772,021	16.13%
9-D	Jul-05	\$1,775,000	1.225	\$1,448,806	19.72%

The properties in Case Study 9 are located in central Fulton County. Parcel 9-A is a landlocked parcel located along Solomon Street. Parcel 9-B is located south of Grant Park, at the proposed Beltline. Parcel 9-B's location is contiguous to Freedom Parkway, within walking distance to the most viable downtown office/hotel area at Peachtree Center. Parcel 9-D is located in the Decatur Street/DeKalb Avenue corridor. The non-landlocked properties represent typical residential zoned lots in central Fulton County.

Land Sale No. 9-B**Property Identification**

Record ID	3086
Property Type	Industrial, Industrial Site
Address	1059 Grant Street, Atlanta, Fulton County, Georgia 30315
Location	W/S Grant Street adjacent and north of RR ROW
Tax ID	0014-0042-0005-035, 014, & 015
District	14
Land Lot	42

Sale Data

Grantor	Jewish Federation of Greater Atlanta, Inc.
Grantee	Grant-Hill LLC
Sale Date	July 05, 2007
Deed Book/Page	45152-359
Property Rights	Fee simple
Marketing Time	12 Months
Conditions of Sale	Arms length
Financing	First Commercial Community Bank
Verification	Michael Dinneman; Other sources: Public Records; Appraisal, Confirmed by David Sibley

Sale Price	\$2,000,000
-------------------	-------------

Land Data

Zoning	MRC3, Multi-Family
Topography	Generally level and at street grade
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Fair; Interior street

Land Size Information

Gross Land Size	1.713 Acres or 74,638 SF
Front Footage	200 ft Grant Street; 129 ft Hill Street; 505 ft RR ROW
Actual/Planned Building SF	208.00

Indicators

Sale Price/Gross Acre	\$1,167,234
Sale Price/Gross SF	\$26.80
Sale Price/Planned Bldg. SF	\$9,615.38

Remarks

Purchased by a developer assembling several industrial sites for a large scale multi-family residential redevelopment project. The site is improved with a 21,120-sf office/warehouse building that will eventually be demolished to permit redevelopment. The site was rezoned from LI, Light Industrial District, to MRC3, Mixed Residential-Commercial, and was approved for 208 multi-family dwelling units prior to sale. The timing of redevelopment has not been established. Located at the southern periphery of the Grant Park submarket in an area that is in the early stages of transition from light industrial to new residential

development. Several small office/warehouse continue to operate along Grant street and Grant Circle.

Land Sale No. 9-C**Property Identification**

Record ID	3650
Property Type	Residential, Multi-Family
Property Name	Overlook/Houston Apartments
Address	180 Jackson Street, Atlanta, Fulton County, Georgia 30312
Location	Northwest quadrant of Jackson St. and Houston St.
Tax ID	0014-0046-0007- 093 and 094
District	14
Land Lot	46

Sale Data

Grantor	Progressive Investments, Inc. & Diversified Mortgage and Realty Co.
Grantee	TCRA Properties, Inc.
Sale Date	October 12, 2007
Deed Book/Page	45828-545 & 557
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	US Bank Natl. Assoc.; \$82,360,000; Due 10/11/2012
Verification	Jeff Warshaw; November 14, 2007; Other sources: Public records, Confirmed by David Sibley

Sale Price	\$17,500,000 See remarks
-------------------	---------------------------------

Land Data

Zoning	RG4, Multi-Family
Topography	Generally level
Utilities	All available
Shape	Irregular
Landscaping	Grass and shrubbery
Parking	NA
Rail Service	NA
Fencing	NA
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No adverse easements
Access	Good; Frontage on two streets

Land Size Information

Gross Land Size	9.876 Acres or 430,194 SF
Allowable Units	592
Front Footage	684 ft Jackson St.; 293 ft Houston St.

Indicators

Sale Price/Gross SF	\$40.68
Sale Price/Allowable Units	\$29,561

Remarks

The overall site consists of two adjacent garden apartment complexes that were purchased simultaneously and immediately transferred into a development entity. The final transfer included a \$200,000 premium that has been excluded from our analysis since it was not arm's length. The property was acquired for redevelopment with the Alexan 360 Apartments which is announced to include 592 units. Several other

apartment complexes and SFRs in the area have been torn down and are being redeveloped with single-family homes and condominiums. The seller had secured an approved development plan prior to closing.

Land Sale No. 9-D**Property Identification**

Record ID	950
Property Type	Residential, Multi-Family
Address	523 Decatur Street, Atlanta, Fulton County, Georgia 30312
Location	Bounded by Decatur St., Boulevard, & Daniel St.
Tax ID	0014-0045-0003-084 - 093, 112, & 113
District	14
Land Lot	45

Sale Data

Grantor	Urban Renaissance Properties, LLC
Grantee	John Willis Homes, Inc.
Sale Date	July 29, 2005
Deed Book/Page	40601-455
Property Rights	Fee simple
Conditions of Sale	Arm's length
Financing	Peachtree Bank; \$2,511,400; Due 7/29/06
Verification	John Willis, May 08, 2006; Other sources: Public records, Confirmed by David Sibley

Sale Price	\$1,775,000
-------------------	--------------------

Land Data

Zoning	MR-2, Residential
Topography	Slopes upward from Decatur St.
Utilities	All available on site
Shape	Irregular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No adverse easements
Access	Good from Decatur St. & Daniel St.

Land Size Information

Gross Land Size	1.225 Acres or 53,361 SF
Actual Units	48
Front Footage	211 ft Decatur St.; 203 ft Boulevard; 216 ft Daniel St.

Indicators

Sale Price/Gross SF	\$33.26
Sale Price/Actual Units	\$36,979

Remarks

Located in economically depressed area that is undergoing rapid transition to more upscale demographics through redevelopment and gentrification activity. The Decatur Street/DeKalb Avenue corridor has over ten active multi-family projects in various stages of development at present. The single-family homes on this assembled site were subsequently demolished to permit redevelopment with a townhouse project.



Case Study 10

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non- Landlocked Price</u>
10-A Landlocked	Jan-07	\$16,000	0.653	\$24,503	-
10-B	Apr-07	\$20,000	0.170	\$117,650	20.83%

The properties in Case Study 10 are located in southwest Atlanta. Parcel 10-A is a landlocked assemblage of two tax parcels located one lot from public road frontage. Parcel 10-B is located within the same block of Parcel 10-A. Parcel 10-B has public road frontage and is slightly smaller than typical lots in the area; however, Parcel 10-B is still considered buildable as a residential lot.

Land Sale No. 10-A**Property Identification**

Property Type	Residential Lot
Address	One lot east of Enota Place, north side of the abandoned right of way of Chicamauga Avenue
Tax ID	14-0140-0002-012 & 011
District	14
Land Lot	140

Sale Data

Grantor	Mattie Jo Sims
Grantee	The Trust for Public Land
Sale Date	January 26, 2007
Deed Book/Page	44354-80
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$16,000
-------------------	----------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Poor, landlocked

Land Size Information

Gross Land Size	0.653 Acre or 28,445 SF
------------------------	-------------------------

Indicators

Sale Price/Gross Acre	\$24,503
Sale Price/Gross SF	\$0.56

Remarks

This is the sale of a landlocked-single-family lot comprised of two tax parcels. The lot requires the assemblage of one tax parcel to gain frontage along Enota Place. The lot was purchased for greenspace.

Land Sale No. 10-B**Property Identification**

Property Type	Residential Lot
Address	Southeast corner of Enota Place and the Interstate 20 right of way
Tax ID	14-0140-0002-016
District	14
Land Lot	140

Sale Data

Grantor	Joel Johnson
Grantee	The Trust for Public Land
Sale Date	April 9, 2007
Deed Book/Page	44792-586
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$20,000
-------------------	----------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Average

Land Size Information

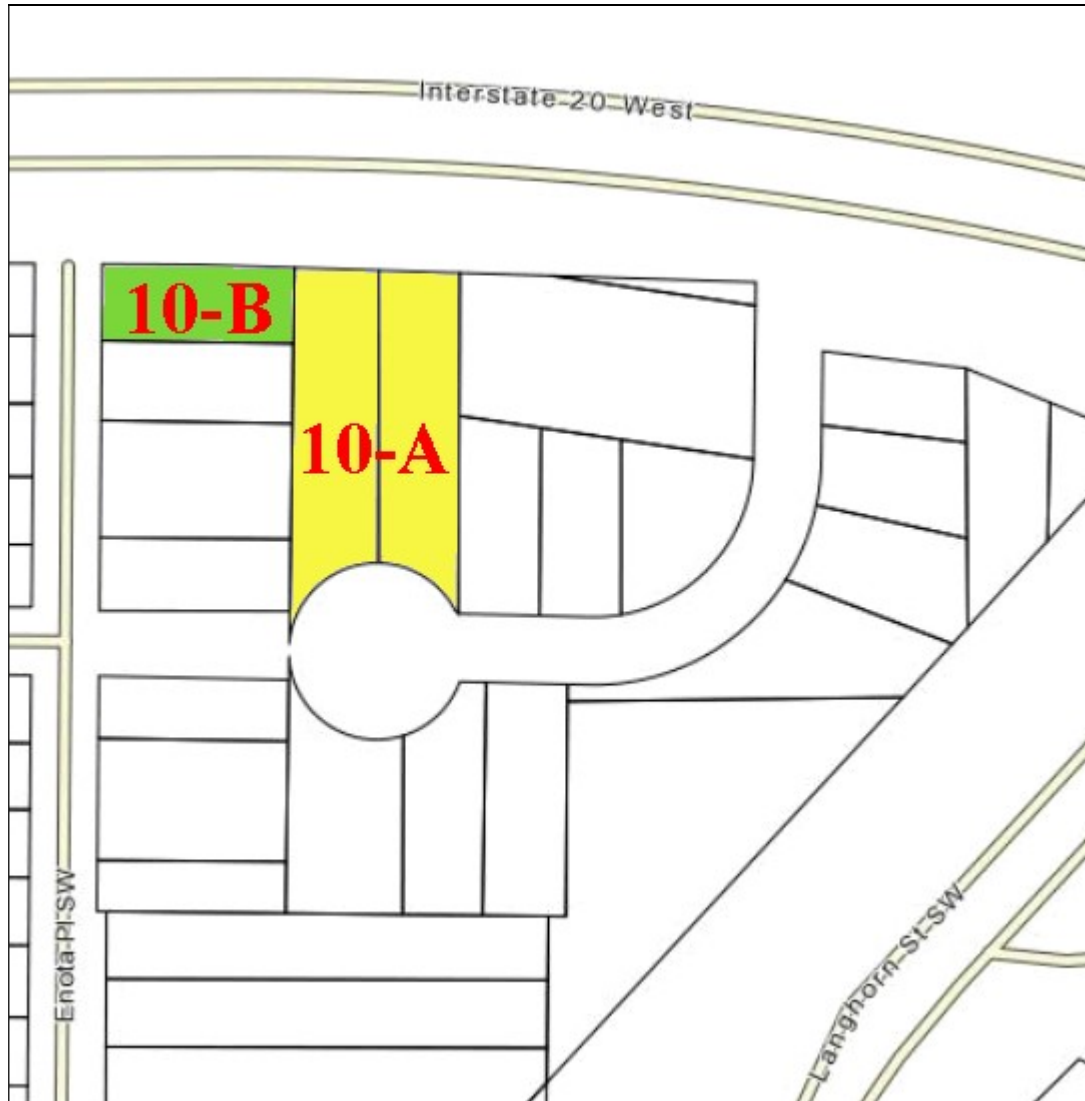
Gross Land Size	0.170 Acre or 7,405 SF
------------------------	------------------------

Indicators

Sale Price/Gross Acre	\$117,650
Sale Price/Gross SF	\$2.70

Remarks

This is the sale of a vacant, single-family lot in southwest Atlanta. The lot previously supported a residence and was purchased for greenspace.



Case Study 11

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
11-A Landlocked	Apr-11	\$9,361	0.215	\$43,565	-
11-B Landlocked	Apr-11	\$23,418	0.718	\$32,605	-
11-C	Apr-11	\$22,800	0.143	\$159,289	27.3%

The properties in Case Study 11 are located in southwest Atlanta. Parcel 11-A is a landlocked single-family lot. Parcel 11-B represents three non-contiguous tax parcels purchased in a single transaction. The landlocked parcels would require several to assemble in order to gain public road access. Parcel 11-C is a buildable residential lot that has public road frontage and is located proximate to the landlocked parcels.

Land Sale No. 11-A**Property Identification**

Property Type	Residential Lot
Address	Two lots east of Enota Place, south side of the abandoned right of way of Chicamauga Avenue
Tax ID	14-0140-0002-071
District	14
Land Lot	140

Sale Data

Grantor	Marathon Holdings, LLC
Grantee	Atlanta Beltline, Inc.
Sale Date	April 25, 2011
Deed Book/Page	50016-104
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$9,361
-------------------	---------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Poor, landlocked

Land Size Information

Gross Land Size	0.215 Acre or 9,360SF
------------------------	-----------------------

Indicators

Sale Price/Gross Acre	\$43,565
Sale Price/Gross SF	\$1.00

Remarks

This is the sale of a landlocked-single-family lot in southwest Atlanta. The lot requires the assemblage of two tax parcels to gain frontage along Enota Place. The lot was purchased for greenspace.

Land Sale No. 11-B**Property Identification**

Property Type	Residential Lot
Address	East side of Enota Place along the abandoned right of way of Chicamauga Avenue
Tax ID	14-0140-0002-008, 073, & 087
District	14
Land Lot	140

Sale Data

Grantor	Marathon Holding, LLC
Grantee	Atlanta Beltline, Inc.
Sale Date	April 25, 2011
Deed Book/Page	50016-79
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$23,419
-------------------	----------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Poor, landlocked

Land Size Information

Gross Land Size	0.718 Acre or 31,286 SF
------------------------	-------------------------

Indicators

Sale Price/Gross Acre	\$32,605
Sale Price/Gross SF	\$0.75

Remarks

This is the sale of three non-contiguous landlocked lots in southwest Atlanta. The lots were purchased for greenspace.

Land Sale No. 11-C**Property Identification**

Property Type	Residential Lot
Address	East side of Enota Place two lots south of Enota Park
Tax ID	14-0140-0002-067
District	14
Land Lot	140

Sale Data

Grantor	DM Land Development Group, LLC
Grantee	Atlanta Beltline, LLC
Sale Date	April 25, 2011
Deed Book/Page	50016-83
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$22,800
-------------------	----------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Average

Land Size Information

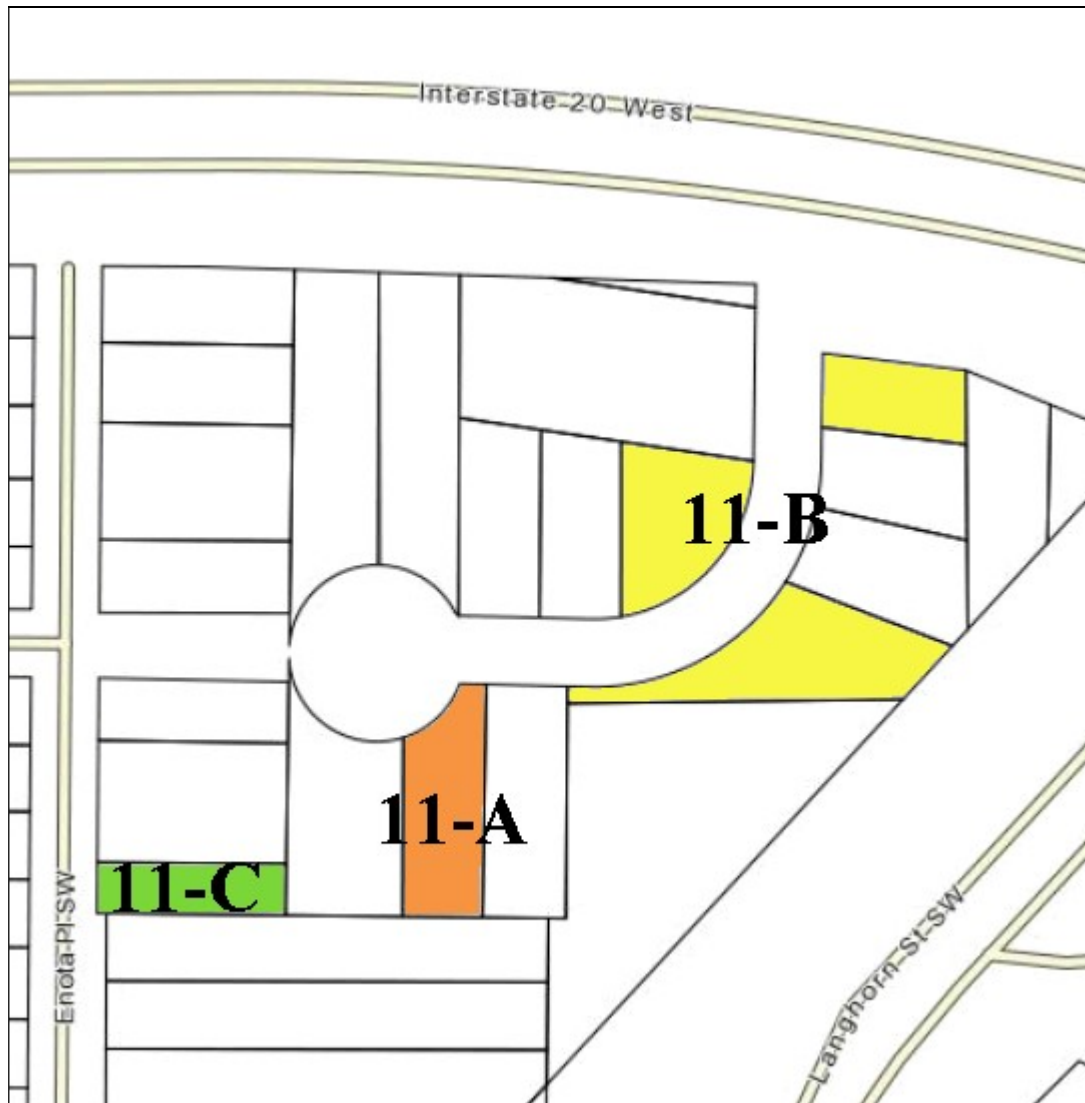
Gross Land Size	0.143 Acre or 6,235 SF
------------------------	------------------------

Indicators

Sale Price/Gross Acre	\$159,289
Sale Price/Gross SF	\$3.66

Remarks

This is the sale of a single-family lot in southwest Atlanta. The lot was purchased for greenspace.



Case Study 12

<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/AC</u>	<u>Landlocked Price as a % of Non- Landlocked Price</u>
12-A Landlocked	Aug-11	\$2,155	0.190	\$11,337	-
12-B Landlocked	Aug-11	\$2,137	0.165	\$12,987	-
12-C Landlocked	Aug-11	\$1,979	0.159	\$12,439	-
12-D	Apr-11	\$22,800	0.143	\$159,289	7.12% 8.15% 7.81%

The properties in Case Study 12 are located in southwest Atlanta. Parcels 12-A, 12-B, and 12-C are landlocked single-family lots that sold at auction. Parcel 12-D is a buildable residential lot that has public road frontage and is located proximate to the landlocked parcels.

Land Sale No. 12-A**Property Identification**

Property Type	Residential Lot
Address	East of Enota Place, north side of the abandoned right of way of Chicamauga Avenue
Tax ID	14-0140-0002-010
District	14
Land Lot	140

Sale Data

Grantor	L. A. & Bernice F. Thompson
Grantee	Reliance Equities, LLC
Sale Date	August, 2, 2011
Deed Book/Page	50532-520
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$2,155
-------------------	---------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Poor, landlocked

Land Size Information

Gross Land Size	0.190 Acre or 8,280 SF
------------------------	------------------------

Indicators

Sale Price/Gross Acre	\$11,337
Sale Price/Gross SF	\$0.26

Remarks

This is the sale of a landlocked-single-family lot in southwest Atlanta. The lot requires the assemblage of several tax parcels to gain frontage along Enota Place. The lot sold at auction and was purchased for greenspace.

Land Sale No. 12-B**Property Identification**

Property Type	Residential Lot
Address	East of Enota Place, north side of the abandoned right of way of Chicamauga Avenue
Tax ID	14-0140-0002-009
District	14
Land Lot	140

Sale Data

Grantor	L. A. & Bernice F. Thompson
Grantee	Reliance Equities, LLC
Sale Date	August, 2, 2011
Deed Book/Page	50532-518
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$2,137
-------------------	---------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Poor, landlocked

Land Size Information

Gross Land Size	0.165 Acre or 7,168 SF
------------------------	------------------------

Indicators

Sale Price/Gross Acre	\$12,987
Sale Price/Gross SF	\$0.30

Remarks

This is the sale of a landlocked-single-family lot in southwest Atlanta. The lot requires the assemblage of several tax parcels to gain frontage along Enota Place. The lot sold at auction and was purchased for greenspace.

Land Sale No. 12-C**Property Identification**

Property Type	Residential Lot
Address	East of Enota Place, north side of the abandoned right of way of Chicamauga Avenue
Tax ID	14-0140-0002-027
District	14
Land Lot	140

Sale Data

Grantor	S. S. Robinson & M. V. Sullivan
Grantee	Reliance Equities, LLC
Sale Date	August, 2, 2011
Deed Book/Page	50529-109
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$1,979
-------------------	---------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Poor, landlocked

Land Size Information

Gross Land Size	0.159 Acre or 6,930 SF
------------------------	------------------------

Indicators

Sale Price/Gross Acre	\$12,439
Sale Price/Gross SF	\$0.29

Remarks

This is the sale of a landlocked-single-family lot in southwest Atlanta. The lot requires the assemblage of several tax parcels to gain frontage along Enota Place. The lot sold at auction and was purchased for greenspace.

Land Sale No. 12-D**Property Identification**

Property Type	Residential Lot
Address	East side of Enota Place two lots south of Enota Park
Tax ID	14-0140-0002-067
District	14
Land Lot	140

Sale Data

Grantor	DM Land Development Group, LLC
Grantee	Atlanta Beltline, LLC
Sale Date	April 25, 2011
Deed Book/Page	50016-83
Property Rights	Fee simple
Conditions of Sale	Arms length
Financing	Cash to seller

Sale Price	\$22,800
-------------------	----------

Land Data

Zoning	R4, Single Family Residential
Topography	Rolling to hilly
Utilities	All available
Shape	Rectangular
Flood Info	No flood hazard
Drainage	Appears adequate
Easements	No detrimental easements
Access	Average

Land Size Information

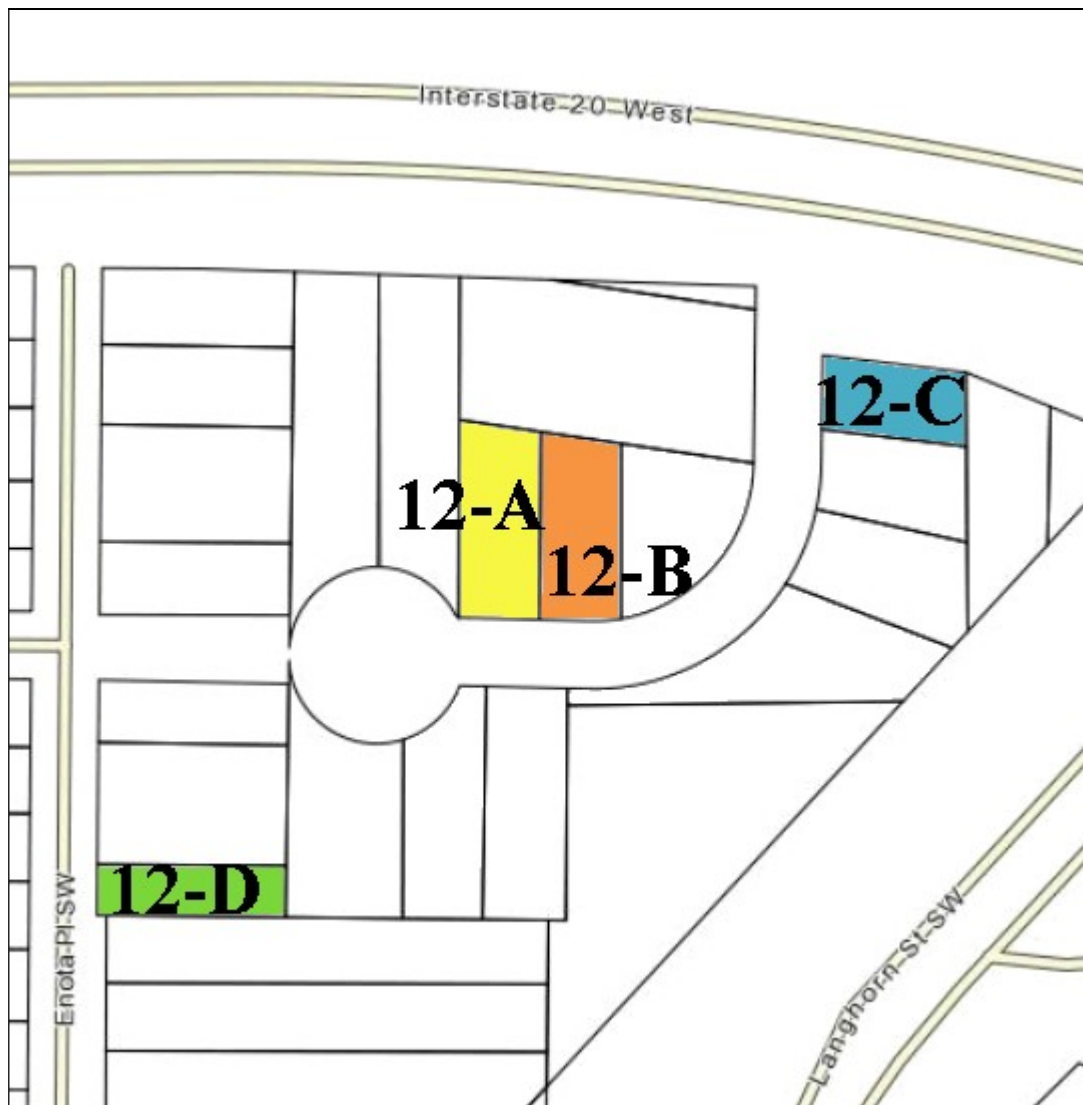
Gross Land Size	0.143 Acre or 6,235 SF
------------------------	------------------------

Indicators

Sale Price/Gross Acre	\$159,289
Sale Price/Gross SF	\$3.66

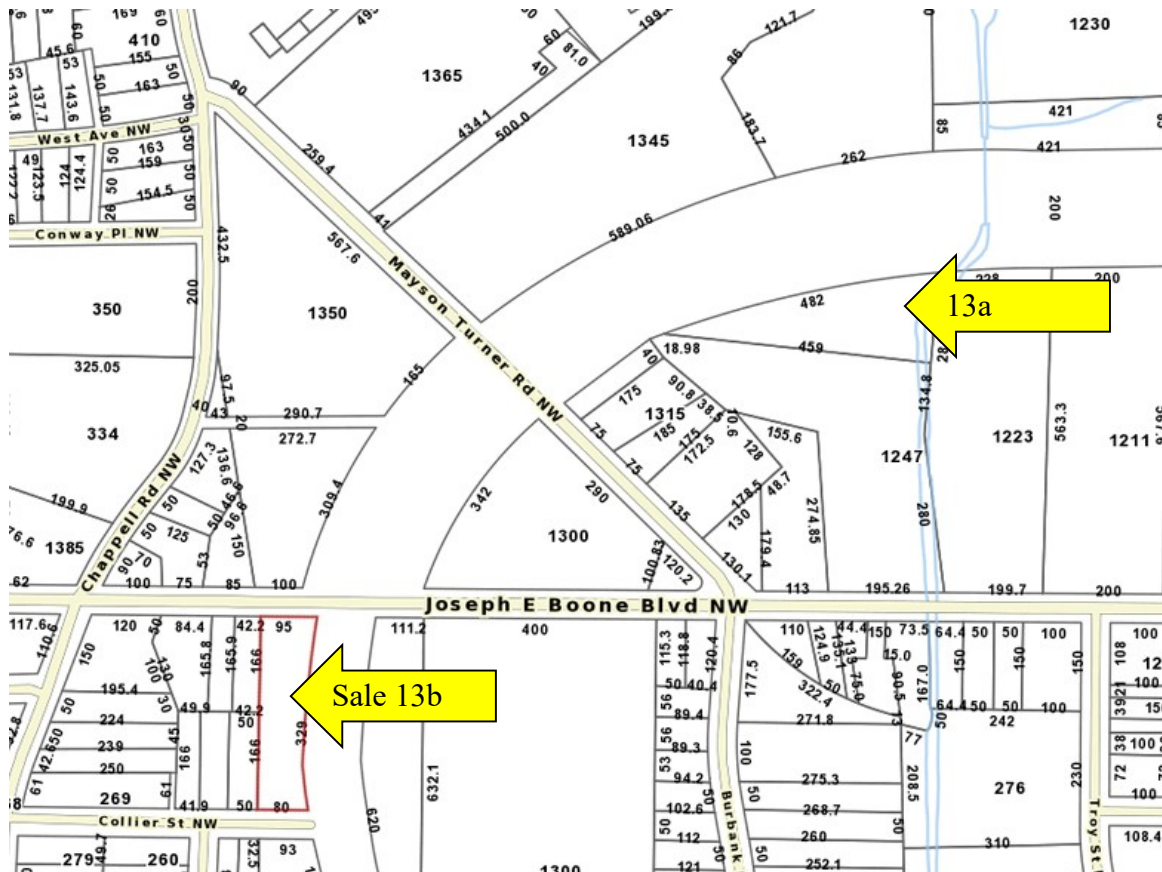
Remarks

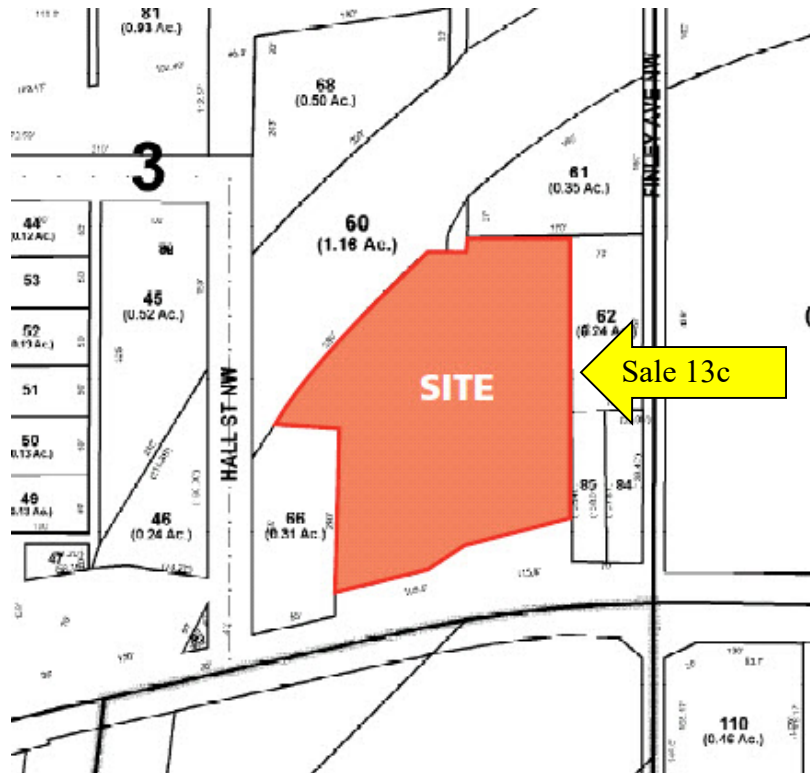
This is the sale of a single-family lot in southwest Atlanta. The lot was purchased for greenspace.



Case Study 13

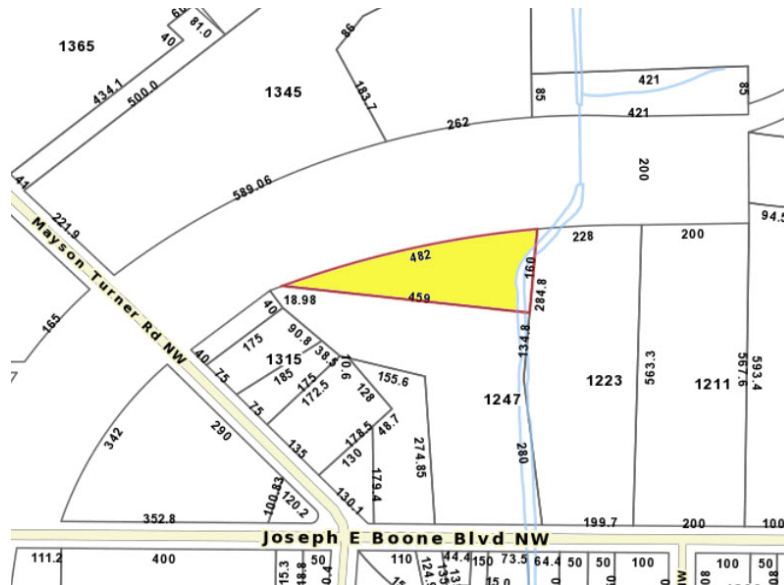
<u>No.</u>	<u>Sale Date</u>	<u>Price</u>	<u>Size/AC</u>	<u>Price/Acre</u>	<u>Landlocked Price as a % of Non-Landlocked Price</u>
13-A (Landlocked)	10/14	\$3,000	0.843	\$3,559	-
13-B	3/13	\$55,000	0.63	\$87,302	4.1%
13-C	11/15	\$140,000	1.29	\$108,527	3.3%

Percentage Price Reduction for Landlocked Parcel:**95.9% - 96.7%**



The properties in Case Study 13 are located in southwest Atlanta, near the intersection of Joseph E. Boone Boulevard and Mayson Turner Road, and in northwest Atlanta, near the intersection of Donald Lee Hollowell Parkway and Finley Avenue. Sale 13a and 13b have long boundaries with the same rail line, but Sale 13a is a backland tract and Sale 13b has 95 feet of road frontage. Sale 13c has 221 feet of road frontage and adjoins the Atlanta BeltLine.

LAND SALE NO. 13a



PT-61 (Rev. 11/04) To be filed in **FULTON COUNTY** PT-61 060-2014-036908

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Rodgers, aka Peggy Cole ...*	FIRST NAME Peggy	MIDDLE C.	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 2468 Old Hwy 100			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$3,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Tallapoosa, GA 30176 USA		DATE OF SALE 10/30/2014	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Carbo Properties, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) P. O. Box 71296			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$3,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30007 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$3.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY FULTON	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 14 0143 0010 010 6	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES	LAND LOT 143
SUB LOT & BLOCK				
SECTION E - RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 54366	DEED PAGE 347	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

...*. This symbol signifies that the data was too big for the field. The original values are shown below.
SELLER'S LAST NAME: Rodgers, aka Peggy Cole Rodgers

Property Identification

Property ID	18867
Property Type	Land Other
Address	No street frontage
City, State Zip	Atlanta, Georgia 30318
County	Fulton
Tax ID	14 0143-0010-0106

Sale Data

Seller	Rodgers Family Members
Buyer	Carbo Properties, LLC
Sale Date	10-30-2014
Sale Status	Closed
Deed Book/Page	54366-347
Property Rights	Fee Simple
Financing	All Cash to Seller
Conditions of Sale	Arm's Length
Verification	Public records, deed, etc
Verification Date	06-07-2016
Confirmed By	Sharan Martin

Sales Price	\$3,000
Adjustments (\$)	\$0
Adjusted Price	\$3,000

Land Data

Land Size	0.84300 acres or 36,721 SF
Usable Site (% of Total)	0.0%
Utilities	All available, including sewer
Shape	Triangular
Drainage	Appears adequate.
Visibility	Poor
Zoning	RG3;

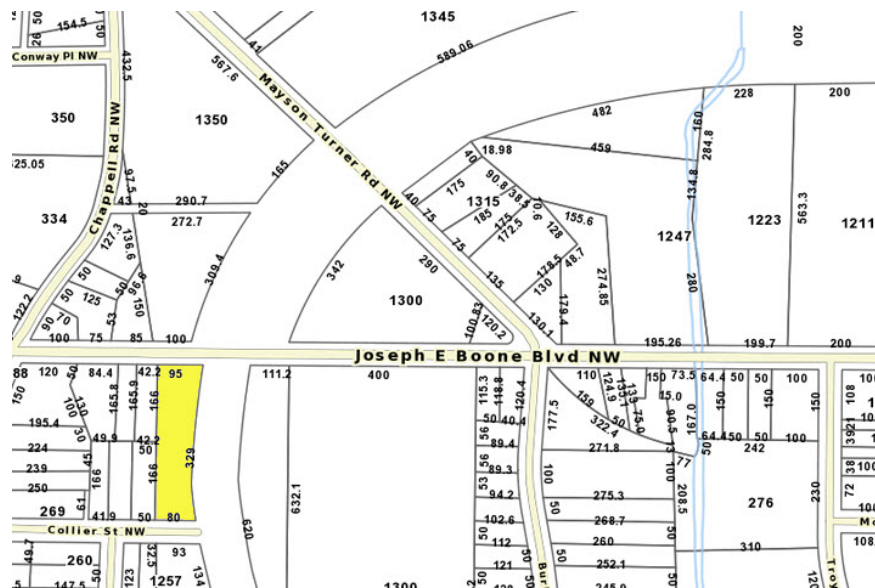
Indicators

Sale Price/Gross Acre	\$3,559
Sale Price/Gross SF	\$.08

Remarks

This is the sale to local distressed-property investors of a small landlocked site located between an active rail line and the buyer's 55-year-old, 64-unit, multi-building apartment project on 2.1 acres which fronts Joseph E Boone Blvd. The apartments, owned since 2000, are in poor condition but occupied. The acquisition expands the buyer's overall holding and enhances the site's redevelopment potential. A creek runs with the now-aligned easterly property of both parcels.

LAND SALE NO. 13b



PT-61 (Rev. 11/04) To be filed in **FULTON COUNTY** PT-61 060-2013-015082

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Gibson	FIRST NAME Leon	MIDDLE	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) P. O. Box 54735			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$55,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30308 USA		DATE OF SALE 3/5/2013	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Jones	FIRST NAME Gregory	MIDDLE	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1289 Eason St NW			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$55,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30314 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$55.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A) 0	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Joseph E. Boone Boulevard			SUITE NUMBER
COUNTY FULTON	CITY (IF APPLICABLE) Atlanta	MAP & PARCEL NUMBER 14-0142-0002-027-1		ACCOUNT NUMBER
TAX DISTRICT GMD	LAND DISTRICT 142	ACRES	LAND LOT 14th	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 52359	DEED PAGE 163	PLAT BOOK	PLAT PAGE
ADDITIONAL BUYERS None				

Property Identification**Property ID**

18872

Property Type

Land Other

Address

Joseph E. Boone

City, State Zip

Atlanta, Georgia 30318

County

Fulton

Tax ID

14 0142-0002-0271

Sale Data

Seller	Leon Gibson
Buyer	Jones, Gregory
Sale Date	03-05-2013
Sale Status	Closed
Deed Book/Page	52359-163
Property Rights	Fee Simple
Financing	All Cash to Seller
Conditions of Sale	Arm's Length
Verification	Public records, deed, etc
Verification Date	06-13-2016
Confirmed By	Sharan Martin

Sales Price	\$55,000
Adjustments (\$)	\$0
Adjusted Price	\$55,000

Land Data

Land Size	0.63000 acres or 27,443 SF
Usable Site (% of Total)	0.0%
Utilities	All available, including sewer
Shape	Rectangular
Drainage	Appears adequate.
Visibility	Average
Zoning	C1;

Indicators

Sale Price/Gross Acre	\$87,302
Sale Price/Gross SF	\$2.00

LAND SALE NO. 13c



PT-61 (Rev. 11/04)

To be filed in **FULTON COUNTY**

PT-61 060-2015-017121

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Frie	FIRST NAME Rita	MIDDLE Thompson	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 133 Devane			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$70,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Chattahoochee, FL 32324 USA		DATE OF SALE 5/22/2015	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME TaCsites, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 765 East Avenue NE			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$70,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30312 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$70.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 1085	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Donald Lee Hollowell Parkway			SUITE NUMBER	
COUNTY FULTON	CITY (IF APPLICABLE) Atlanta		MAP & PARCEL NUMBER 14-0113-0003-065-5	ACCOUNT NUMBER	
TAX DISTRICT GMD	LAND DISTRICT 14th	ACRES	LAND LOT 113	SUB LOT & BLOCK	
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 54990	DEED PAGE 621	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

PT-61 (Rev. 11/04) To be filed in **FULTON COUNTY** PT-61 060-2015-017119

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Frie	FIRST NAME Rita	MIDDLE Thompson	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 133 Devane			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$70,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Chattahoochee, FL 32324 USA		DATE OF SALE 5/22/2015	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME TaCSites, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 765 East Avenue NE			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$70,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30312 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$70.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A) 1071		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Donald Lee Hollowell Parkway		SUITE NUMBER
COUNTY FULTON	CITY (IF APPLICABLE) Atlanta		MAP & PARCEL NUMBER 14-0113-0003-064-8	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14th	ACRES	LAND LOT 113
SUB LOT & BLOCK				
SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK 54983	DEED PAGE 477	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

Property Identification

Property ID 18636
Property Type Land
Address 1071 - 1085 Donald Lee Hollowell Parkway
City, State Zip Atlanta, Georgia 30318
County Fulton
Tax ID 14-0113-003, parcels 64 and 65
Geographic Location North side of Donald Lee Hollowell Parkway about 320 yards west of Addie Street

Sale Data

Seller Rita T Frie
Buyer TaCsites, LLC
Sale Date 03-31-2015
Sale Status Closed
Deed Book/Page 54983-477
Property Rights Fee Simple
Financing All Cash to Seller
Conditions of Sale Arm's Length
Verification Inspection, Costar, Public Records
Verification Date 11-24-2015
Confirmed By Sharan Martin

Sales Price	\$140,000
Adjustments (\$)	\$0
Adjusted Price	\$140,000

Land Data

Land Size	1.29000 acres or 56,192 SF
Usable Site (Acres)	1.29000
Usable Site (% of Total)	100.0%
Primary Frontage (FT)	160.00
Secondary Frontage (FT)	210.00
Utilities	All available including sewer
Topography	Gently Rolling
Shape	Irregular
Grade	At and above road grade
Drainage	See remarks
Visibility	Average to good
Access	Direct onto easterly parcel
Flood Plain	No

Indicators

Sale Price/Gross Acre	\$108,527
Sale Price/Gross SF	\$2.49
Sale Price/ Usable Acre	\$108,528
Sale Price/ Usable SF	\$2.49
Sale Price/ FF	\$875.00

Remarks

This is the two-deed transfer of adjoining parcels in the northeast quadrant of Donald Lee Hollowell Parkway and the BeltLine. The site has average/good exposure for an interior site, but accessibility is reduced by half due to a guardrail in the westerly approach to the road s bridge over the old rail line. The site was listed first for \$349,000, then for \$200,000, before closing at \$140,000, equating to \$2.49 per square foot. The buyer is a local developer whose plans are uncertain. The institutional ownership of surrounding parcels suggests that assemblage could be difficult.

CARR, RAHN & ASSOCIATES, INC.
Real Estate Appraisers and Consultants

MATTHEW J. RAHN, MAI
DENNIS H. CARR, MAI

1770 THE EXCHANGE S.E.
SUITE 230
ATLANTA, GEORGIA 30339-2038

ASSOCIATES
JOHN F. PINNER
J. SAMUEL HAIR
DANIEL M. BURGESS

PHONE: (678) 686-5575
FAX: (678) 686-5595

August 19, 2024

Mr. Brandon Weiner
Vice President, Acquisitions & Development
Broward Development

RE: Old Atlanta Road ROW Abandonment;
10,040 square feet; Stockbridge, Henry
County, Georgia

Dear Mr. Weiner:

As requested, this letter serves to advise you of our time and fee estimate to appraise the referenced property. It is our understanding that we are to appraise the market value of the fee simple interest in the property as of the inspection date.

We have reviewed the scope and the time necessary to complete our assignment. Our fee includes one (1) hard copy and an electronic copy of the report. Additional copies will be furnished upon request at the actual cost of reproduction.

Our appraisal will be prepared in conformance with and subject to the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Standards Board of the Appraisal Foundation.

Our fee for providing the services outlined above will be \$2,750. We estimate delivery in approximately 45 days of written authorization to proceed. This delivery schedule assumes timely receipt of the information requested and full cooperation regarding access to the property.

If this assignment should be cancelled by you at any time prior to completion, you will be billed for any time and expenses incurred to date. At that time, you would also be entitled to a copy of any data compiled.

It should be noted that we are not experts in the area of hazardous materials and/or wetlands. Unless we have been advised otherwise, our report will have a limiting condition concerning hazardous materials and/or wetlands.

CARR, RAHN & ASSOCIATES, INC.
Real Estate Appraisers and Consultants

Mr. Brandon Weiner
Broward Development

August 19, 2024
Page 2

If you are in agreement with this proposal, please sign the copy of this letter attached hereto and return it to us at your earliest convenience. By signing, you are acknowledging liability for payment of this fee, plus 15% attorney's fees if collection is required.

We hope we can be of service to you in this matter. Please call if you have any questions.

Respectfully,

CARR, RAHN & ASSOCIATES, INC.



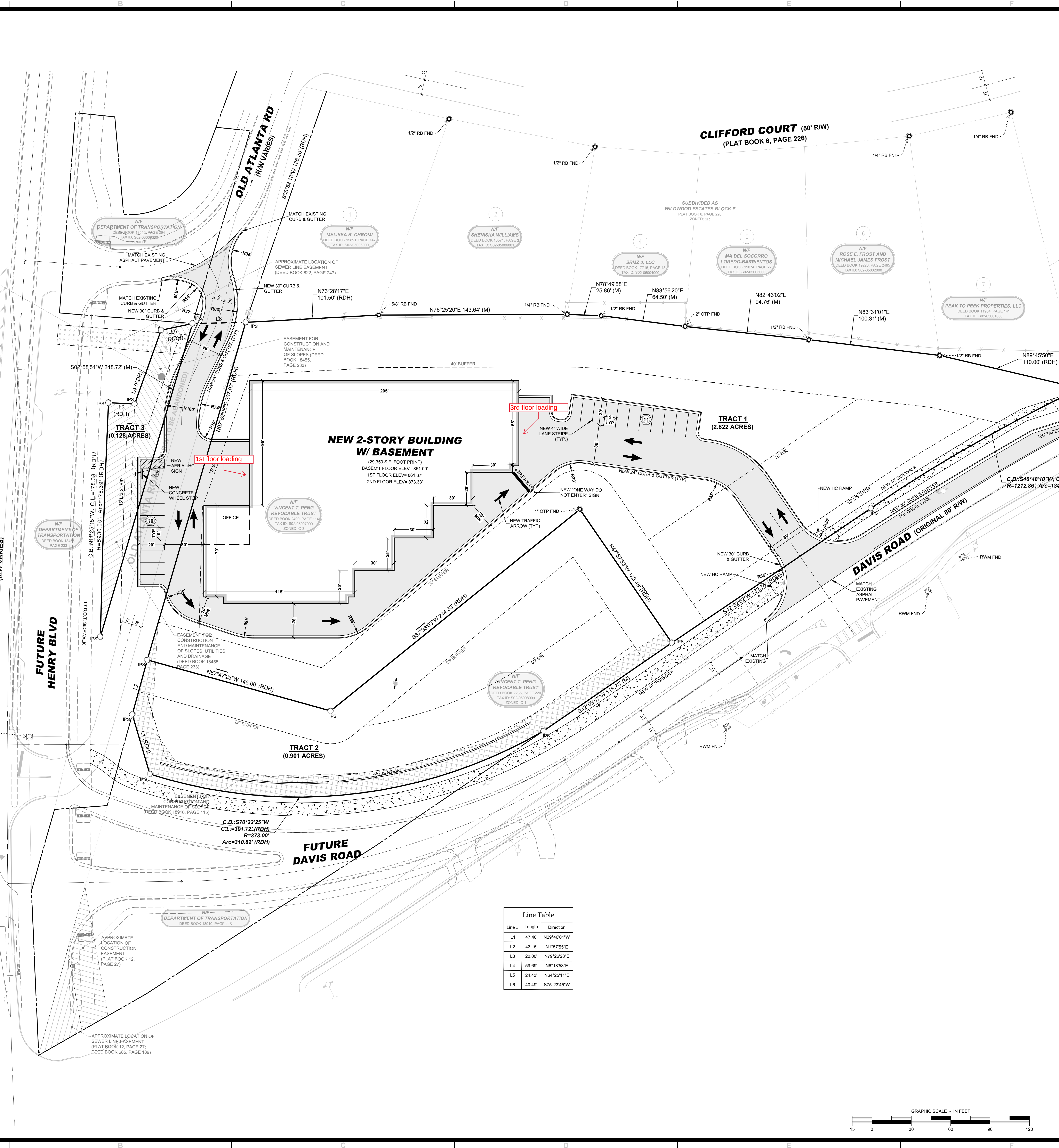
Matthew J. Rahn, MAI
State of Georgia Certified Real Property Appraiser (CG303999)

Above terms agreed to:



8/19/2024

Date



SITE

LOCATION MAP

NOT TO SCALE

OWNER / DEVELOPER

Owner Developer Name

Owner Developer Address Line 1
Owner Developer Address Line 2
Owner Developer Phone Number

24 HOUR EMERGENCY CONTACT

Owner Devr. 24 HR Name
Owner Devr. 24 HR Number
E-mail: OJD 24 Hr Contact E-mail*

SITE ZONING: C3, C1

SITE AREA: 3.851 ACRES

DISTURBED AREA: ±Disturbed Area* ACRES

TAX PARCEL ID: S02-05007000, S02-05008000

BUILDING SETBACK LINES:

FRONT YARD: 75 FT.
REAR YARD: 25 FT.
SIDE YARD: 25 FT.

BUILDING SUMMARY:

2 STORY BUILDING W/ BASEMENT
BUILDING FOOT PRINT: 29,350 SQ. FT.
BUILDING HEIGHT: "Building 1 Height" FT.

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED
REGULAR PARKING	19	20
ADA ACCESSIBLE PARKING:	1	1
TOTAL PARKING SPACES:	20	21

*ONE SPACE PER 5000 SQUARE FEET OF GROSS FLOOR AREA.

PROJECT DESCRIPTION:

NOTE: ALL CURB RADI ARE 5 FT., UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13151C0067D, DATED 10/06/2016.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811

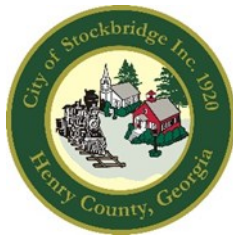
Utilities Protection Center, Inc.

1-800-282-7411

Know what's below. Call before you dig.

GRAPHIC SCALE - IN FEET

15 0 30 60 90 120



City of Stockbridge

AGENDA ITEM

MEETING DATE

NOVEMBER 19, 2024

FUNDING SOURCE

- ☐ RESOLUTION
- ☒ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2024-05 FOR THE M.F.R. (Multiple-Family Residential) ZONING DISTRICT. Consideration of a proposed text amendment to the Unified Development Code (UDC) to revise and add new regulations to the MFR zoning district. Changes would be made to the setbacks, and new site and architectural design guidelines would be added.

BACKGROUND INFORMATION:

Most townhome developers have had difficulty in meeting the current front yard setback requirement of 50 feet in the MFR district, which has necessitated their filing of variance applications. The MFR district also does not currently contain any specific regulations for site and architectural design. The Planning Commission unanimously approved TX-2024-05 at its meeting on September 19, 2024.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

TX-2024-05 for the MFR District.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

TEXT AMENDMENT: TX-2024-05

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

ORDINANCE NO. _____

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

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

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

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

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

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

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

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

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

SO ORDAINED this ____ day of _____, 2024.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

EXHIBIT A:

Single-Family Development (Attached) - Townhouse:

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

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

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

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

Definition:

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

1. *Architectural Image and Character*

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

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

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

b. The front facade of each dwelling unit Shall be

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

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

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

c.

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

2. Building Massing and Roof Form

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

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

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

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

3. Building Materials and Colors

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

4. Building Features

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

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

5. Details and Ornamentation

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

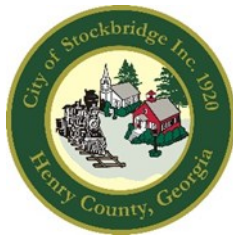
a minimum twenty-four inches (24") return shall be provided.

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

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

6. Landscaping

Landscaping shall comply with Chapter 5, Landscaping Ordinance Codes.



City of Stockbridge

AGENDA ITEM

MEETING DATE

NOVEMBER 19, 2024

FUNDING SOURCE

- ☐ RESOLUTION
- ☒ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION SPACING. Consideration of an ordinance to amend and add to Section 3.2.14 of the UDC to reduce the required spacing of gas stations (distance between gas stations) from 4,500 feet to 800 feet, in recognition of current gas station spacing in the City, as well as the number of needed gas stations based on the population size of an area.

BACKGROUND INFORMATION:

The Planning Commission recommended the approval of TX-2024-06 at its meeting on October 17, 2024. The vote was split, 3-2, in favor of approval.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

TX-2024-06 for Gas Station Spacing.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Approval.

Staff Signature_____

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE 12 (UNIFIED DEVELOPMENT CODE), SECTION 3.2.14 (C) AND ADD SECTIONS 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, AND P OF THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO THE GASOLINE SERVICE STATIONS, SO AS TO AMEND THE DISTANCE REQUIREMENT FROM 4,500 FEET TO 800 FEET AND TO ADD ADDITIONAL REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That Title 12, Section 3.2.14 (C) of the current Stockbridge Code be deleted, and the new Title 12, Section 3.2.14 (C) and Sections 3.2.14 (E), F, G, H, I, J, K, L, M, N, AND O, AND P are added to the Code of Ordinances, City of Stockbridge, Georgia, so as to read as follows:

Section 3.2.14 (C): Gasoline service stations shall maintain a separation distance of eight hundred (800) feet. This distance requirements shall be measured from property line to property line of another existing gasoline service station.

- E. A gas station must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- F. The property must have a base zoning district of C-3 (Heavy Commercial District) or C-2 (General Commercial District) via a Special Use Permit which allows such uses.
- G. All property design standards of the base zoning district must be met.
- H. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- I. At gasoline stations, an equal number of electric charging stations as gas pumps must be provided on the site, and covered canopies must be provided over gas pumps and electric charging stations.
- J. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.
- K. The required number of parking spaces must be provided.
- L. The required buffers must be provided.
- M. Other special requirements, to be determined by the Community Development Director.
- N. The project investment must be 8 million dollars.
- O. The gas station must have suites with two sub-tenants.
- P. All gas stations must meet the other related codes of Ordinances.

SECTION 2. Repeal. The existing Title 12, Section 3.2.14 (C) is hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

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

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

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

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

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

ANTHONY S. FORD, Mayor

SO ORDAINED this ____ day of _____, 2024.

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

November 19, 2024

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☒ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Speedhump installation on Maple Leaf Drive.

BACKGROUND INFORMATION:

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT _____

ATTACHMENTS:



City of Stockbridge Speed Hump Petition

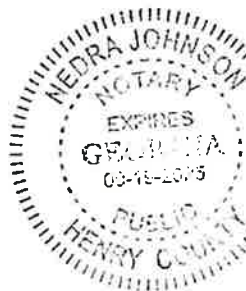
Request for: Installation ✓ Removal

Subdivision Winslow @ Eagles Landing
Street Name Maple Leaf Drive
Contact Person Jeanika Brimmer
Address 1035 Maple Leaf Drive
City McDonough
Telephone Number 404-271-6823
E-mail jeanikambimmer@gmail.com

Jeanika Brimmer
Signature

October 5, 2024
Date

Subscribed and affirmed before me in the county of Henry, State
of Georgia, this 5th day of October, 2024.



Nedra Johnson
Notary Official Signature

09-19-2025
Commission Expiration Date

City of Stockbridge Speed Hump Installation Petition

The undersigned property owners understand the purpose of this petition and, hereby accept or reject, as indicated herein, the proposal(s) being presented. It is further understood that an acceptance of 51% of property owners within the affected area(s), on this petition, indicated by the number of "yes" votes, signifies approval for the City of Stockbridge to implement the proposed measure(s).

Maple Leaf Drive

Street Name

☒ Yes
☐ No

1.

Brimmer, Jeanika

Print Name (Last, First)

1035 Maple Leaf Dr.

Home Address

Brimmer

Signature

Winslow @ Eagles Landing

Subdivision Name

404-211-6823

Daytime Telephone Number

Witness

☒ Yes
☐ No

2.

Harris, Janise

Print Name (Last, First)

1039 Maple Leaf Dr.

Home Address

Janise Harris

Signature

678-7645057

Daytime Telephone Number

McDonough, GA

Signature

Witness

☒ Yes
☐ No

3.

White, Hasna

Print Name (Last, First)

1040 Maple Leaf Dr.

Home Address

Hasna White

Signature

770-896-6062

Daytime Telephone Number

Signature

Witness

☒ Yes
☐ No

4.

Rucker, Keith

Print Name (Last, First)

1044 Maple Leaf Dr.

Home Address

Keith Rucker

Signature

678-313-0874

Daytime Telephone Number

Signature

Witness

☒ Yes ☐ No

Hilton, Eugene
Print Name (Last, First)

470-363-3102
Daytime Telephone Number

1048 Maple Leaf Dr
Home Address

McDonough

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

Wong, Ronald X Jeanne
Print Name (Last, First)

678-463-6257
Daytime Telephone Number

1052 Maple Leaf Dr
Home Address

[Signature]
Signature

[Signature]
Signature

Witness

☒ Yes ☐ No

Cheryl Gabb
Print Name (Last, First)

347-517-5527
Daytime Telephone Number

1028 Maple Leaf Drive
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

Shakoor, Aminah
Print Name (Last, First)

678-799-5706
Daytime Telephone Number

1008 Maple Leaf Dr
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

Relford, Renee
Print Name (Last, First)

404 834 3571
Daytime Telephone Number

1056 Maple Leaf Dr
Home Address

[Signature]
Signature

Signature

Witness

City of Stockbridge Speed Hump Installation Petition

The undersigned property owners understand the purpose of this petition and, hereby accept or reject, as indicated herein, the proposal(s) being presented. It is further understood that an acceptance of 51% of property owners within the affected area(s), on this petition, indicated by the number of "yes" votes, signifies approval for the City of Stockbridge to implement the proposed measure(s).

<u>Maple Leaf Dr</u>		<u></u>	
Street Name		Subdivision Name	
☒ Yes	☐ No	1. <u>FORD DARREN</u>	<u>404-502-3924</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>1066 Maple Leaf Dr. McDonough GA 30253</u>	
		Home Address	
		<u>[Signature]</u>	<u></u>
		Signature	Signature
Witness			
☒ Yes	☐ No	2. <u>KEITH THOMAS</u>	<u>404-429-6166</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>1020 Maple Leaf Dr McDonough GA 30253</u>	
		Home Address	
		<u>[Signature]</u>	<u></u>
		Signature	Signature
Witness			
☒ Yes	☐ No	3. <u>CAROL MC DANIEL</u>	<u>850-443-3965</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>1031 Maple Leaf Dr</u>	
		Home Address	
		<u>[Signature]</u>	<u></u>
		Signature	Signature
Witness			
☒ Yes	☐ No	4. <u>ANTONIO TURNER</u>	<u>470-815-4680</u>
		Print Name (Last, First)	Daytime Telephone Number
		<u>123 Maple Leaf Drive</u>	
		Home Address	
		<u>[Signature]</u>	<u></u>
		Signature	Signature
Witness			

☒ Yes ☐ No

Drayton, Mario
Print Name (Last, First)

(229) 630-7619
Daytime Telephone Number

1015 Maple Leaf Dr.
Home Address

Mes
Signature

Signature

Witness

☒ Yes ☐ No

CAGEN ERICA
Print Name (Last, First)

(678) 888-6542
Daytime Telephone Number

1060 MAPLE LEAF DR.
Home Address

John
Signature

Signature

Witness

☒ Yes ☐ No

Dwayne Ledard
Print Name (Last, First)

407 470 9670
Daytime Telephone Number

1067 Maple Leaf drive
Home Address

[Signature]
Signature

Signature

Nicole H.
Witness

☒ Yes ☐ No

Nicole H.
Print Name (Last, First)

(404) 490-3803
Daytime Telephone Number

1070 Maple Leaf Drive.
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

Christian Menebo
Print Name (Last, First)

404-565-9116
Daytime Telephone Number

1063 Maple Leaf Dr
Home Address

[Signature]
Signature

[Signature]
Signature

Witness

☒ Yes ☐ No

Thornhill Rekita
Print Name (Last, First)

Daytime Telephone Number

356 Winthrop Lane
Home Address

[Signature]
Signature

Signature

☒ Yes ☐ No

Witness
\$ Gao, Suru
Print Name (Last, First)

404-688-8751
Daytime Telephone Number

1074 Maple Leaf Dr.
Home Address

[Signature]
Signature

Signature

☒ Yes ☐ No

Witness
Quiller Tawanna
Print Name (Last, First)

404-936-9467
Daytime Telephone Number

1055 Maple Leaf Dr.
Home Address

Tawanna Quiller
Signature

Signature

☒ Yes ☐ No

Witness
Mina Rouse
Print Name (Last, First)

Daytime Telephone Number

1051 Maple Leaf Dr.
Home Address

[Signature]
Signature

Signature

☒ Yes ☐ No

Witness
GAM Tera
Print Name (Last, First)

074 900 888 6619
Daytime Telephone Number

991 Maple Leaf Dr.
Home Address

[Signature]
Signature

[Signature]
Signature

Witness

Yes No

Kyle R. Fabernke
Print Name (Last, First)

(913) 702-4660
Daytime Telephone Number

983 Maple Leaf Dr
Home Address

[Signature]
Signature

Signature

Witness

Yes No

Reginald Rulo pl
Print Name (Last, First)

404-437-9688
Daytime Telephone Number

984 Maple Leaf Dr
Home Address

[Signature]
Signature

Signature

Witness

Yes No

Dorell Sims
Print Name (Last, First)

Daytime Telephone Number

996 Maple Leaf Dr
Home Address

Dorrie Sims
Signature

Signature

Witness

Yes No

Sichy, Chad
Print Name (Last, First)

540-613-9164
Daytime Telephone Number

967 Maple Leaf Dr.
Home Address

[Signature]
Signature

Signature

Witness

Yes No

Myles, Rameus
Print Name (Last, First)

404 202 9329
Daytime Telephone Number

924 Maple Leaf DR.
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

White, Shannon
Print Name (Last, First)

(7) 780 8605
Daytime Telephone Number

928 maple leaf dr
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

Hogg & Peter
Print Name (Last, First)

678-779-6633
Daytime Telephone Number

936 MAPLE LEAF DR
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

S. Bivins, Shannon
Print Name (Last, First)

770-626-8692
Daytime Telephone Number

940 Maple Leaf Drive
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

Hill, Jeremy
Print Name (Last, First)

404 503 7728
Daytime Telephone Number

1610 Hunters Lane Unit C Fayetteville GA 30215
Home Address

[Signature]
Signature

Signature

Witness

☒ Yes ☐ No

Grogan Courtney

470-334-1133

Print Name (Last, First)

Daytime Telephone Number

1032 Maple Leaf ~~St~~ McDonough, 30253

Home Address

Courtney Grogan

Signature

Signature

☒ Yes ☐ No

Witness

Elton Alexander

678-571-2427

Print Name (Last, First)

Daytime Telephone Number

920 Maple Leaf Drive McDonough, GA 30257

Home Address

Elton Alexander

Signature

Signature

☒ Yes ☐ No

Witness

GARY THOMPSON

Daytime Telephone Number

Print Name (Last, First)

921 MAPLE LEAF DR MCDONOUGH GA 30257

Home Address

GARY THOMPSON

Signature

Signature

☒ Yes ☐ No

Witness

Bryan Ausbrooks

Daytime Telephone Number

Print Name (Last, First)

964 Maple Leaf Dr.

Home Address

Bryan Ausbrooks

Signature

Signature

☒ Yes ☐ No

Witness

Oralain Brisson

678-646-848

Print Name (Last, First)

Daytime Telephone Number

972 Maple Leaf

Home Address

Oralain Brisson

Signature

Signature

Witness



City of Stockbridge

AGENDA ITEM

MEETING DATE

November 19, 2024

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Speedhump Policy Update.

BACKGROUND INFORMATION:

The main function of the Speed Hump Program, which is managed by the City of Stockbridge Public Works Department, is to aid citizens in determining if their street has a speeding problem and educating them on traffic calming options. Speed humps are installed on residential streets only to serve as traffic calming devices.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT _____

ATTACHMENTS: ☒

Speed Criteria

The 85th percentile speed is an indicator used to determine the maximum reasonable speed by performing a traffic study. The 85th percentile speed is the speed at or below which 85 percent of vehicles travel.

If the study indicates that the 85th percentile exceeds 35 MPH, the petition process will proceed at 51 percent of the petition area.

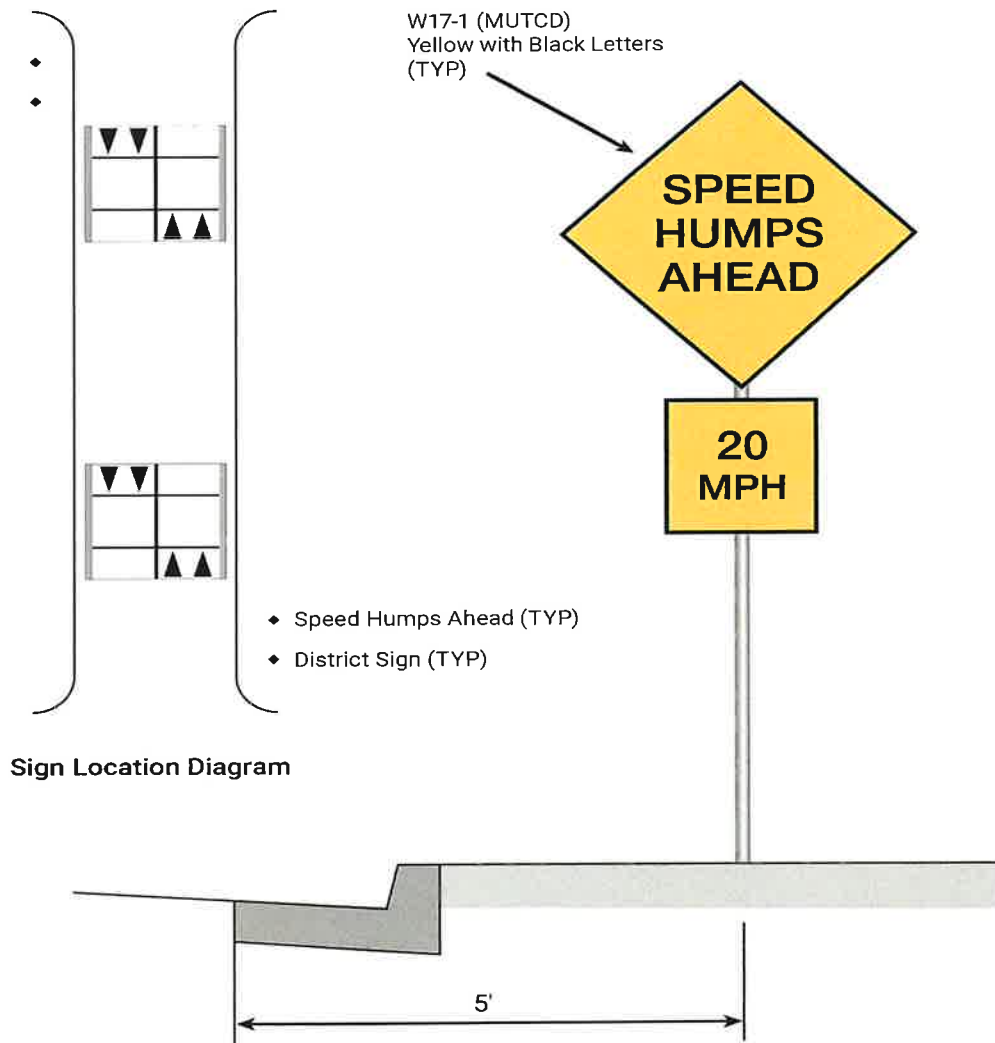
If the 85th percentile is from 30 MPH to 35 MPH, a waiver may be requested. It will require 70 percent of the petition area to sign in favor of the speed humps.

If the 85th percentile is under 30 MPH, speed humps are ineffective. Speed humps are designed to maintain speeds at 25 MPH to 30 MPH; therefore, their installation would serve minimal benefit.

Notification Areas

In many cases, there will also be what is known as a Notification Area. Properties located in the notification area will not be part of the voting process. The notification area will consist of properties that must drive over at least one of the proposed humps in order to access their property. All properties in this area will be notified of the proposal at the beginning of the petition process.

City of Stockbridge



Speed Hump Program Manual

1. **Introduction and General Standards**

1.1 **Function of the City of Stockbridge Speed Hump Policy**

The main function of the Speed Hump Program, which is managed by the City of Stockbridge Public Works Department, is to aid citizens in determining if their street has a speeding problem and educating them on traffic calming options. Speed humps are installed on a residential street to serve as traffic calming devices. Properly installed, they should foster a constant speed ranging between 25 to 30 MPH. They should not be misconstrued as enforcement mechanisms. The Institute of Transportation Engineers developed, by special committee, a policy on the use of speed humps within the United States.

1.2 **Local and Residential Streets**

Speed humps will only be considered on local or residential streets with a speed limit of 25 MPH. A physical inspection of the street along with traffic data will be used to determine the effectiveness of the installation of speed humps.

1.3 **Legal Authority**

Speed humps shall be placed only by the authority of the Mayor and Council.

1.4 **Standardization of Application**

In keeping with the general recommendation of the *Manual on Uniform Traffic Control Devices* (MUTCD), uniformity aids in the recognition and understanding of traffic control devices. Traffic engineering studies may indicate that speed humps would be ineffective at certain locations. Strict adherence to the standards and guidelines outlined in the manual will help ensure that any given speed hump installation will be equally recognizable and require the same action on the part of the motorists.

2. **Program Elements**

The program follows a standard process, which is described in detail in this section. A flowchart of the program elements is included in *Appendix A*.

2.1 **Speed Criteria**

The 85th percentile speed is an indicator used to determine the maximum reasonable speed by performing a traffic study. The 85th percentile speed is the speed at or below which 85 percent of vehicles travel.

If the study indicates that the 85th percentile exceeds 35 MPH, the petition process will proceed at 51 percent of the petition area.

If the 85th percentile is from 30 MPH to 35 MPH, a waiver may be requested. It will require 70 percent of the petition area to sign in favor of the speed humps.

If the 85th percentile is under 30 MPH, speed humps are ineffective. Speed humps are designed to maintain speeds at 25 MPH to 30 MPH; therefore, their installation would serve minimal benefit.

2.2 Notification Areas

In many cases, there will also be what is known as a Notification Area. Properties located in the notification area will not be part of the voting process. The notification area will consist of properties that must drive over at least one of the proposed humps in order to access their property. All properties in this area will be notified of the proposal at the beginning of the petition process.

2.3 Speed Hump Proposal

Public Works staff will design the placement of speed humps on streets meeting program criteria using the following guidelines.

- A. **GRADE** – Speed humps will not be installed on street sections with grades greater than eight percent. An eight percent grade is a fall of eight feet over a distance of 100 feet.
- B. **SIGHT DISTANCE** – Speed humps should also be placed in locations where sight distance is not an issue. Curves are to be avoided. The humps should be visible from a distance of at least 250 feet using the stopping sight distance measurement procedures described in the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets*.
- C. **SPACING** – Research indicates that spacing humps between 300 and 500 feet apart is most effective at lowering the 85th percentile speed to the targeted range of 25 to 30 MPH. Factors such as driveway spacing, slope grade, sight distance, and 85th percentile speed, will all be used to determine exact spacing of speed humps.
- D. **LOCATION** – The first hump in a series must be located in a position to where it cannot be approached at a high speed from either direction. To achieve this objective, the first hump in a series is typically installed within 100 to 200 feet of a small-radius curve or stop sign. Care should be taken so that humps are not proposed in areas which would conflict with existing infrastructure. Each individual speed hump location shall require the posting of standard warning signs that will be installed along the back of the curb within the city-owned rights-of-way.

2.4 Petition for Speed Humps

The Public Works Department will forward the speed hump proposal along with petition forms to the requestor. A requestor may be an individual property owner, the board of the Homeowners' Association, a management company, or a renter. A properly executed petition is a generally accepted method to affect a public action. The following rules and requirements, which will be included with the petition forms, help ensure the fairness and integrity of the petition process:

- The objective of the City of Stockbridge *Speed Hump Program* is to provide property owners a process to have speed humps installed on City-maintained neighborhood roads, where engineering studies indicate that their use would meet the desired results of reducing neighborhood speeds and their installation is favored by a majority of the property owners in the area.

- To have speed humps installed in the City of Stockbridge, a petition will need to be collected by the requestor. This petition will then be delivered to the Public Works Department for verification and presented to the Mayor and Council for action. An official petition will be created by the Public Works Department.
- A list of property owners will be reviewed by Public Works staff from the current tax records for the defined service area. All the property owners in the subdivision or defined service area should be contacted and given an opportunity to sign this petition, indicating “yes” or “no” concerning the installation of speed humps.
- The petition should be signed affirmatively by all the owners of a property and signed by a witness in order for the property to be counted as an affirmative vote. If **both** husband and wife are joint legal owners, both signatures are required. A “Mr. and Mrs.” signature is not acceptable. **All** owners must sign individually. This includes owners of undeveloped lots. No signature will be withdrawn from the petition after it is filed with the Public Works Department. The purpose of the witness’ signature is to verify the signatures of the property owners, if in question.
- The percentages will be calculated, based on individual lots where owners sign affirmatively, divided by the total number of lots in the platted subdivision, units, or defined service area. Each lot counts as only one vote, regardless of the number of owners signing. A minimum percentage of the property owners must vote in favor of the speed humps before petitions can be presented to the Mayor and Council. The required percentages are set forth in Section 2.1 of this document.
- The completed petition must be signed, notarized, and then returned to the Public Works Department, where it will be checked against tax records and land lot maps to ensure that it meets all requirements. It will be returned to the requestor if it does not meet the requirements. Petitions that do meet the requirements will be presented to the Mayor and Council at their regular business meeting for approval.
- The typical time span from receiving the completed petition to installation will be approximately four months or less.
- Removal of speed humps can proceed if the Public Works Department is presented a petition requesting that speed humps be removed. At least 70 percent of the property owners must vote in favor of removing the speed humps. The petition shall contain a statement acknowledging that the property owners are aware of the probability that vehicular traffic speeds within the subdivision may increase after the speed humps/bumps are removed. The petition process will follow the same requirements as outlined above for speed hump installation. Such a petition for removal will only be considered after speed humps have been in place for a period of at least **two** years after installation.

2.5 Implementation of Speed Control in the Planning Process

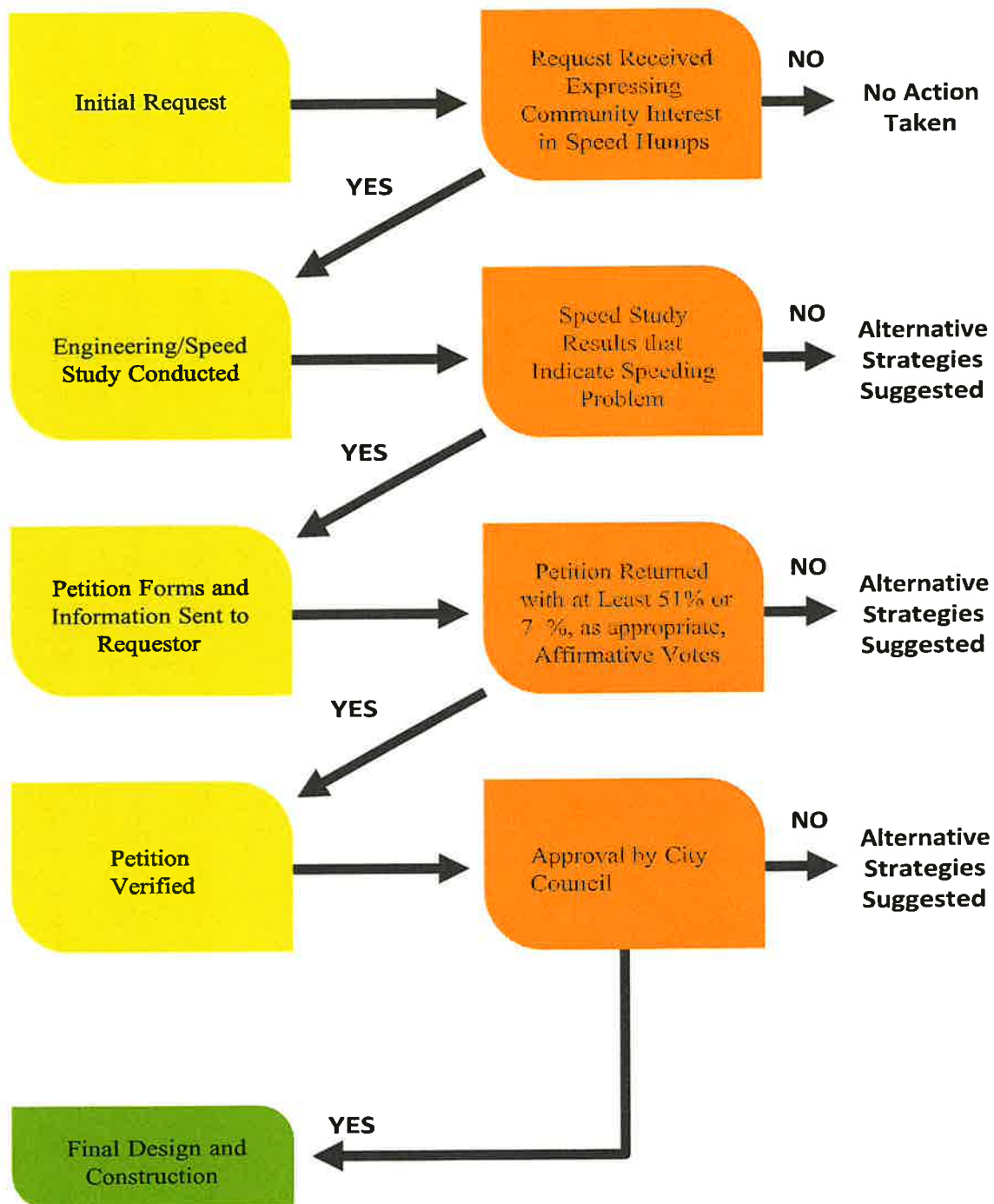
Residential speed control is something that is reviewed during the planning stages of a development. Prior to the development of a subdivision, the developer must include traffic calming design or speed-control devices on the preliminary plans to obtain approval. These speed-control devices are reviewed by the Public Works Department to determine if they meet an established criterion, prior to being granted approval.

In addition to speed humps, other traffic-calming devices may be used as well, including low speed curves, traffic circles, median islands, roundabouts, lateral shifts, and raised crosswalks. Any of the above options, along with speed humps, may be used solely, or in conjunction with, other calming devices throughout a street or subdivision. The implementation of these calming devices in the planning stage is a proactive measure to help maintain safe speeds within residential areas before they become an issue.

For subdivisions not completely built out and that did not go through the development process outlined above, a minimum of 50 percent of the total units must be occupied before a petition for the installation of speed humps will be considered, and a minimum of 60 percent of the total units must be occupied before a petition for the removal of speed humps will be considered.

Appendix A

Appendix A – Flowchart of Program Elements



Speed Hump Petition Cover Form



City of Stockbridge
Public Works Department
4640 North Henry BLVD
Stockbridge, GA 30281
(770) 474-1232

We the undersigned, all being property owners of the subdivision legally titled _____
_____, do hereby petition through our subdivision or unit(s) for installation of speed humps.

This petition represents _____% or more of the property owners of the subdivision to be
affected join in this request (Please do not fill in any blank spaces that appear above).

Special Note

Your signature on this petition indicates that you have read and fully understand all information
concerning the Speed Hump Program.

Subscribing Witness

Personally appeared before me a Notary Public, the undersigned affiant, who says an oath that
he/she is one of the subscribing witness to the within instrument; that each of said witnesses
saw the execution and delivery of the same by each grantor therein for the purpose set forth;
and that each of said witnesses signed the same as purported.

Sworn and Subscribed Before Me,

This _____ day of _____, 20_____

Notary Public

Speed Hump Petition Signature Form



City of Stockbridge
Public Works Department
4640 North Henry BLVD
Stockbridge, GA 30281
(770) 474-1232

Subdivision Name: _____

Page _____ of _____

Please print and sign name as it appears on your tax bill.

	Yes	No	
1. _____ Print Name (First, Last)	☐	☐	_____ Witness
_____ Signature			_____ Parcel Number
2. _____ Print Name (First, Last)	☐	☐	_____ Witness
_____ Signature			_____ Parcel Number
3. _____ Print Name (First, Last)	☐	☐	_____ Witness
_____ Signature			_____ Parcel Number
4. _____ Print Name (First, Last)	☐	☐	_____ Witness
_____ Signature			_____ Parcel Number
5. _____ Print Name (First, Last)	☐	☐	_____ Witness
_____ Signature			_____ Parcel Number
6. _____ Print Name (First, Last)	☐	☐	_____ Witness
_____ Signature			_____ Parcel Number